

318 12th St
Oakland, CA

Versatile Leasing Opportunity

3,000SF - 20,000SF Available for Build to Suite

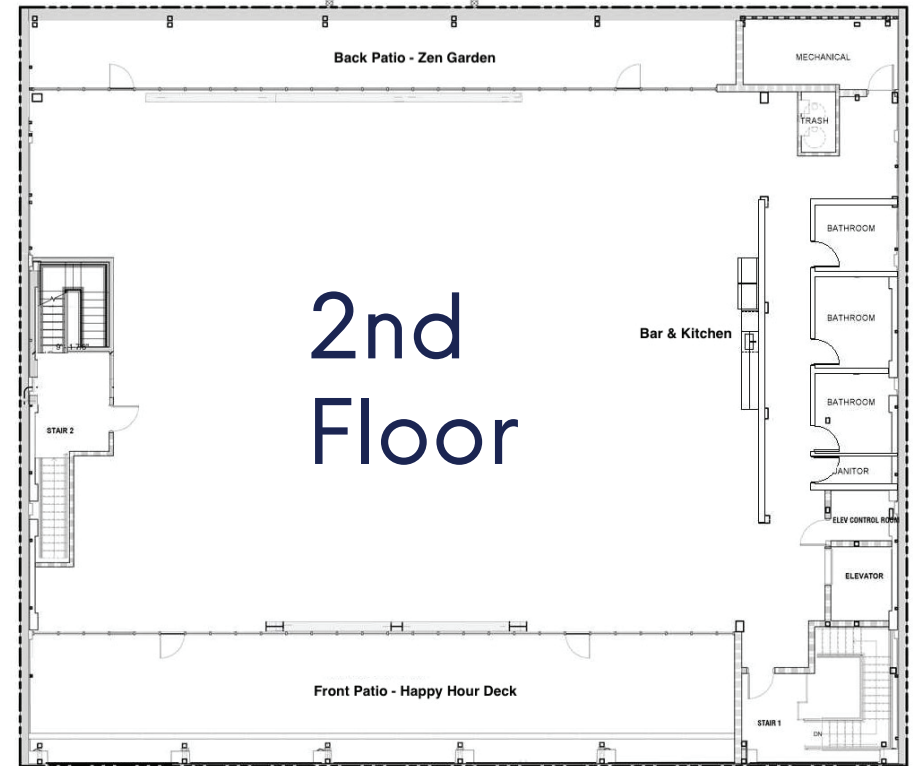
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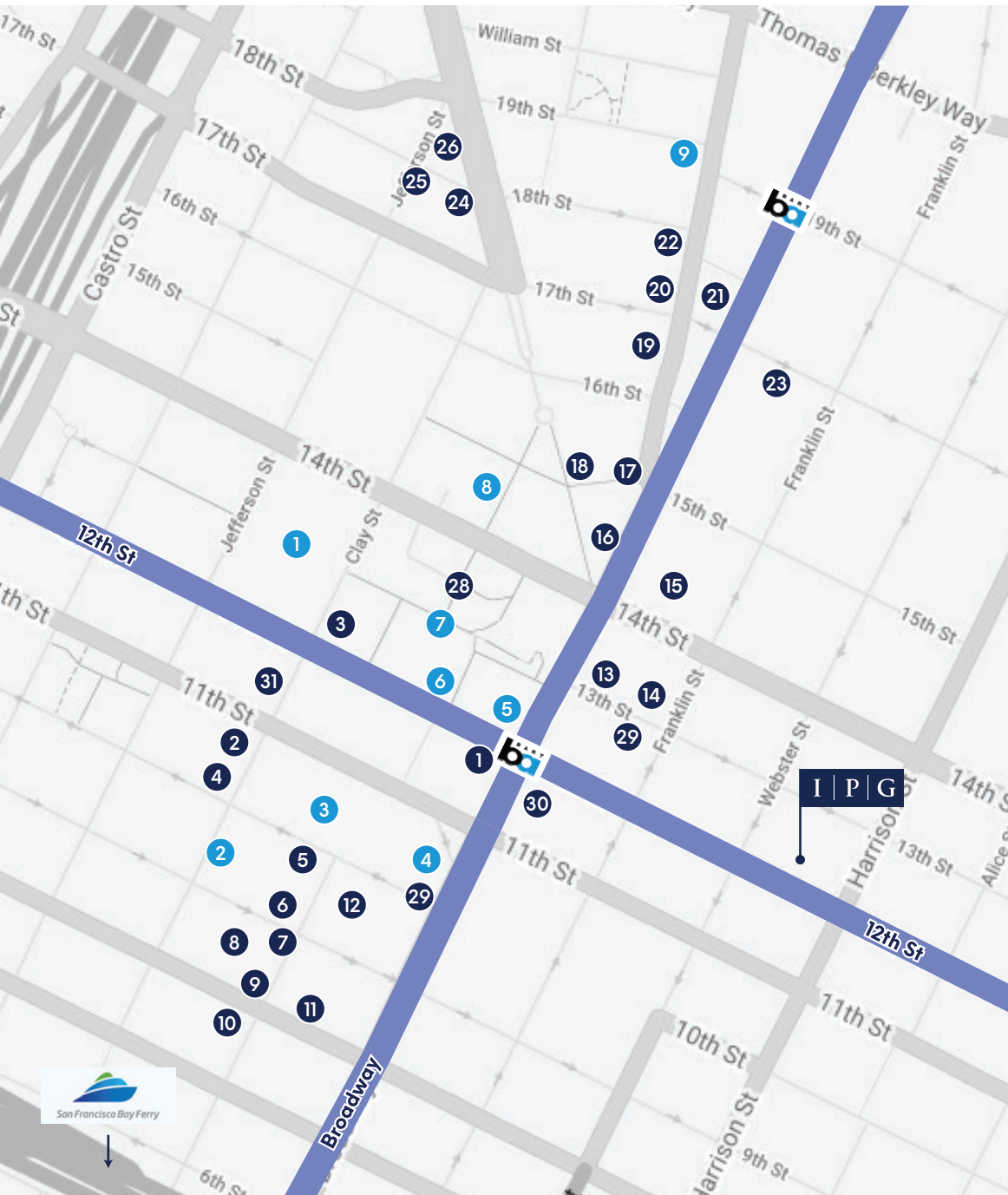
Space Highlights:

