

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

For More Information: commercialleasing@ebalddc.org

as of March 2021

Basic Terms

- **Base Rent:** Lower Than Market Rate Rents May be available for Small, Local and Emerging Businesses and Community Serving Non-Profit Organizations.
- **Additional Expenses:** Separately Metered Utilities; In Suite Janitorial; Taxes and Insurance; and Full Share of Increase in Common Area Expenses Over Base Year.
- **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.

Project Name	Property Location	Building Location	Walkability	Sq. Ft. (Est.)	Delivered	Available
Asian Resource Center (Downtown Area)	312 8 th Street	Ground Floor	Walk Score: 99 (Walker's Paradise) Transit Score: 88 (Excellent Transit) Bike Score: 83 (Very Bikeable)	±997	As Is:	Vacant – Available Now
SACRI Commercial (Oak Tree Area)	2501 International Blvd.	Ground Floor	Walk Score: 93 (Walker's Paradise) Transit Score: 66 (Excellent Transit) Bike Score: 71 (Very Bikeable)	±3,170	As-Is	Vacant – Available Now
SACRI Commercial (Oak Tree Area)	2501 International Blvd	Ground Floor	Walk Score: 93 (Walker's Paradise) Transit Score: 66 (Excellent Transit) Bike Score: 71 (Very Bikeable)	±3,115	As-Is	Currently Occupied by M-T-M Tenant
SACRI Commercial (Oak Tree Area)	2595 International Blvd.	Ground Floor	Walk Score: 93 (Walker's Paradise) Transit Score: 66 (Excellent Transit) Bike Score: 71 (Very Bikeable)	±4,150	As-Is	Vacant – Available Now
SWANS Market Commercial (Downtown Area)	907 Washington Street	Ground Floor	Walk Score: 97 (Walker's Paradise) Transit Score: 89 (Excellent Transit) Bike Score: 86 (Very Bikeable)	±1,199	As-Is	Available April 2021
SWANS Market Commercial (Downtown Area)	921 Washington Street	Ground Floor	Walk Score: 97 (Walker's Paradise) Transit Score: 89 (Excellent Transit) Bike Score: 86 (Very Bikeable)	±4,233	As Is	Vacant – Available Now Zoned for Retail
SWANS Market Commercial (Downtown Area)	942 Clay Street	Ground Floor	Walk Score: 97 (Walker's Paradise) Transit Score: 89 (Excellent Transit) Bike Score: 86 (Very Bikeable)	±950	As Is	Currently Occupied by M-T-M Tenant
SWANS Market Commercial (Downtown Area)	936 Clay Street	Ground Floor	Walk Score: 97 (Walker's Paradise) Transit Score: 89 (Excellent Transit) Bike Score: 86 (Very Bikeable)	±660	As Is	Available April 2021
San Pablo Hotel Commercial (Downtown Area)	1955 San Pablo Avenue	Ground Floor	Walk Score: 92 (Walkers Paradise) Transit Score: 80 (Excellent Transit) Bike Score: 87 (Very Bikeable)	±1,065	Cold Shell	Vacant – Available Now Great Visibility for Service

For More Information: Email: commercialleasing@ebalddc.org	East Bay Asian Local Development Corporation CA DRE License #: 00990167	Designated officer: Felicia Scruggs, CPM®, CAM Executive Vice President, Portfolio Operations, EBALDC CA Broker (License #02111993) Approved: 
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Project Name	Property Location	Building Location	Walkability	Sq. Ft. (Est.)	Delivered	Available
<i>Upcoming Lease Opportunities (6+ months)</i>						
34th and San Pablo Avenue Commercial (Clawson Area)	3431 San Pablo Avenue	Ground Floor	Walk Score: 83 (Very Walkable) Transit Score: 68 (Good Transit) Bike Score: 88 (Very Bikeable)	2,500 – 2,700	Cold Shell	Available – Q2 2024 <i>Targeting Arts, Music and Cultural Organizations, Businesses and Retailers</i>
E 12th and Second Avenue Commercial (Merritt Area)	East 12 th and Second Avenue	Ground Floor	Walk Score: 91 (Walkers Paradise) Transit Score: 76 (Excellent Transit) Bike Score: 90 (Very Bikeable)	1,000 – 1,400	Cold Shell	Available – Q1 2024
Grand and Brush Commercial (Hoover-Foster Area)	2101 Brush Street	Ground Floor	Walk Score: 92 (Walkers Paradise) Transit Score: 77 (Excellent Transit) Bike Score: 87 (Very Bikeable)	2,000 – 2,500	Cold Shell	Available – Q3 2023 <i>Build-To-Suit Opportunity!</i>

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