

**FOR LEASE** | 222 14TH STREET, DOWNTOWN OAKLAND  
MEDICAL/DENTAL OFFICE, CREATIVE OFFICE, RETAIL

THE NEWLY REMODELED  
**JANDEC PROFESSIONAL BUILDING**  
WITH MEDICAL CODE IMPROVEMENTS

~YOUR NAME HERE~

**TENANT IMPROVEMENT ALLOWANCE AVAILABLE**



# 222 14<sup>TH</sup> STREET

## JANDEC PROFESSIONAL BUILDING: NEWLY RENOVATED MEDICAL OFFICE AND/OR CREATIVE & RETAIL

UP TO ±10,722 RSF AVAILABLE



EXCELLENT LOCATION IN DOWNTOWN OAKLAND

Centrally located 2-story office building with gated parking. Ideally situated between Downtown and Lake Merritt.

# 222 14<sup>TH</sup> STREET

## JANDEC PROFESSIONAL BUILDING: NEWLY RENOVATED MEDICAL OFFICE AND/OR CREATIVE & RETAIL

### Building Highlights

- Dental/Medical Lab/Creative Office
- ADA Building access
- ADA restrooms and corridors on every floor
- \*\$50.00 TI Allowance Reflected in Rental Rate
- Fire sprinklers
- New ADA Elevator
- New HVAC Units
- Cold Shell; Built-to-Suit
- On-site secured parking lot
- Secured Intercom Building Entry
- 800 Amp / 3 phase
- 4 blocks to BART
- Building Signage Available

|                      |  |
|----------------------|--|
| <b>RSF AVAILABLE</b> | 10,722 SF                                |
| <b>Rate</b>          | \$4.25/ SF/mo NNN                        |
| <b>Lot Size</b>      | 0.23 Acres                               |
| <b>Built</b>         | 1924, Renovated 2021                     |
| <b>Zoning</b>        | D-LM-2 (Downtown Lake Merritt Station 2) |
| <b>Parking</b>       | Gated, On-Site                           |



# 222 14<sup>TH</sup> STREET

## JANDEC PROFESSIONAL BUILDING: NEWLY RENOVATED MEDICAL OFFICE AND/OR CREATIVE & RETAIL

14th ST



### GROUND FLOOR

±3,671 SF

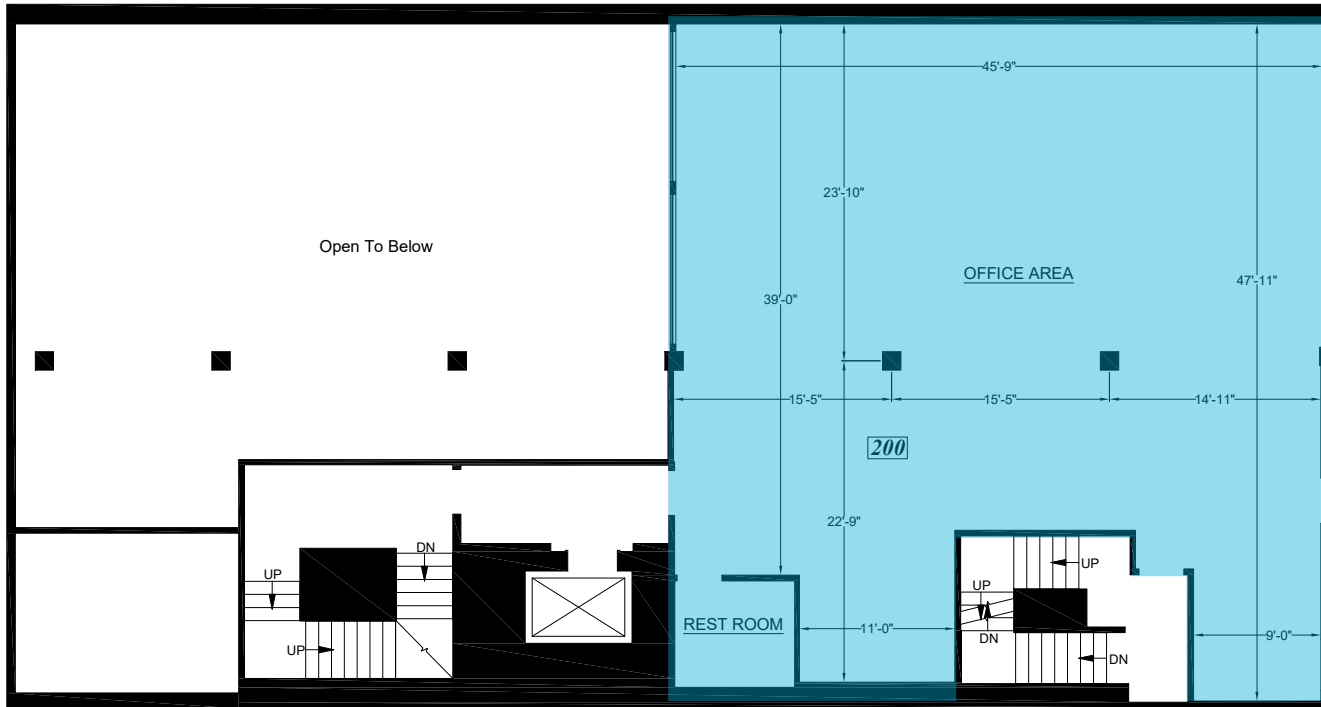
- Shell condition ready for improvements
- Retail frontage
- Divisible
- Accessible by ADA ramp from Parking Lot

