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INNOVATION PROPERTIES GROUP

# Creative Sublease

Featuring Custom  
Mural by Street  
Artists Illuminaries

## 4,525 RSF

343 19th St, Oakland

**Innovation Properties Group**

181 2nd Street, San Francisco, CA

[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

**Charlie Cutler** | Vice President

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BRE 01948103





# Plug & Play Creative Sublease

- Plug & Play Creative Office Sublease
- Sundrenched suite with 180-degree window line
- Exposed brick throughout
- Hardwood floors
- Two open workspaces
- Six private rooms
- Full kitchen
- Three restrooms
- Custom Mural by 'famous' Street Artist Illuminaries

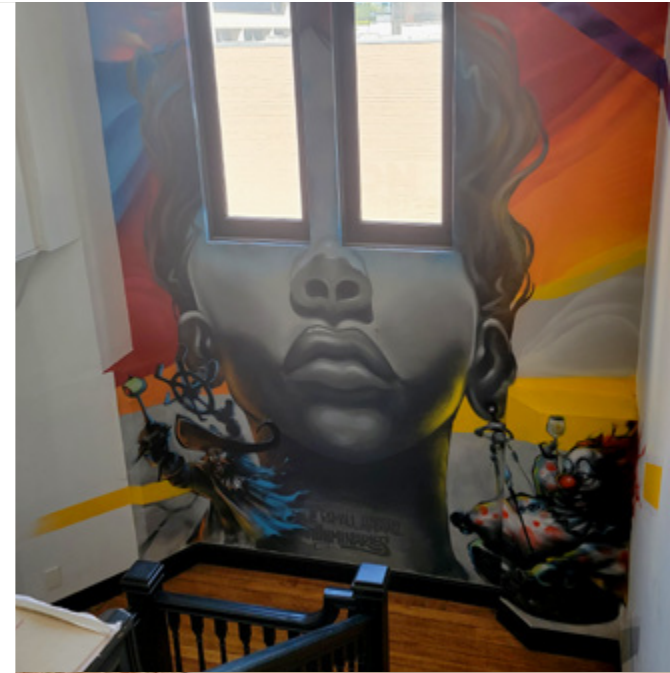
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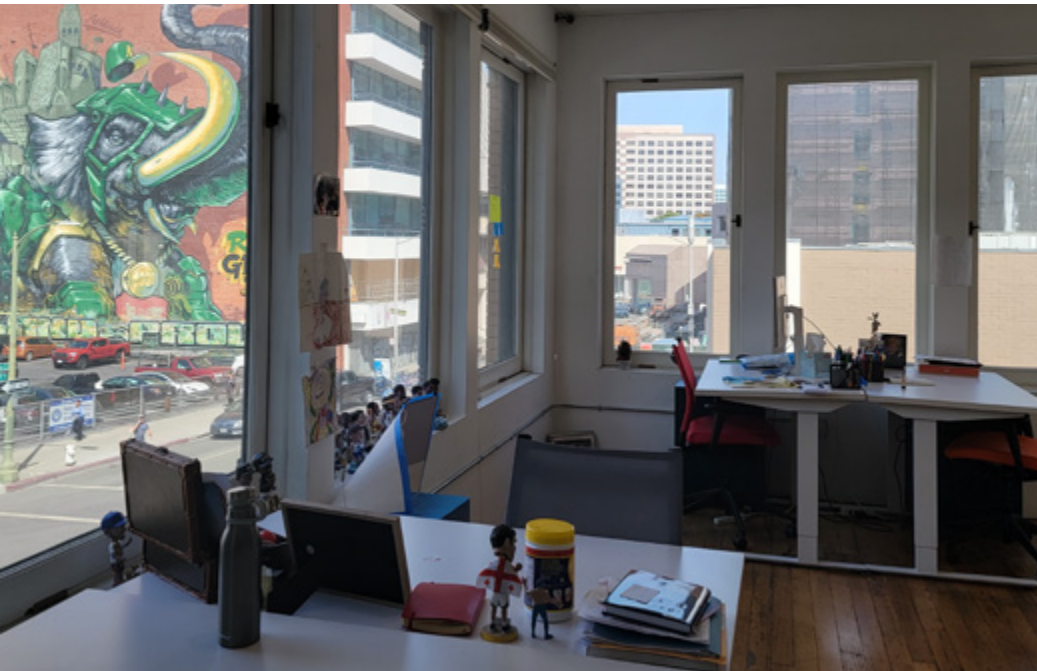
343 19th St, Oakland