- Promising Business Space
- Industrial Aesthetic
- Two Private Outdoor Decks
Totaling 4000 Sqft
- Key Commercial Visibility
& Signage Areas
- Spaces Built To Tenant Requirement
- Excellent Natural Light Throughout
- Elevated Hardwood Ceilings & Floors
- Full Kitchen
- Exposed Brick Throughout
- Historic King Street Block of Oakland









Eat & Drink

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

Bars & Nightlife

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

Coffee Shops

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

Amenities

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



Walk Score: 99
Walkers Paradise



Bike Score: 89
Cyclist's Paradise



Transit Score: 89
Good Transit



Theaters Host: 540K
Annual Visitors



107 Restaurants
40 Clubs & Bars



Restaurants: 66
Participating in Restaurant Week

Walk to Unlimited Amenities



Lake Merritt



Jack London Square



Swans Historic Market

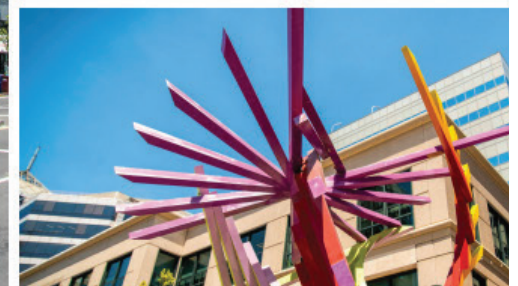


Fox Oakland Theatre



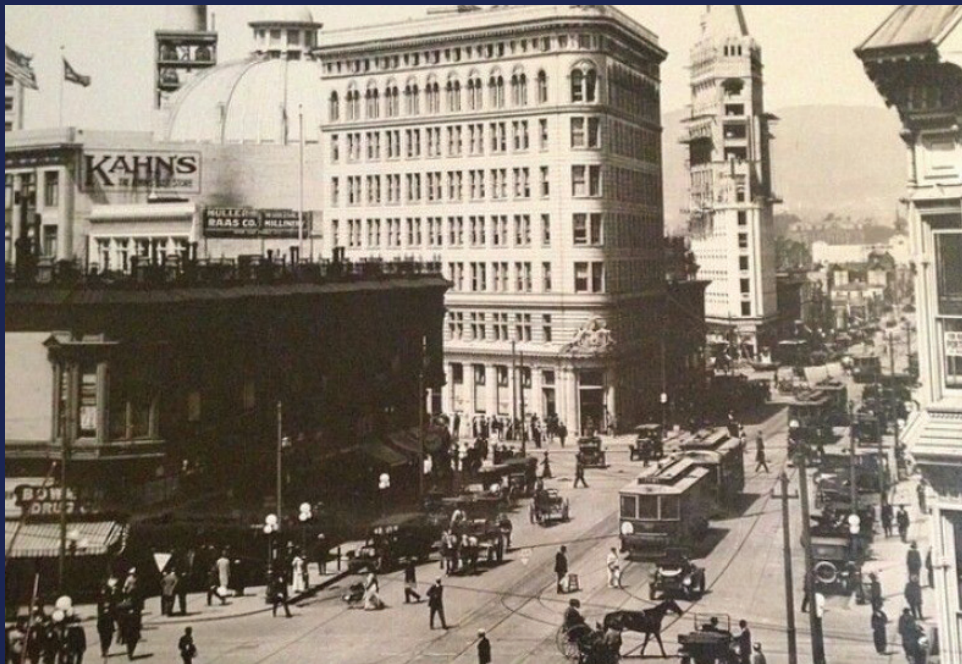
Drake's Dealership

Oaklands Most Vibrant Location



History at a Glance

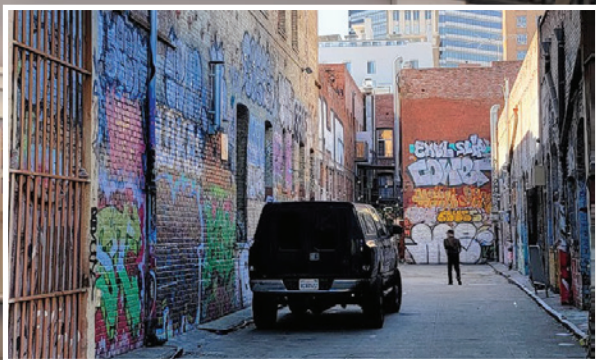
"King Block," a block of five buildings and alley which were developed by the Charles H. King family between 1904 and 1922 and have been deemed an official Area of Primary Importance (API) for the City of Oakland.



I | P | G

INNOVATION
PROPERTIES
GROUP

318 12th St
Oakland, CA



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