

8400 ENTERPRISE WAY
OAKLAND, CA 94621

FOR SALE ALAMEDA COUNTY LABOR TEMPLE

OFFICE BUILDING

HUGE PRICE REDUCTION!



David A. Collantes

Broker Associate

DRE #1095633

CRC Partners

310 Shaw Road, Suite A

South San Francisco, CA 94080

(650) 876-0300 ext. 11 (O)

(650) 876-0880 (F)

david@CRC-SFO.com

www.CRC-SFO.com

CRC
PARTNERS

Commercial Real Estate Advisors

Property Highlights:

- ±31,700 sq. ft. building total
- ±1.91 acre parcel
- Zoning: C36 - Gateway Blvd. Service Commercial
- Approximately 21 office suites with perimeter private offices
- 5 common area conference rooms
- New HVAC equipment
- Newer roof
- 112 secured parking spaces
- Close proximity to newly developed retail and restaurants
- Potential to expand building
- Owner motivated!

Asking Price: \$3,750,000 (\$118 psf)

Reduced Price: \$3,000,000 (\$95 psf)



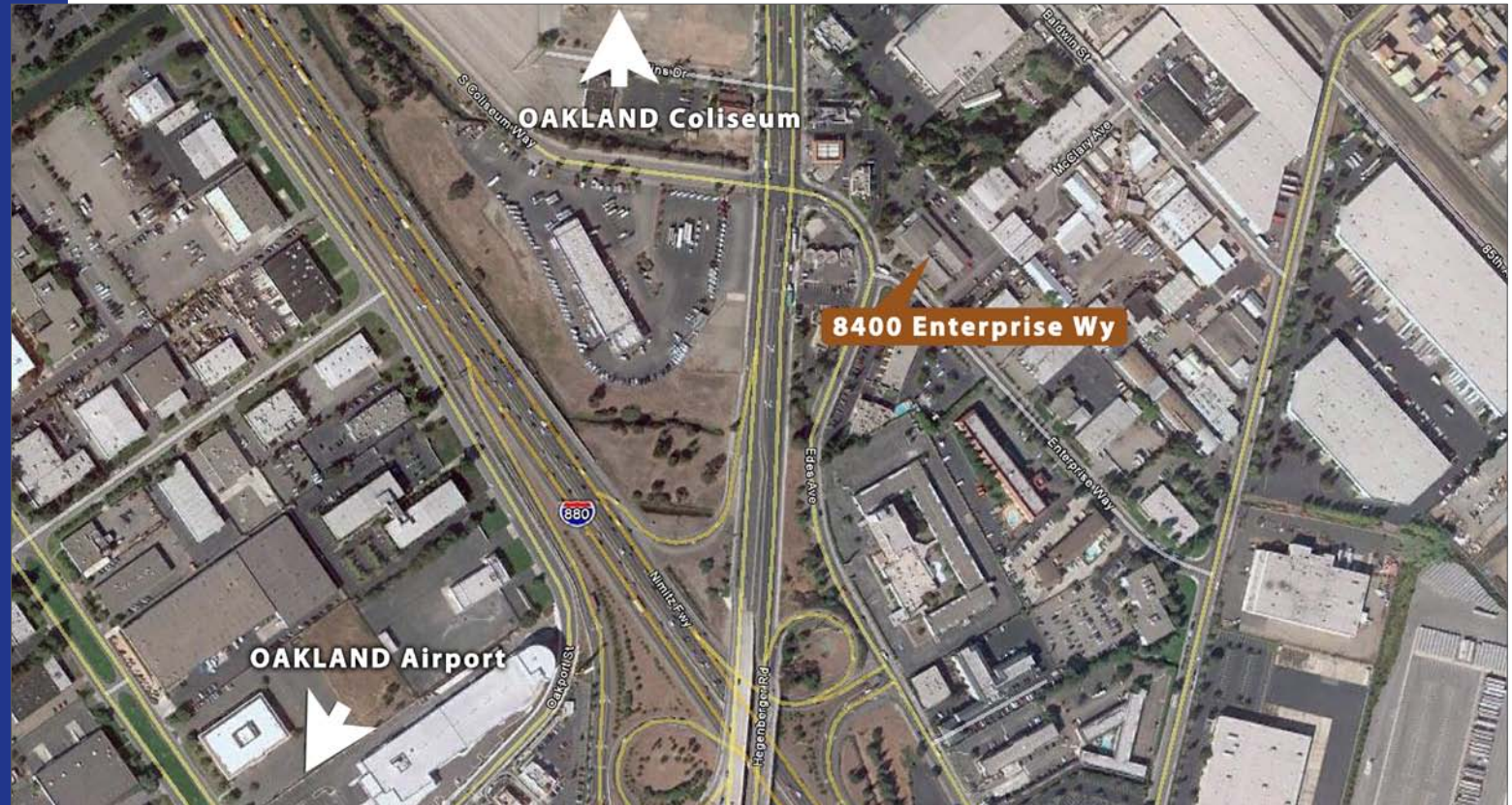
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