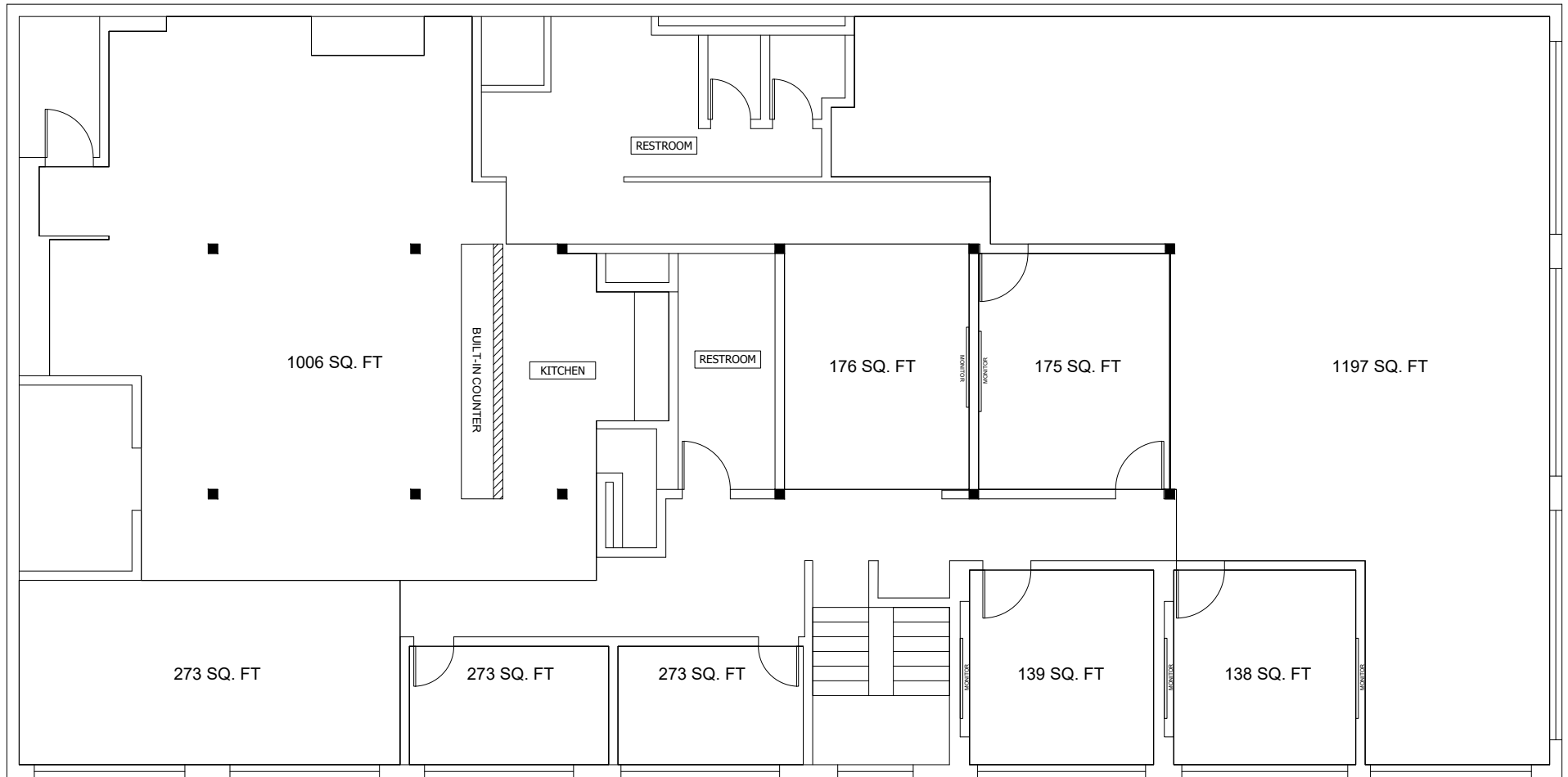




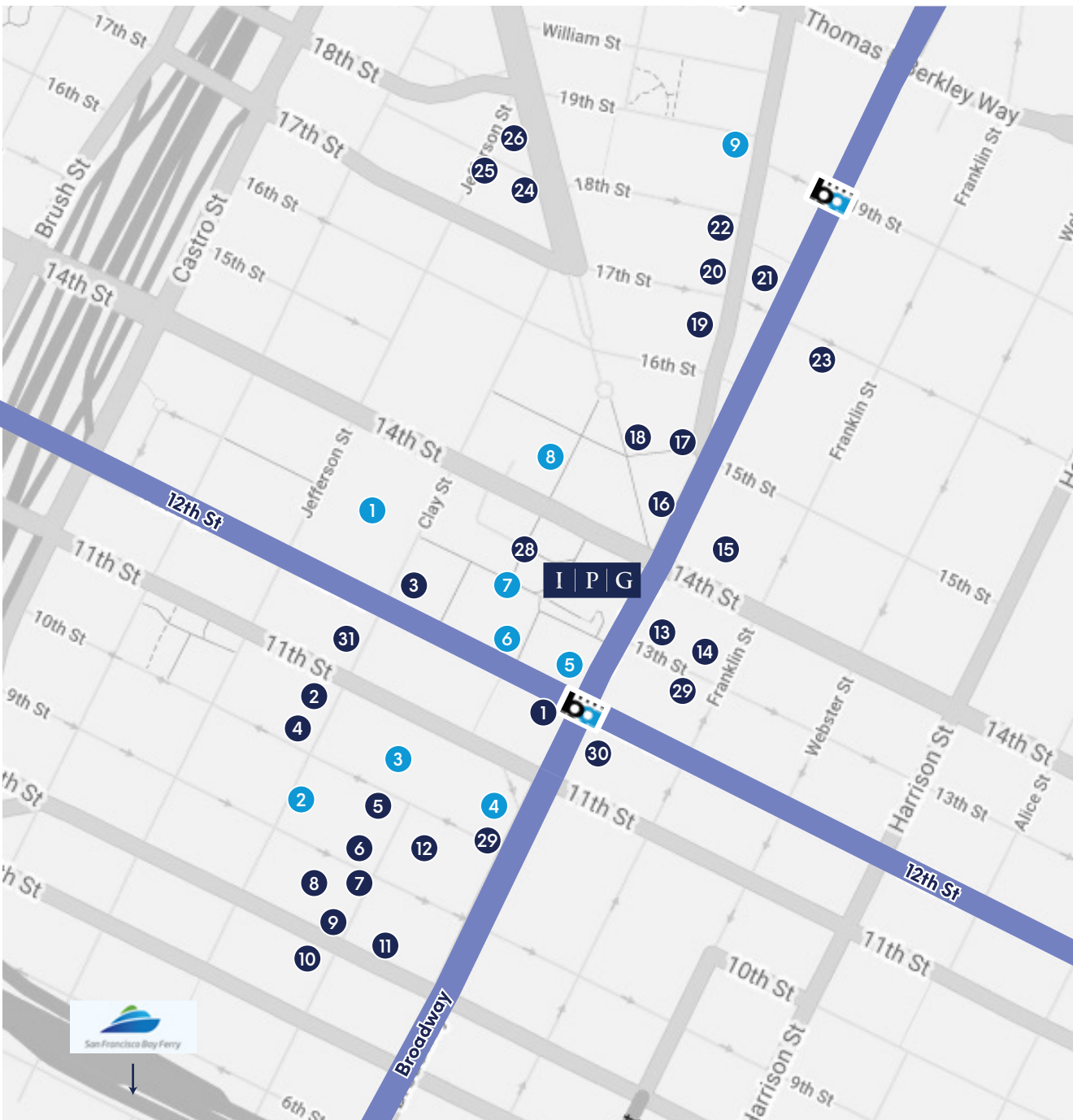








## Map of Amenities



### Bars & Nightlife

- 7 District
- 11 The Trappist
- 12 Pacific Coast Brewing
- 16 Downtown Wine Merch.
- 20 Woods Bar & Brewery
- 21 Diving Dog Brewhouse
- 22 Make Westing
- 23 The Layover
- 25 The New Parish

### Coffee Shops

- 1 Peet's Coffee
- 3 Starbucks
- 17 Awaken Coffee
- 29 Modern Coffee
- 31 Specialty's

### Eat & Drink

- 2 El Gusano
- 4 Le Cheval
- 5 Cosecha
- 6 Rosamunde
- 8 Ratto's
- 9 Caffe 817
- 10 Cookiebar Creamery
- 13 Camburger
- 14 Mockingbird
- 15 Analog
- 18 Caffe Teatro
- 19 Cafe Van Kleeft
- 24 The Rock Steady
- 26 Plenty
- 27 Hopscotch
- 31 Specialty's

### Amenities

- 1 Federal Building
- 2 Swan's Market
- 3 Warriors HQ/Oakland Convention Ctr
- 4 Marriott Hotel
- 5 Wells Fargo
- 6 FedEx Office
- 7 Bank of America
- 8 Oakland City Hall
- 9 Fox Theater





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# Walk to Unlimited Amenities



