

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: Industrial/Flex/Retail Spaces

:: 2121 WOOD STREET, OAKLAND, CA ::



CONTACT: Jonathan Newman • 510 898-2122 • jnewman@gordoncommercial.com • DRE# 02118083

2121 Wood Street, Oakland, CA PROPERTY & SPACE HIGHLIGHTS

New construction ground floor industrial/flex/retail space available for lease at Prescott Station, West Oakland's newest development. Ideally located across from Raimondi Park, home to the Oakland Ballers' baseball stadium and a community football field. High visibility in a rapidly transforming neighborhood. Unique opportunity to establish retail presence in a vibrant area

SEVERAL COMMERCIAL SUITES AVAILABLE, SEE PAGES 7+8

SIZE: ±18,000 RSF Total

ASKING RENT: \$1.70 psf/month NNN +
\$0.75/psf CAMS

ZONED: D-WS-8

- Shell spaces with large window frontage
- Approximately 18' high ceilings
- Drive-in roll-up doors in some suites
- Fully secured parking
- Shared common area bathrooms for tenants and customers
- Building has high occupancy already
- Near West Oakland BART Station
- Easy freeway access
- Opposite Raimondi Park and Prescott Market
- Proximity to June's Pizza, La Perla Taco Truck, 7th West, Blk Girls Green House, Brix Factory Brewing, Soba Ichi, Proyecto Diaz Coffee, Railroad Stop Deli, The Crucible Art School, and West Oakland Farmers Market

West Oakland has several new residential and mixed-use projects near the Oakland Ballers stadium, including an affordable housing campus at 1707 Wood Street, and the Mandela Station project, which will create hundreds of residential units and bring new retail and office spaces to the area.



NEIGHBORHOOD SHAPED BY INDUSTRIAL LEGACY + COMMUNITY RESILIENCE, CONTRIBUTING TO THE REINVESTMENT + REVITALIZATION OF WEST OAKLAND

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2121 Wood Street, Oakland, CA RENDERINGS



