



## **The Sawmill Building**

Charming, Historic and Located in the Heart of Oakland



## Property Highlights:

- Located on the corner of 34th and Broadway
- Exclusive tenant parking lot
- Poured-in-place concrete construction with 6 stories and approximately 30,714 SF
- Full-size BobTail, Dock Height, Roll-up Door and freight elevator
- Large arch windows on the ground floor

## Availabilities:

- Suite #100: 4,319 sqft

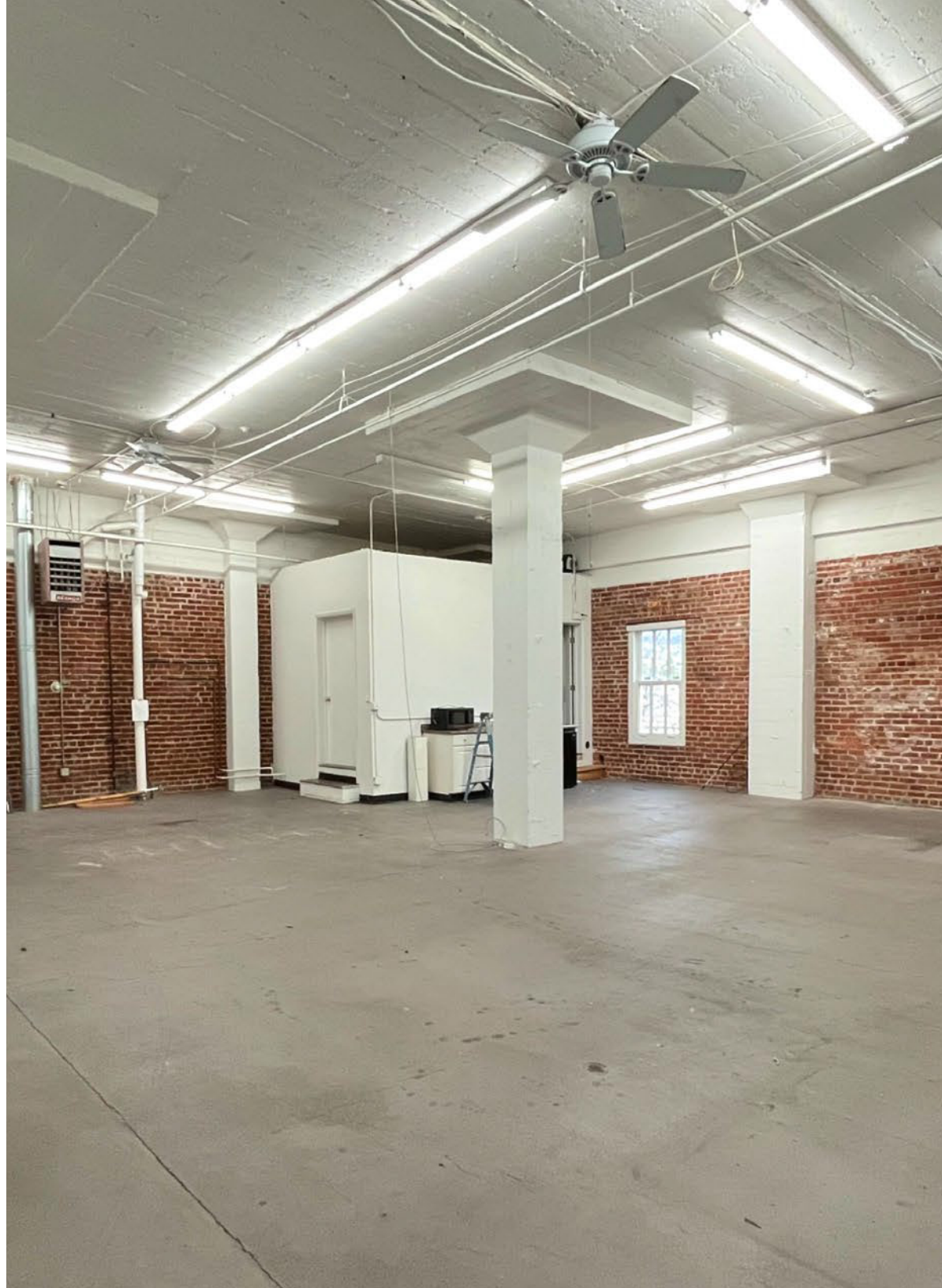
Kitchenette, hardwood floors, private bathroom