UPDATED 4/23/12

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Area Highlights:

- Excellent 880 freeway access
- Nearby hotels
- Close to Oakland Airport
- Across from the Oakland Coliseum complex
- Nearby large retail complex
- Close to the Coliseum Bart Station

Property Uses:

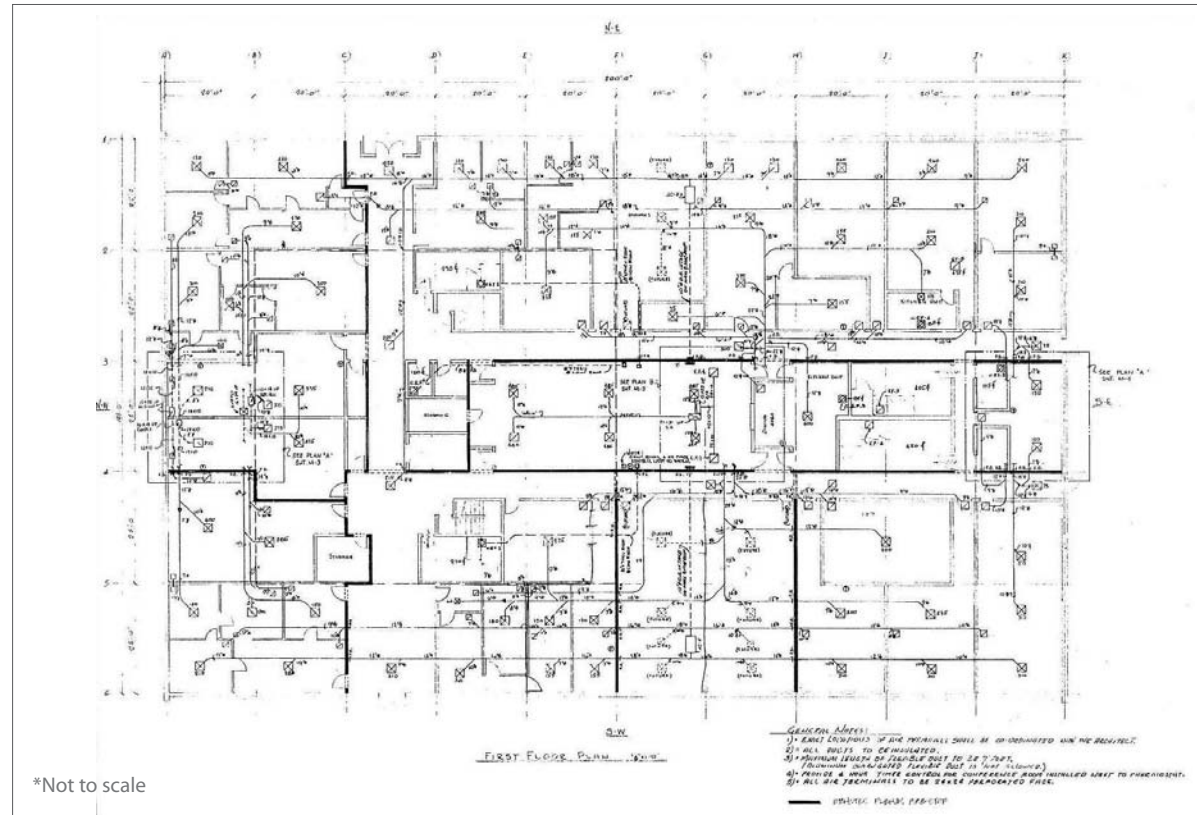
Identified in the Oakland General Plan as the Gateway Boulevard Service Commercial Zone (C-36). Allowed uses include administrative offices, showroom, public assembly, travel accommodations, full and limited service restaurant, medical service, business communication, broadcasting and recording service and other general retail and consumer services. To view allowed and conditional uses, [*please click here.*](#)

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Property First Floor Plan:

- Approximately 21 office suites
- 2 sets of men's and women's bathrooms
- Kitchen with an electric stove
- Extra large conference room
- 4 smaller conference rooms
- Elevator

Property Site Details:

- Zoning: C36 - Gateway Blvd. Service Commercial
- 112 secured parking spaces
- ADA compatible entrance