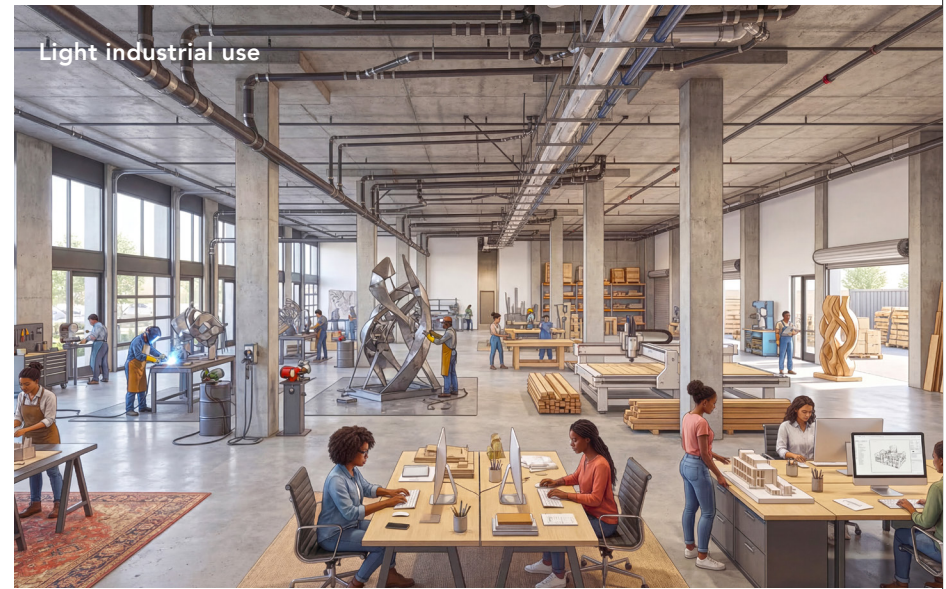
Café use



Small retail use



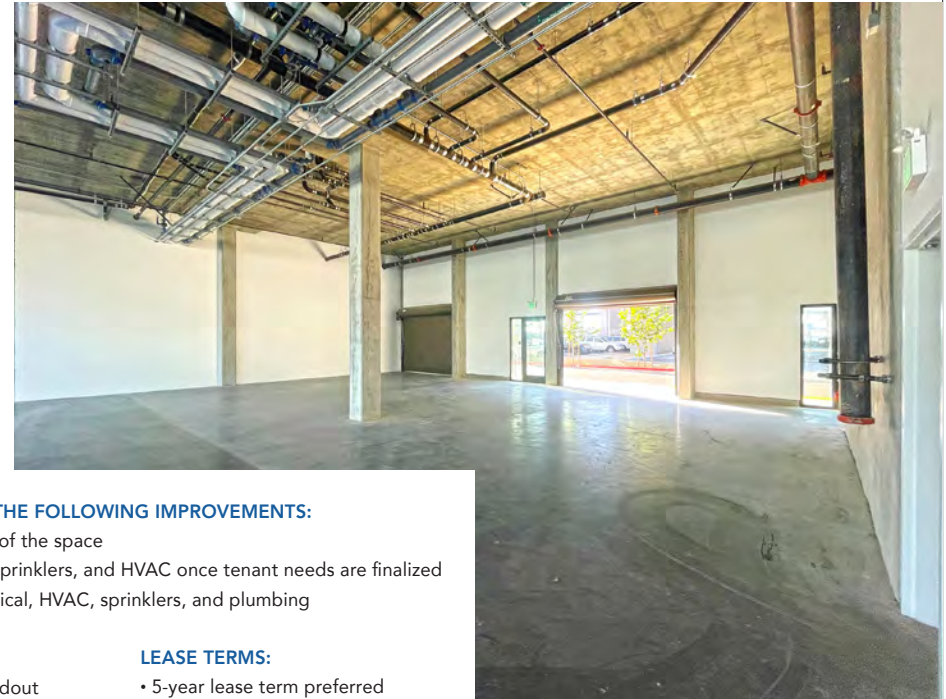
Marketplace use



Light industrial use



Street visibility from Wood Street



OWNERSHIP IS PREPARED TO COMPLETE THE FOLLOWING IMPROVEMENTS:

- Demising walls and doors for the remainder of the space
- Tenant-specific electrical buildout, lighting, sprinklers, and HVAC once tenant needs are finalized
- Retail/café buildout including lighting, electrical, HVAC, sprinklers, and plumbing

ESTIMATED TIMELINE:

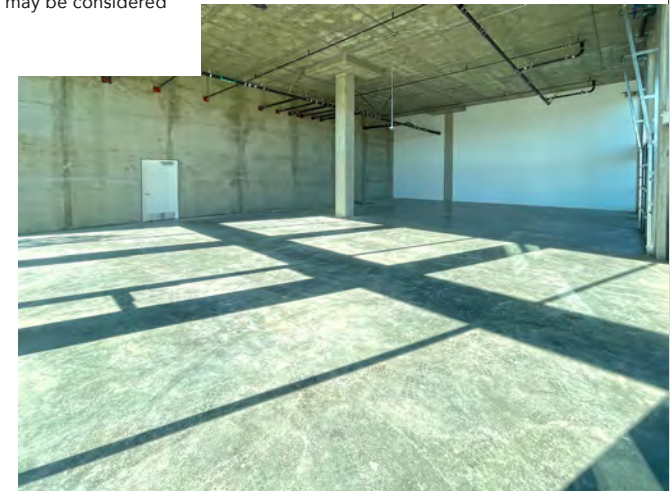
- Permitting: approximately 6-8 weeks for buildout
- Construction: approximately 30 days
- Total delivery timeline: approximately 90 days

LEASE TERMS:

- 5-year lease term preferred
- 3-4 year terms may be considered



Large window frontage



GORDON

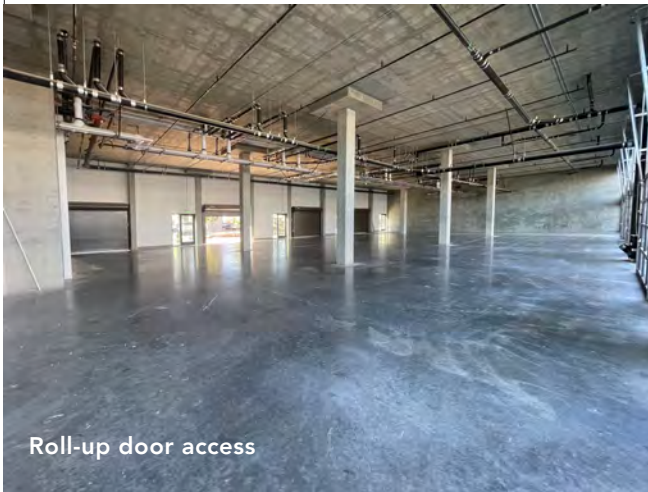
COMMERCIAL REAL ESTATE BROKERAGE

2121 Wood Street, Oakland, CA

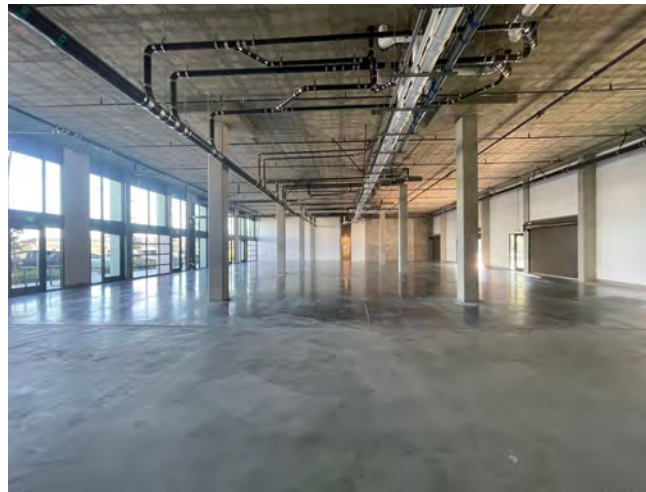
PHOTO TOUR



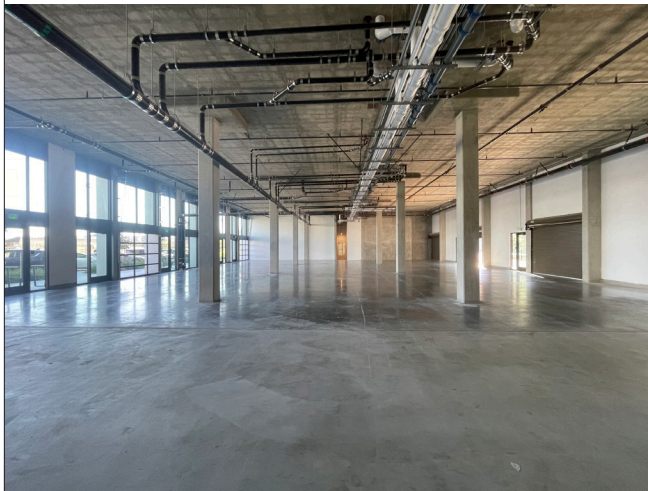
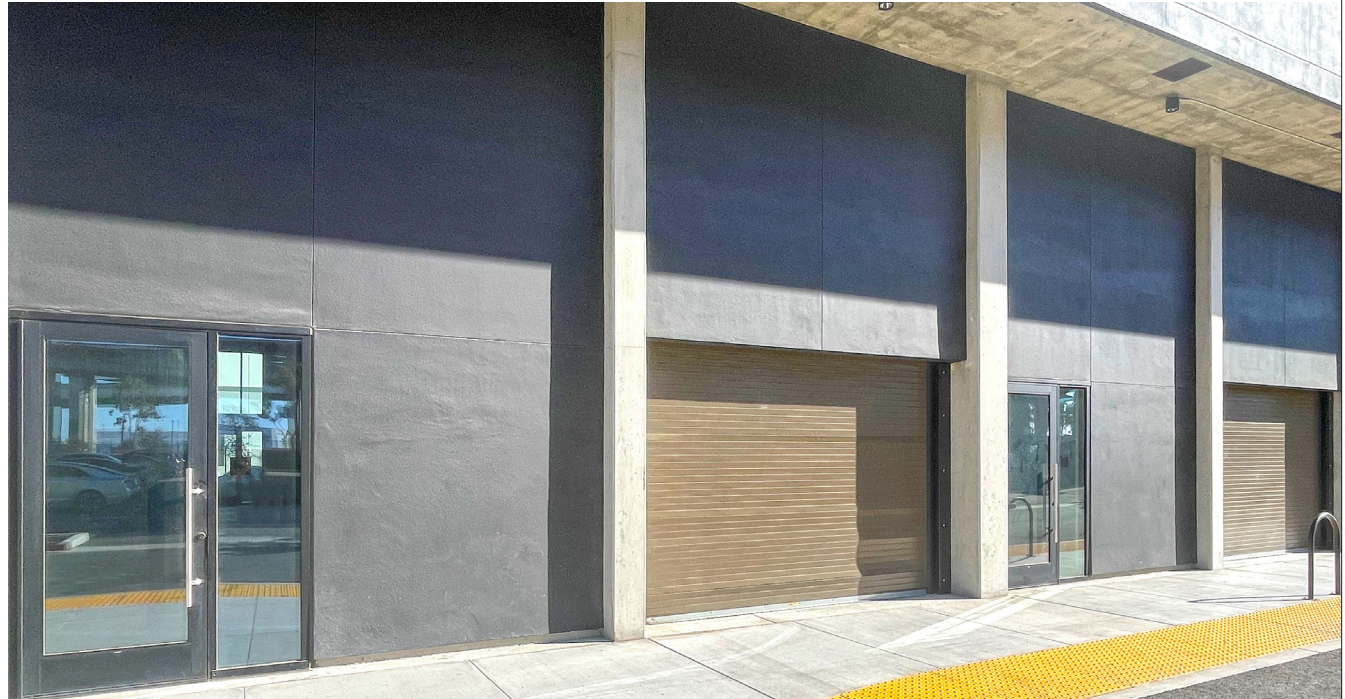
18' high ceilings



