



For Sale or Lease

Seller Financing Available

200 Webster Street
Oakland, CA

- Penthouse owner's suite with wrap around decks
- Three floors above gated covered parking
- Each floor suitable for multi-tenant or single tenant layouts
- Elevator served with lobby reception.
- A+ location and abundant walkable amenities
- Adjacent Free B Shuttle Stop
- Total 27,099 SF with 38 parking stalls

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San Francisco Bay Area Drive Times

Emeryville	10 mins
San Leandro	15 mins
San Francisco	20 mins



View to San Francisco



View to Downtown Oakland



Easy walk to abundant amenities

1 - Cellarmaker Brewing



2 - Heinholds'



3 - Restaurant Row at Jack London Square



4 - Amtrak/Public Transit



5 - Scott's Seafood



6 - Bicycle Coffee

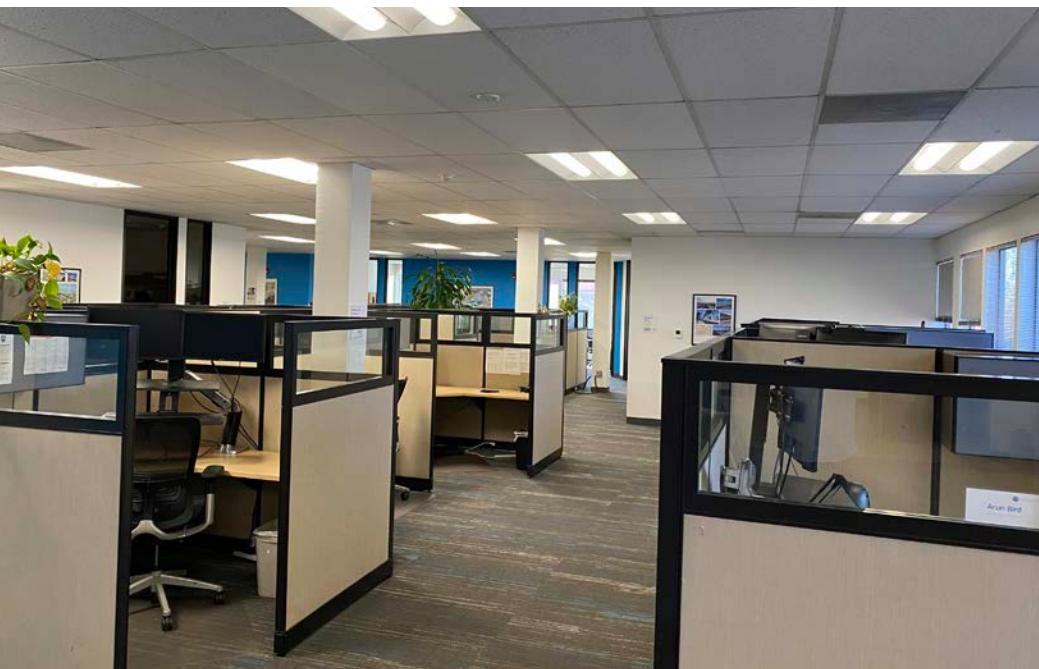


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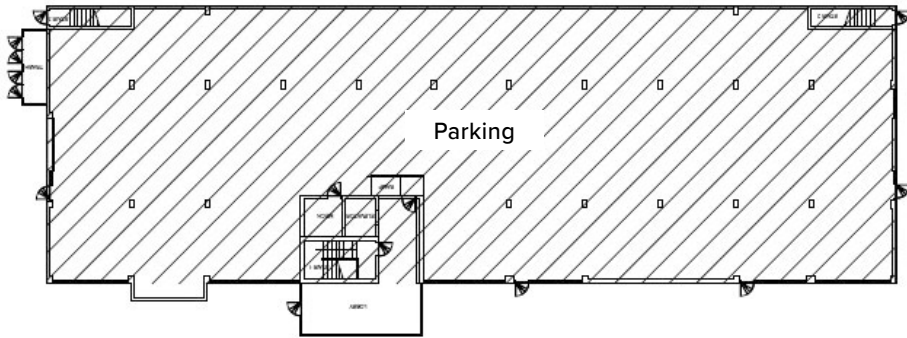
Interior Gallery