to  
parking  
lot, ADA  
Access  
Ramp



# 222 14<sup>TH</sup> STREET

## JANDEC PROFESSIONAL BUILDING: NEWLY RENOVATED MEDICAL OFFICE AND/OR CREATIVE & RETAIL



### MEZZANINE ±2,457 SF

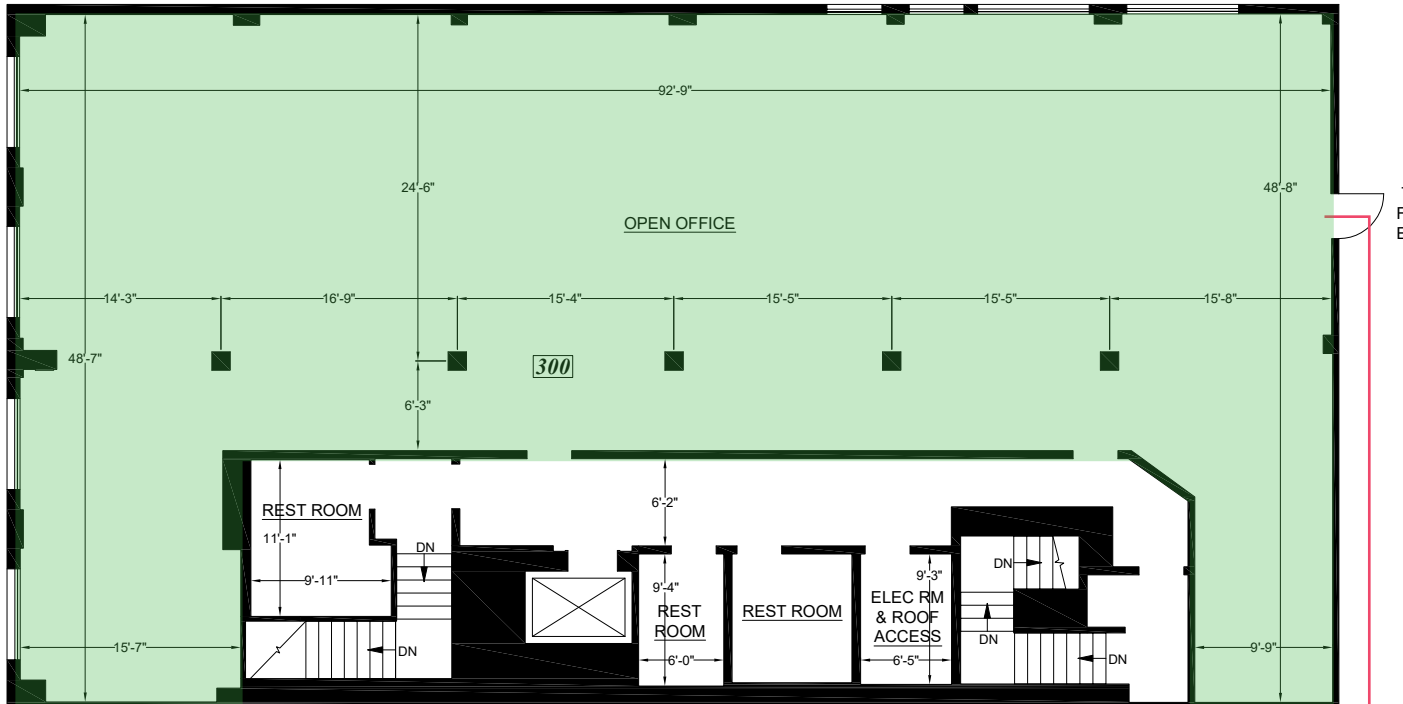
- Mezzanine level
- Over looks ground floor
- Shell condition, ready for improvements
- ADA restroom in Suite
- Elevator and stairwell entrance from parking lot

to  
stairwell  
and  
parking  
lot



# 222 14<sup>TH</sup> STREET

## JANDEC PROFESSIONAL BUILDING: NEWLY RENOVATED MEDICAL OFFICE AND/OR CREATIVE & RETAIL



### SECOND FLOOR ±4,594 SF

- Shell condition ready for improvements
- High ceilings
- Back stairwell entrance from parking lot
- Skylights and great window line allow for abundance of natural light

to stairwell  
and parking  
lot



# 222 14<sup>TH</sup> STREET

**JANDEC PROFESSIONAL BUILDING: NEWLY RENOVATED  
MEDICAL OFFICE AND/OR CREATIVE & RETAIL**

**COMMON AREA**



**GROUND FLOOR**



**SECOND FLOOR**



# 222 14<sup>TH</sup> STREET

## JANDEC PROFESSIONAL BUILDING: NEWLY RENOVATED MEDICAL OFFICE AND/OR CREATIVE & RETAIL





# 222 14<sup>TH</sup> STREET

**JANDEC PROFESSIONAL BUILDING: NEWLY RENOVATED  
MEDICAL OFFICE AND/OR CREATIVE & RETAIL**



**Walk Score**  
**99**  
**Walker's Paradise**  
Daily errands do not require a car.

**Transit Score**  
**82**  
**Excellent Transit**  
Transit is convenient for most trips.

**Bike Score**  
**90**  
**Biker's Paradise**  
Daily errands can be accomplished on a bike.