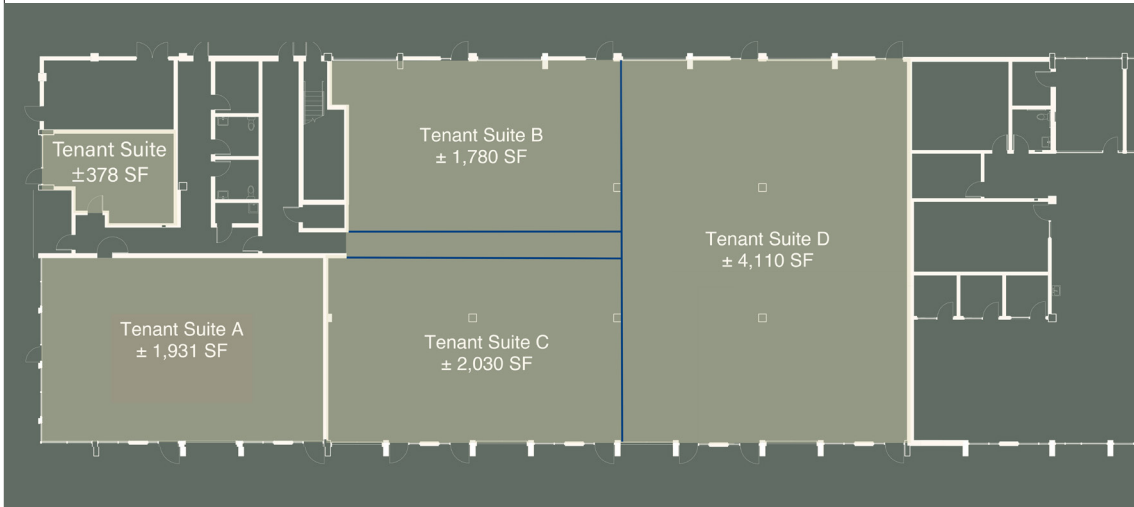
Roll-up door access



◆
Perfect for breweries,
coffee roasters, fitness studios,
neighborhood groceries,
or service-based retail
(hair salons, art galleries, cafés)
◆



Shared common area bathrooms



±18,000 RSF Total

±378 RSF Tenant Suite can be added