Floor Plans

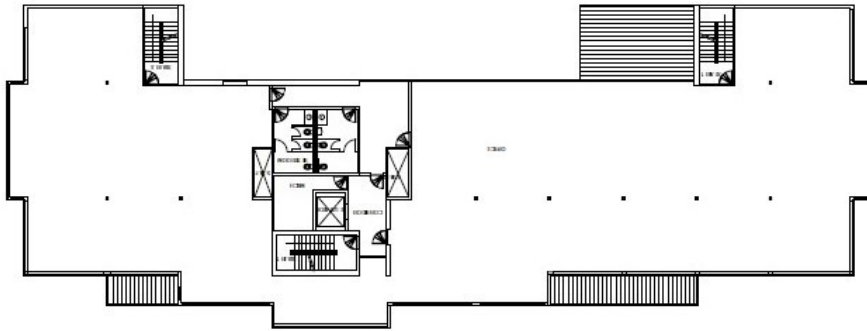
Floor Plan - 1st Floor

G Floor: ±725 sf



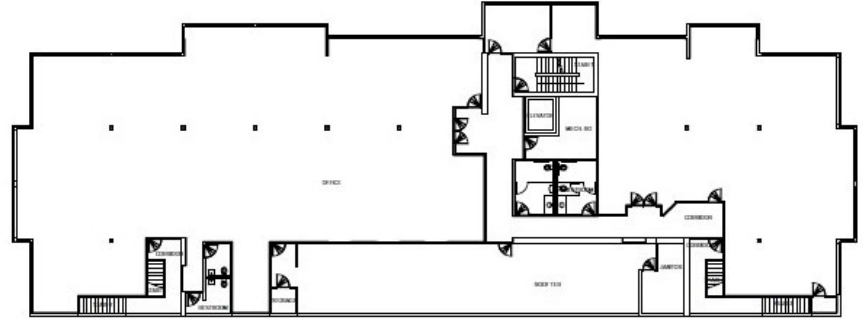
Floor Plan - 3rd Floor

Floor 3: ±9,884 sf



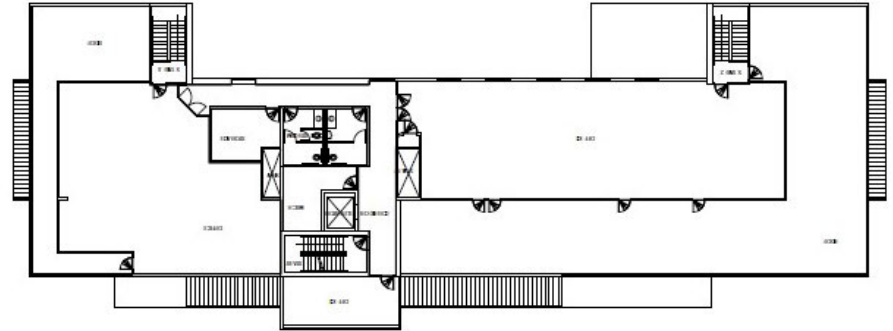
Floor Plan - 2nd Floor

Floor 2: ±10,203 sf



Floor Plan - 3rd Floor

Floor 4: ±5,589 sf



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Building Information

Construction Details

Foundation	Poured-in-place monolithic concrete slab
Building Frame	The building structure consists of wood framing throughout with a cinder block base. The interior and exterior load-bearing walls are wood-stud framed and support the upper floor and roof diaphragms. The upper floors are constructed with wood joists and sheathed in plywood and the roof diaphragms are wood rafters sheathed with plywood.
Exterior Walls	Hard coat stucco
Windows	Single pane panels with aluminum frames
Roofing	Foam insulation with a rolled composition covering

Building Systems

Heating & Cooling Systems	The building HVAC system is supplied by four rooftop gas and electric units and various AC units located on the 3rd and 1st floor. Heating and cooling are distributed via a flexible insulated ductwork system. The cooling units were manufactured by Carrier and are rated for 40 tons each. The heating units were manufactured by Sterling and are rated for 40 tons each. The HVAC systems are controlled by various low voltage thermostats.
Electrical	Electricity is provided by PG & E through an underground system with 277/480 volt three-phase power. Each floor has 200-400 amp subpanels.
Elevators	The building contains one hydraulic 20 passenger elevator rated for 3,000 pounds



Oakland Overview

Oakland continues to be a thriving and evolving community located just across the Bay Bridge from San Francisco. It remains one of the nation's most attractive cities with a vibrant urban lifestyle and a significant hub for both new and established businesses. As the seat of Alameda County, Oakland plays a crucial role in the region's economic landscape.

