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INNOVATION
PROPERTIES
GROUP

1707, 1715, 1731 **Poplar St**

Oakland, California

Flex / R&D building

Available for lease

19,000sf - Devisible to 14,000sf

Sublease through February 28, 2027

ipgsf.com

Space features:

- Freshly renovated
- 14' Clear Height
- Secured Outdoor area
- Sprinklered
- Skylights throughout
- Brand new 2,000sf office with HVAC
- Multiple Safety showers
- Ducting and fans for ten (10) fume hoods
- Five (5) brand new meeting rooms
- Advanced AV equipment
- Two (2) drive-in doors
- Six (6) loading docks

Spaces can be combined for ±19,000sqft

1707 Poplar Street

- 5,000 SF Space
- 600sf Office

1715 Poplar Street

- 5,000 SF Space
- 700sf Office

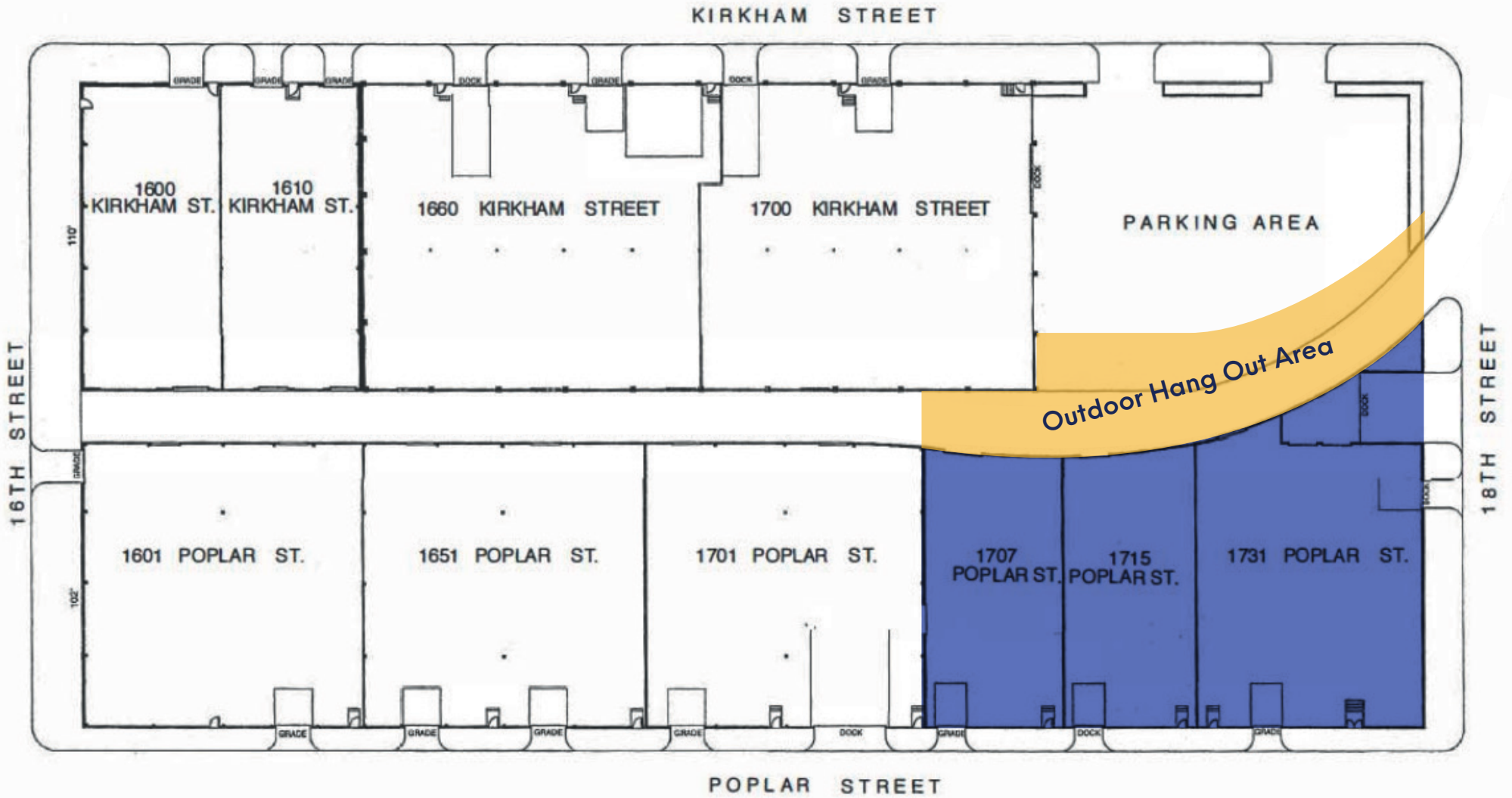
1731 Poplar Street

- ±9,000 SF Space
- ±3,000 SF Office

Central East Bay location:

- Adjacent to Union Pacific and BNSF Rail
- Walking distance to coffee shops and restaurants
- <1mile to West Oakland Bart
- 20min drive to Oakland Airport
- 35min drive to San Francisco Airport









Zoning CIX-1/S-19:

The primary purpose of the Commercial Industrial Mix-1 (CIX-1) areas is to:

- Provide a diversified economic base and a wide range of employment opportunities;
- Maximize Oakland's regional role as a transportation, distribution, and communications hub;
- Support Port operations and expansion by providing land for Port services such as trucking, warehousing, and distribution;
- Allow heavy-impact or large scale commercial retail uses on sites with direct access to the regional transportation system.





 **prescott west oakland**

American Steel R&D Campus

 **TOUCHSTONE CLIMBING**
 **PACIFIC PIPE**

 **Oakland Music Complex**

Subject Property



 **Soba Ichi Noodle Shop**
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| | |
|-----------------|---------|
| Port of Oakland | 2.5 mi |
| Oakland Airport | 11.5 mi |
| UC Berkeley | 5.6 mi |

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