

**EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION: COMMERCIAL SPACE AVAILABLE FOR LEASE**

**Key Terms**

- **Base Rent:** Lower Than Market Rate Rents May be available for Small, Local and Emerging Businesses and Community Serving Non-Profit Organizations
- **Lease Term:** All leases are 3 year terms with one option to renew at 100% of FMV; Subleases are based on the terms of the Master Lease
- **Commissions:** Outside commissions will be factored into Rental Rate
- **Tenant Improvements:** TI will be factored into Rental Rate

| Complex                            | Address  | Suite(s)              | Sq. Ft. (Est.) | Additional Expenses  | Delivered  | Available              |
|------------------------------------|--|-----------------------|----------------|--|--|------------------------|
| <b>San Pablo Commercial</b>        | West Oakland/San Pablo Avenue<br>(Restaurant/Retail)         | TBD                   | 2,000 – 3,000  | TBD  | Negotiable   | 2019                   |
| <b>California Hotel Commercial</b> | 3443 San Pablo Avenue<br>(Restaurant/Retail)                 |                       | 1,728          | <ul style="list-style-type: none"> <li>• Utilities in Premises;</li> <li>• Share of CAM and Taxes</li> </ul> | Vanilla Shell<br>(ventilation only; no drop ceiling and Bathrooms) | Vacant – Available Now |
| <b>Drasnin Manor Commercial</b>    | 2530 International Boulevard<br>(Ground Floor Office/Retail) |                       | 2,570          | <ul style="list-style-type: none"> <li>• Utilities in Premises;</li> <li>• Share of CAM and Taxes</li> </ul> | Finished – As Is   | Vacant – Available Now |
| <b>Headquarters</b>                | 1820 Jefferson Avenue  | 1                     | 1,000          | <ul style="list-style-type: none"> <li>• Utilities in Premises;</li> <li>• Share of CAM and Taxes</li> </ul> | Vanilla Shell<br>(ventilation only; no drop ceiling)               | Vacant – Available Now |
| <b>Headquarters</b>                | 1825 San Pablo Avenue  | TBD                   | 500            | <ul style="list-style-type: none"> <li>• Utilities in Premises;</li> <li>• Share of CAM and Taxes</li> </ul> | Unfinished – As Is   | Vacant – Available Now |
| <b>MacArthur Commercial</b>        | 7965 MacArthur Boulevard<br>(Retail)                         |                       | 1,200          | <ul style="list-style-type: none"> <li>• Utilities in Premises;</li> <li>• Share of CAM and Taxes</li> </ul> | Unfinished – As Is   | Vacant – Available Now |
| <b>MAR Commercial</b>              | 1230 Harrison Street<br>(Ground Floor Office/Retail)         |                       | 1,449          | <ul style="list-style-type: none"> <li>• Utilities in Premises;</li> <li>• Share of CAM and Taxes</li> </ul> | Finished – As Is   | 3Q2017                 |
| <b>SACRI Commercial</b>            | 2501 International Boulevard                                 | A1 – A3,<br>B, C, G & | 3,204          | <ul style="list-style-type: none"> <li>• Utilities in Premises;</li> <li>• Share of CAM and</li> </ul>       | Vanilla Shell<br>(ventilation only; no                             | Vacant – Available Now |

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| <p><b>Contact: Carolyn Johnson ('C.J.')</b><br/> <b>Broker Ca DRE License #: 01252240</b><br/> <a href="mailto:CJOHNSON@EBALDC.ORG">CJOHNSON@EBALDC.ORG</a><br/> <b>(510) 606-1808 Direct Number</b><br/> <b>(510) 200-8081 Cell Phone Number</b></p> | <p><b>Approved: Carolyn Johnson</b><br/> <b>Associate Director of Commercial Real Estate and</b><br/> <b>Designated Officer, East Bay Asian Local Development</b><br/> <b>Corporation</b><br/> <b>CA DRE#: 01180259</b></p> |
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|--------------------------------|--|----------|----------------|--|------------------|------------------------------------|
|                                | (Ground Floor Office/Retail)                             | H        |                | Taxes  | drop ceiling)    |                                    |
| <b>Slim Jenkins Commercial</b> | 1684 7 <sup>th</sup> Street (Ground Floor Office/Retail) |          | 1,100          | <ul style="list-style-type: none"> <li>• Utilities in Premises;</li> <li>• Share of CAM and Taxes</li> </ul> | Finished – As Is | M-T-M Tenant; Available in 60 days |

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