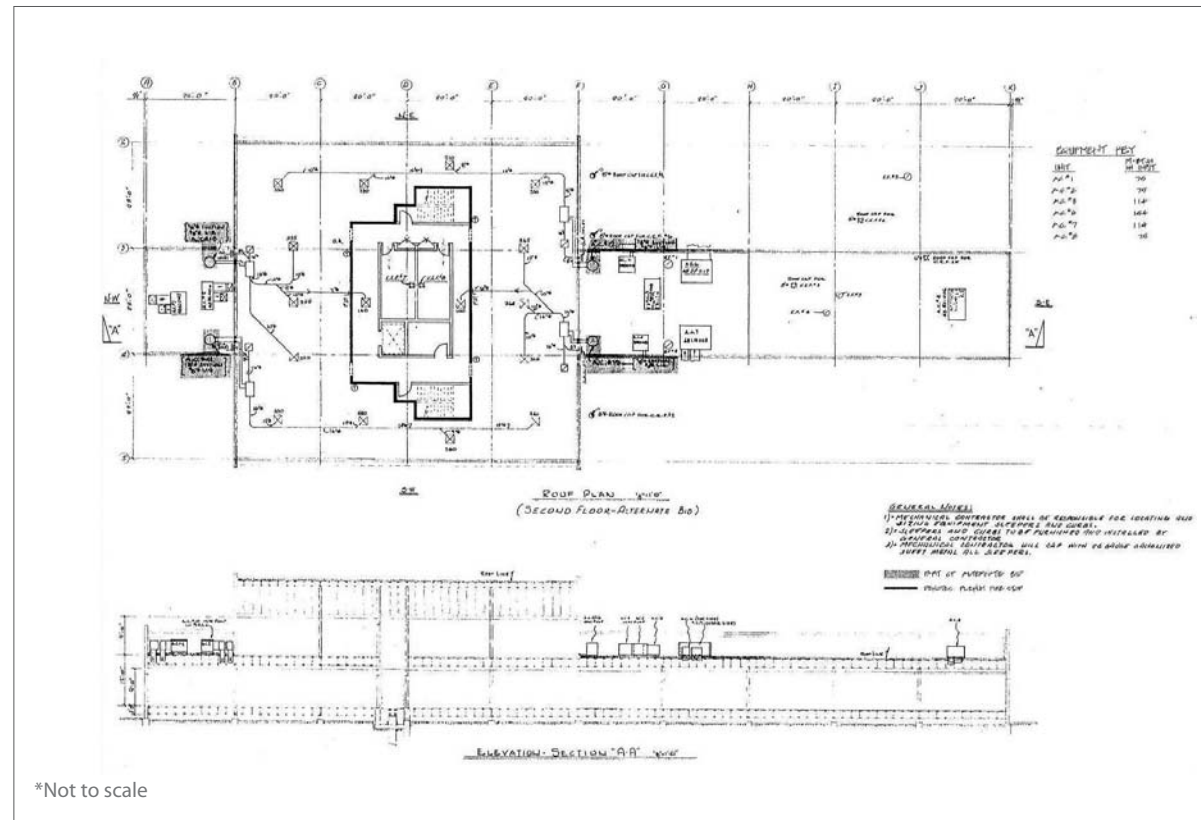
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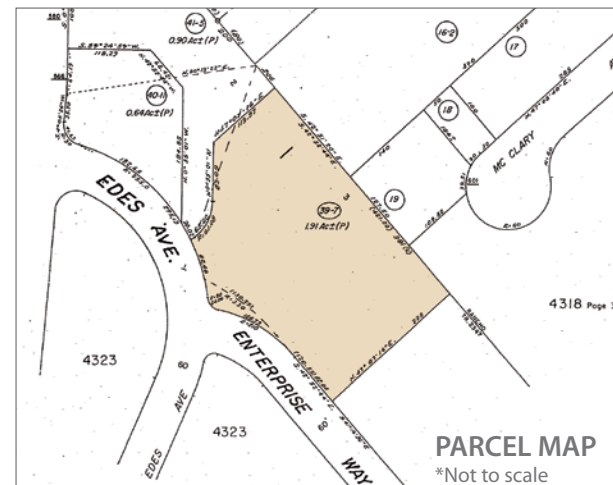
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Property Second Floor Plan:

- Approximately 2 large office suites
- Windows in all office suites
- Men's and women's bathroom
- Elevator



PARCEL MAP

*Not to scale

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Contact:

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Planning & Zoning Development

(510) 238-3911 Main

Building Department

(510) 238-3444 Main

Fire Department

(510) 238-3856 Main



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