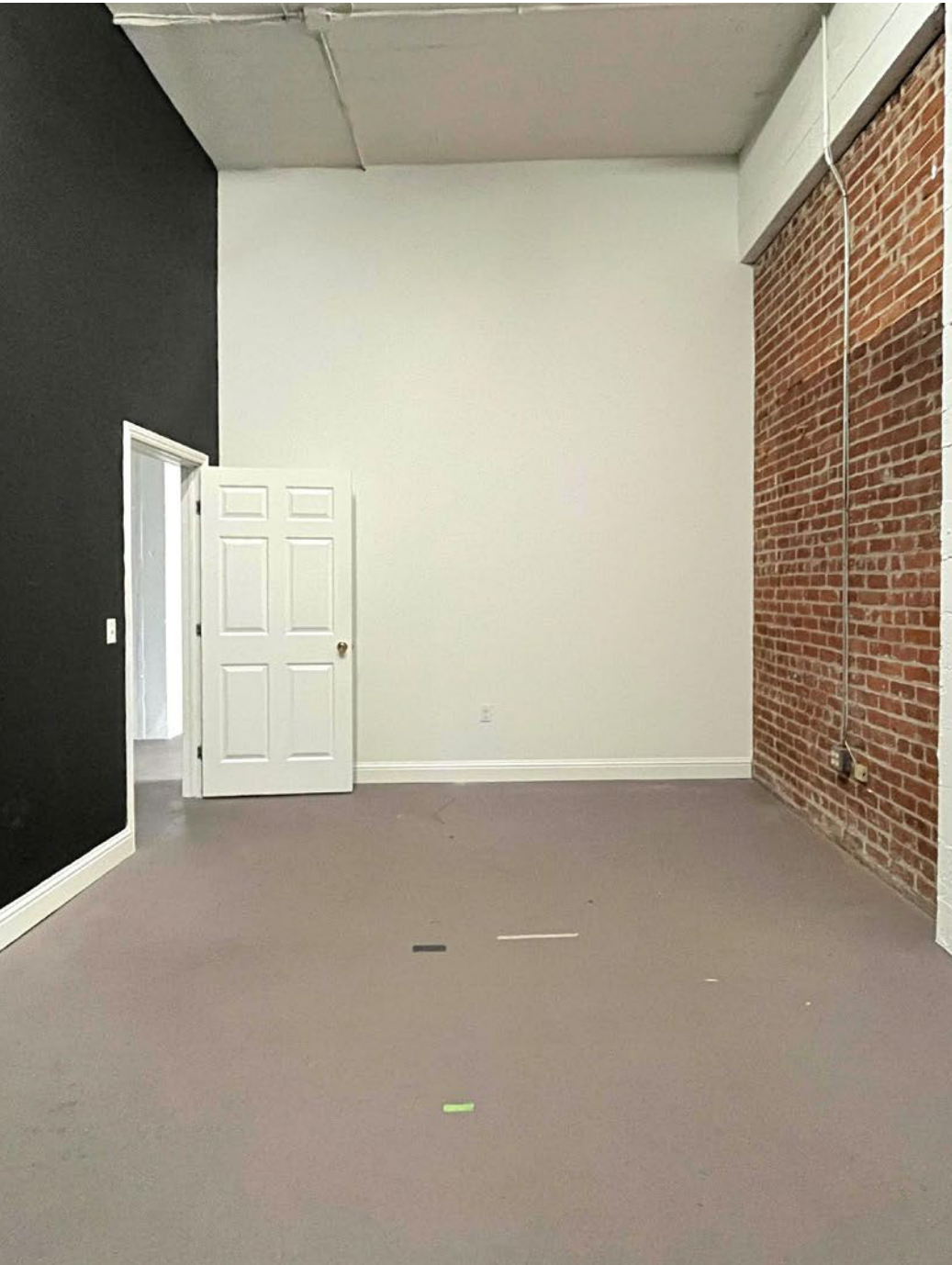
- Suite #201: 2,280 sqft

Kitchenette, high ceilings, private bathroom

- Suite #502: 2,300 sqft

Kitchenette, 2 private offices, private bathroom







# Zoning Analysis:

## Purpose:

Create, maintain, and enhance areas with direct frontage and access along certain corridors and commercial areas.

## Corridors and areas:

Broadway, 27th Street, Piedmont Avenue, and Harrison Street corridors and commercial areas.

## Allowed activities:

A wider range of ground-floor office and other commercial activities than in the D-BV-2 zone.

## Upper-story spaces:

Intended for a broad range of residential and office or other commercial activities.

## Mixed uses:

Could be vertical and/or horizontal in either a parcel or a block.

## Underlying General Plan:

Community Commercial.







- |                     |                 |                             |                        |                     |                   |
|---------------------|-----------------|-----------------------------|------------------------|---------------------|-------------------|
| 1 Chipotle          | 4 Target        | 7 Fowl + Fare               | 10 Webster Orthopedics | 13 Starbucks        | 16 Equator Coffee |
| 2 Whole Foods       | 5 Summit Bank   | 8 Sprouts Farmers Market    | 11 Pomelia             | 14 Snow White Coffe |                   |
| 3 Kaiser Permanente | 6 Mosswood Park | 9 Alta Bates Medical Center | 12 Mistura             | 15 Sweet Bar Bakery |                   |







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INNOVATION  
PROPERTIES  
GROUP

3400 Broadway

Oakland, CA

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