Notable companies and agencies in Oakland include Blue Shield, Kaiser Permanente, Clorox, Credit Karma, Block, Everlaw, BART Headquarters and State of California, reflecting the city's diverse and innovative business environment.

Situated between the Bay and the Oakland/Berkeley Hills, Oakland still enjoys stunning scenic views and a pleasant climate, making it an appealing location for residents and visitors alike.

Accessibility to the dynamic employment centers around the Bay Area continues to be a major advantage for Oakland. Its strategic location allows for easy commuting to neighboring cities like Berkeley, Emeryville, and Walnut Creek, providing ample opportunities for work and leisure.

As a major transportation hub, Oakland remains well-connected with several interstate freeways and the

Bay Area's rapid transit system, BART. The city boasts excellent public transit options, allowing convenient travel to San Francisco and throughout the greater East Bay.

For commuters, downtown San Francisco remains easily reachable within about 20 minutes via the Bay Bridge, making Oakland an attractive residential option for those who work in the city.

The 19th Street BART Station, situated less than a mile from the subject property, continues to offer efficient transportation to downtown San Francisco in approximately 22 minutes, further enhancing the city's accessibility.

The free Broadway shuttle still operates regularly, running up and down Broadway (between 27th and Jack London Square) approximately every 10 minutes, making it easier for residents and visitors to explore the city and its attractions.

In summary, Oakland retains its allure as a highly desirable place to live and work, with a growing business landscape, excellent transportation options, and an exciting urban environment set against the backdrop of beautiful scenery and accessible amenities.

Within one mile of the asset:

Social Security Set
Lifestyle Demography

33,834
Total Population

5,273
Local Businesses

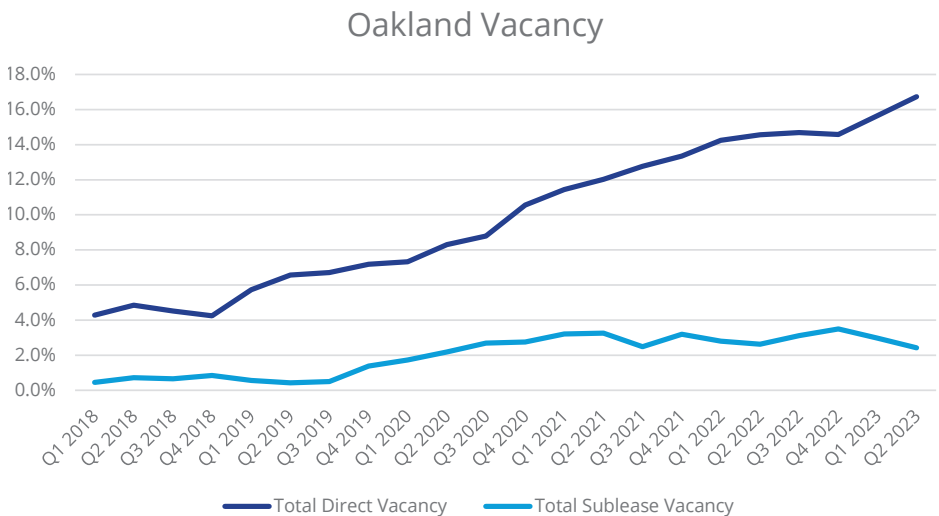
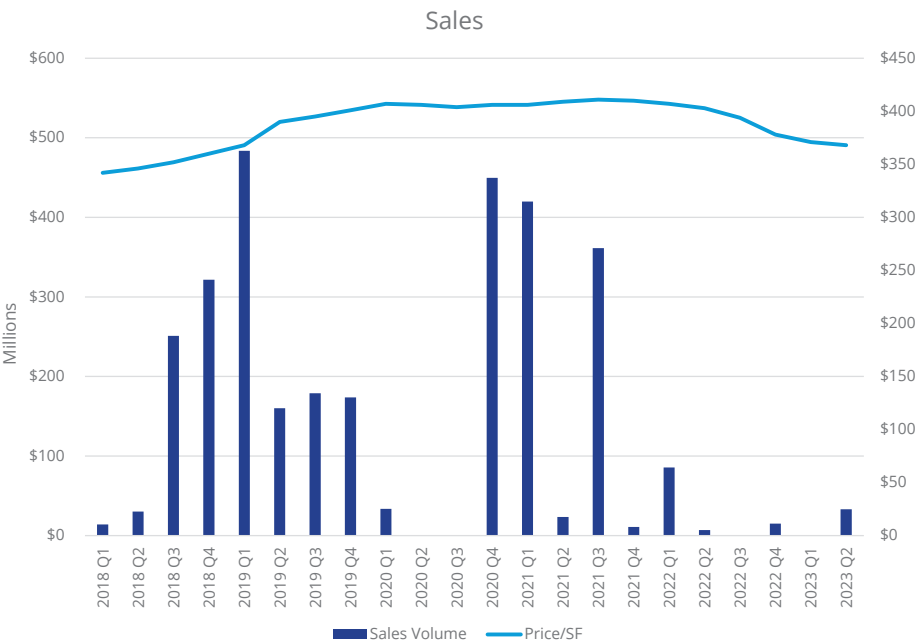
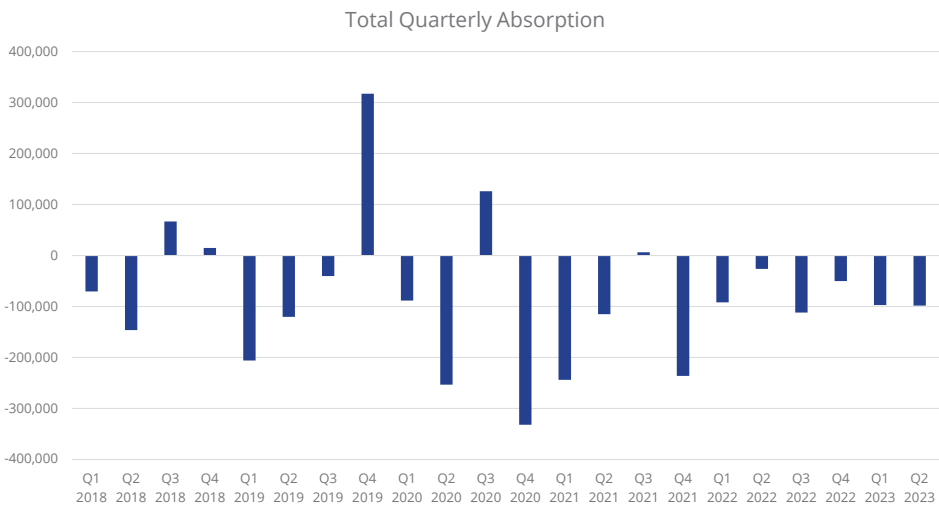
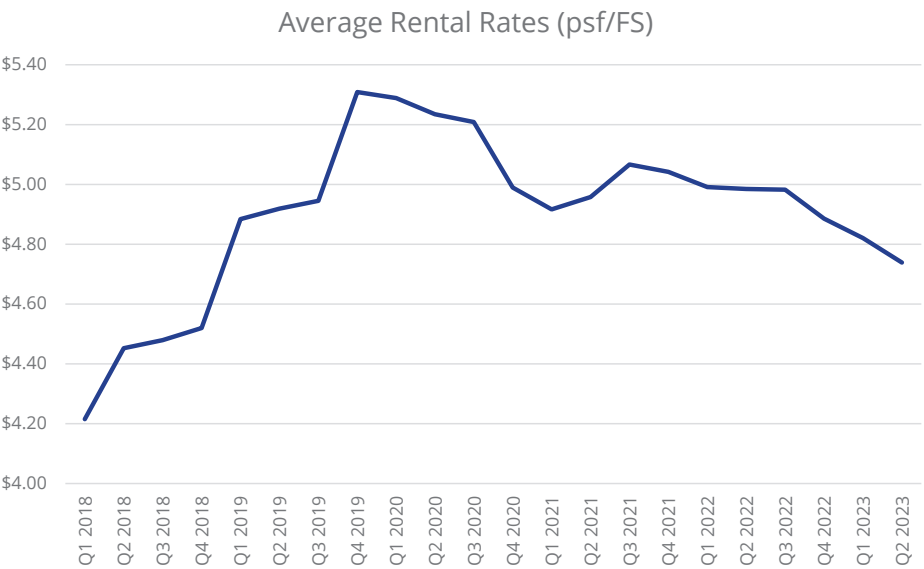
82,084
Daytime Population

\$825,560
Median Home Value

43.3
Median Age



Oakland Submarket Overview





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