Lake Merritt



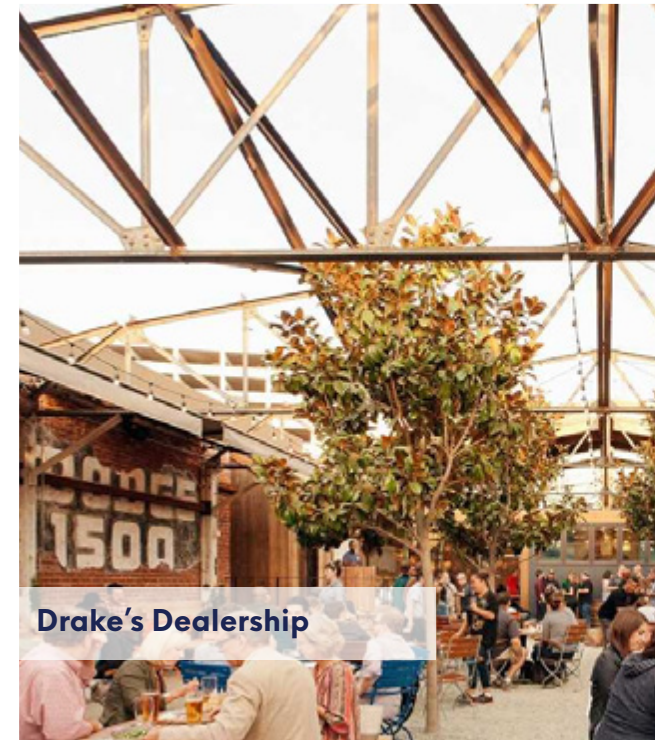
Jack London Square



Swans Historic Market



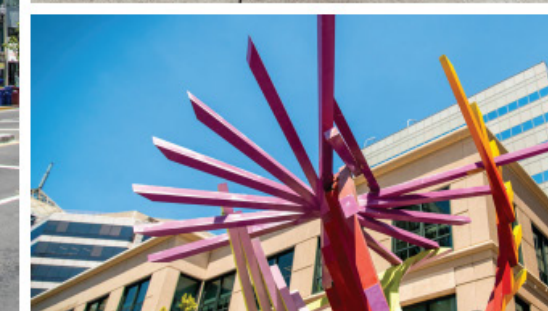
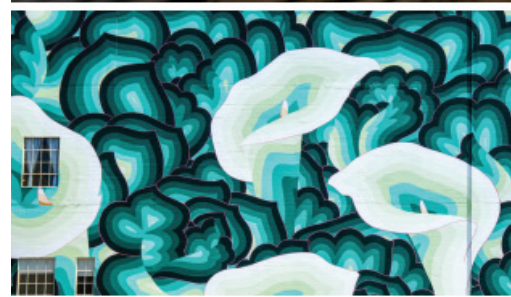
Fox Oakland Theatre



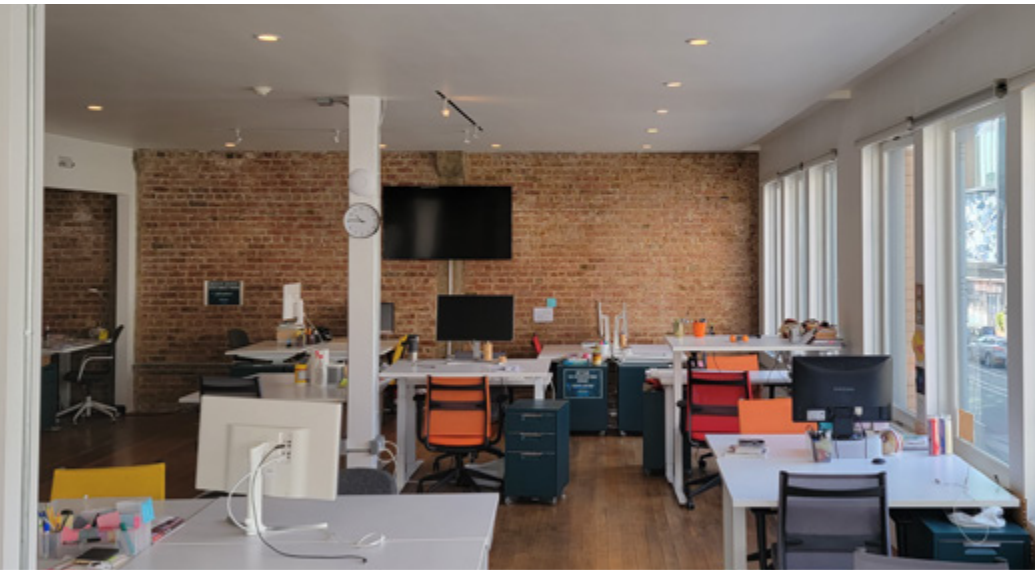
Drake's Dealership



# Oaklands Most Vibrant Location







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