



INNOVATION  
PROPERTIES  
GROUP

3401 **Piedmont Ave**  
Oakland, CA



**The Sawmill Building**  
West Lake Industrial Era Aesthetic  
2,280 SF - 4,711 SF Available

ipgsf.com



## Property Highlights:

- Located on the corner of 34th and Broadway
- Exclusive tenant parking lot
- Poured-in-place concrete construction with 6 stories and approximately 30,714 SF
- Full-size BobTail, Dock Height, Roll-up Door and freight elevator
- Large arch windows on the ground floor

## Availabilities:

- **Suite #100: 4,711 sqft**  
Kitchenette, hardwood floors, private bathroom
- **Suite #201: 2,280 sqft**  
Kitchenette, high ceilings, private bathroom
- **Suite #502: 2,625 sqft**  
Kitchenette, 2 private offices, private bathroom









# Zoning Analysis:

## Purpose:

Create, maintain, and enhance areas with direct frontage and access along certain corridors and commercial areas.

## Corridors and areas:

Broadway, 27th Street, Piedmont Avenue, and Harrison Street corridors and commercial areas.

## Allowed activities:

A wider range of ground-floor office and other commercial activities than in the D-BV-2 zone.

## Upper-story spaces:

Intended for a broad range of residential and office or other commercial activities.

## Mixed uses:

Could be vertical and/or horizontal in either a parcel or a block.

## Underlying General Plan:

Community Commercial.

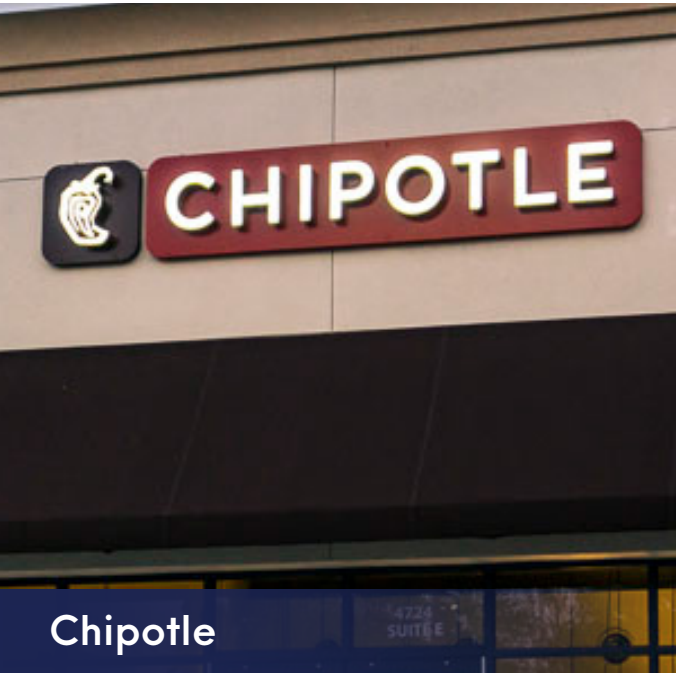






- |                     |                 |                             |                        |                     |                   |
|---------------------|-----------------|-----------------------------|------------------------|---------------------|-------------------|
| 1 Chipotle          | 4 Target        | 7 Fowl + Fare               | 10 Webster Orthopedics | 13 Starbucks        | 16 Equator Coffee |
| 2 Whole Foods       | 5 Summit Bank   | 8 Sprouts Farmers Market    | 11 Pomelia             | 14 Snow White Coffe |                   |
| 3 Kaiser Permanente | 6 Mosswood Park | 9 Alta Bates Medical Center | 12 Mistura             | 15 Sweet Bar Bakery |                   |









INNOVATION  
PROPERTIES  
GROUP

3401 **Piedmont Ave**  
Oakland, CA

THE SAW MILL

THE SAW MILL FURNITURE CO.

## For leasing information

**Charlie Cutler | Vice President**

(415) 850 4935 | [charlie@ipgsf.com](mailto:charlie@ipgsf.com)

DRE 02026787

**Elena Mialik | Associate**

(929) 214 7732 | [elena@ipgsf.com](mailto:elena@ipgsf.com)

DRE 02192275

**Rocky Kile | Associate**

(401) 263-4218 | [rocky@ipgsf.com](mailto:rocky@ipgsf.com)

DRE 02233435

[ipgsf.com](http://ipgsf.com)

This document has been prepared by IPG for advertising and general information only. IPG makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. IPG excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of IPG and/or its licensor(s). ©2024. All rights reserved.