



Leased Office Sp

8/21/2018

Profile

Summary (53752)



The Commons at Jack London Square
140-160 Franklin St.,
Ste 204
Oakland, CA 94607

Building/Space

Construction Status: Existing
Primary Use: Office
Building Class: B
Year Built: 1970
ConstructionType: Masonry
Floors: 3

Utilities

Site

Land SF: 9,583 SF
Parcel Number: 001014301103

Parking

Spaces: 40
Parking Ratio: 2.70/1000

Lease

Lease Commencement: 8/1/2018
Free Rent: 0.00 month(s)
TI Allowance: \$0.00
TI Allowance / SF(\$): \$0.00
Escalation: 3 %
NER: \$3.52

Additional Costs:

CAM: \$0.00
Total Additional Rent: \$0.00
TMI: \$0.00

Lease Options

Rent Schedule

Term	Rate	Term Months	Start Date	End Date
1	\$3.42	12	8/1/2018	7/31/2019
2	\$3.52	12	8/1/2019	7/31/2020
3	\$3.63	12	8/1/2020	7/31/2021

County: Alameda
Market: North 880
Land Size (Acres): 0.22 Acres
Floor: 2nd Floor Floor , Suite 2
Building SF: 26,559 SF
Leased SF: 541 SF
Office SF: 541 SF

General Listing/Transaction Information

Asking Rate: Per Month
Actual Rate: \$3.42 FS Per Month
Available/Occupancy Date: 8/1/2018
On Market: 4/18/2018
Off Market (Transaction): 8/7/2018
Time On Market (Months): 4
Transaction Type: Lease
Agency Type: Exclusive
Vacancy Type: Direct
Lease Type: New
Lease Expiration: 7/31/2021
Term (Months): 36
Internal Trans ID: 02782
TI Allowance (\$): \$0.00
Free Rent (Months): 0

Transaction Contacts

Listing Broker(s): David McCarty
 Lee & Associates Oakland
 510.903.7601
 Ben Jones
 Lee & Associates Oakland
 510.903.7606
 Joe McGlynn
 Lee & Associates Oakland
 510.903.7612

Procuring Broker(s):

Barry Barry Klein
 BHG Highland Partners
 510-697-1372

Seller/Landlord Contact:

JL Commons, LLC

Buyer/Tenant Contact:

Arron Klein
 N/A

Property Contacts

Comments

Listing Comments: Suites 204 and 208 can be combined for 2,047± SF
 Suites 208 and 210 can be combined for 2,965± SF
 Suites 204, 208, and 210 can be combined for 3,506± SF