

**FREEWAY SIGNAGE VISIBILITY  
RARE/UNIQUE OPPORTUNITY!**



Market Ready Improvements Underway!

# 39 4TH STREET | OAKLAND, CA

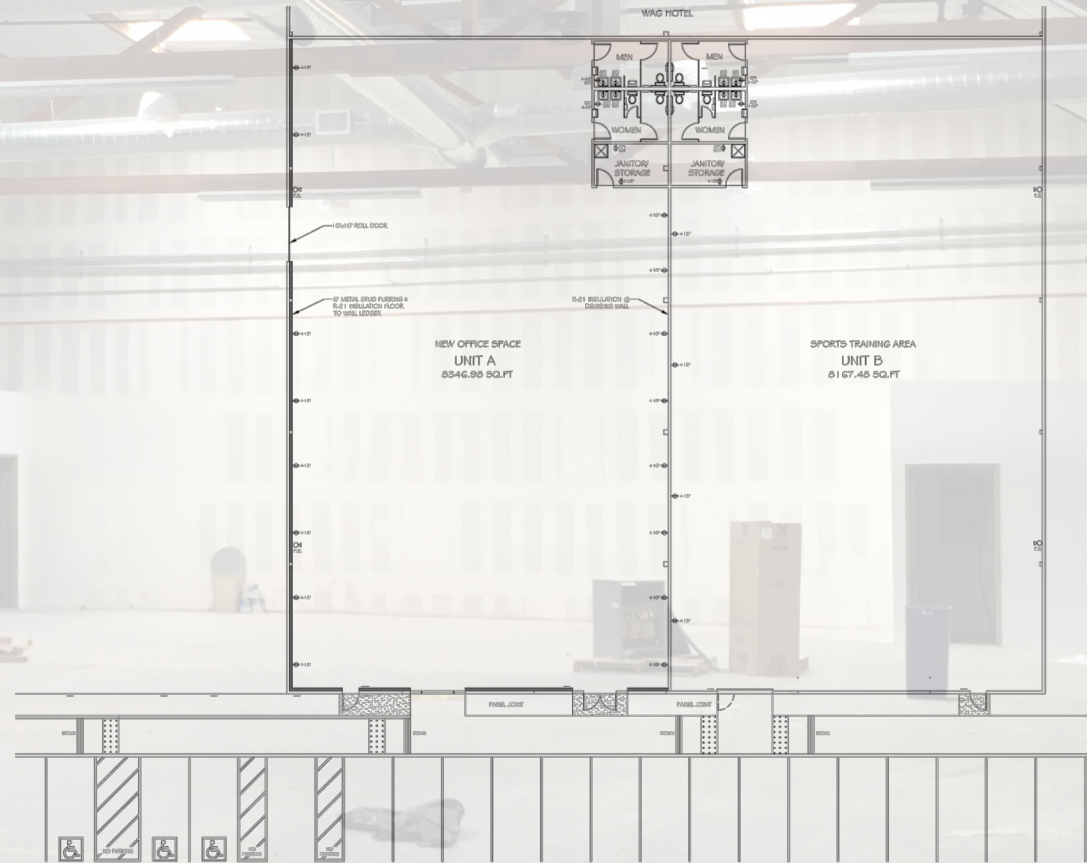
16,000± SF JACK LONDON AREA CREATIVE TECH/OFFICE SPACE



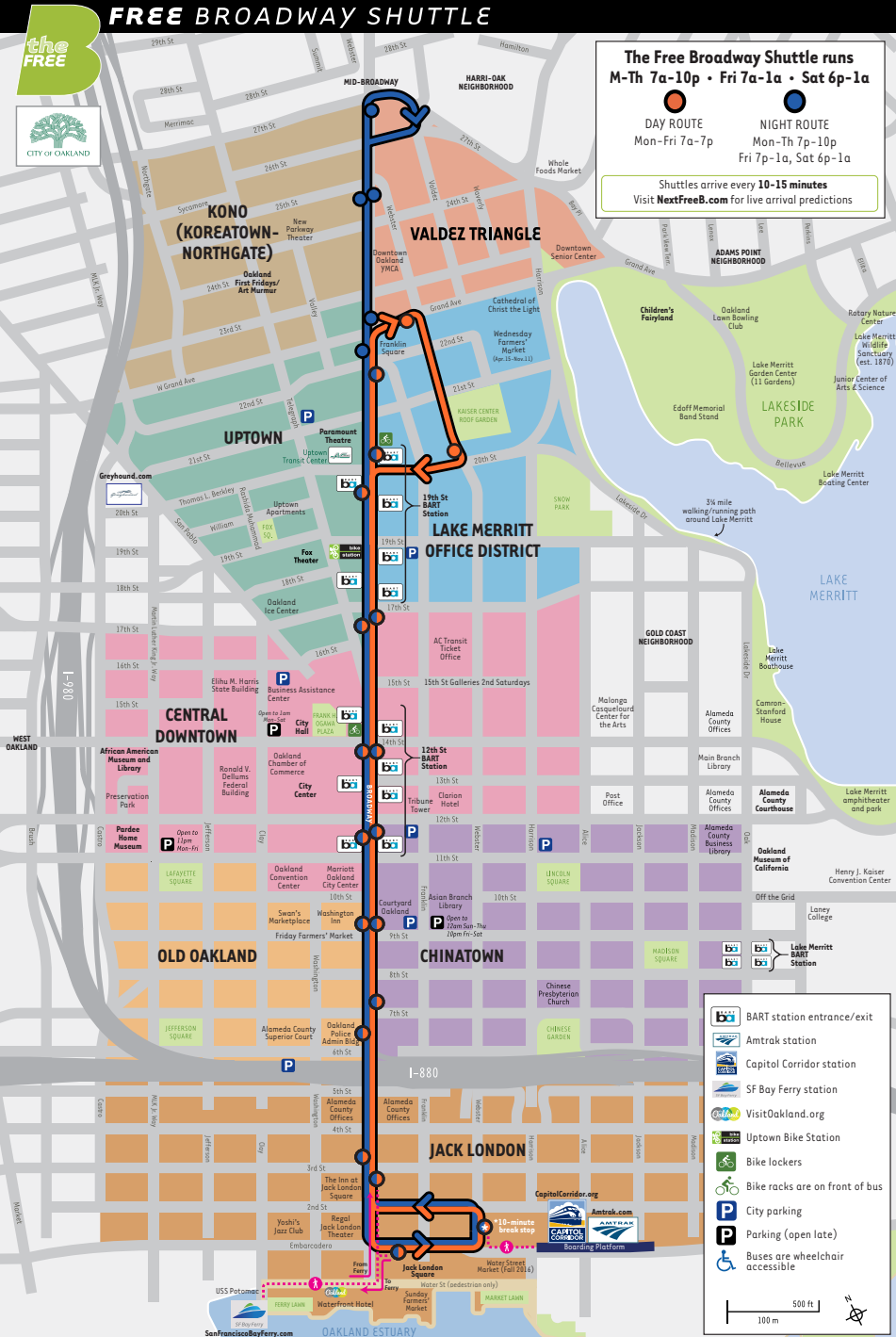
# 39 4TH STREET | OAKLAND, CA

## FEATURES:

- 16,000± Square Feet
- Divisible to 8,000± Square Feet
- High Ceilings
- Open Truss & Ducts
- Creative Tech Space
- Secure Off Street Parking
- Freeway Signage Availability
- Visible To 400,000 Cars Per Day!
- Very Rare Opportunity!
- Close to Lake Merritt & 12th Street BART Stations & Ferry Terminal at Jack London
- **Lease Rate: \$2.30/SF, I.G.**



# FREE "B" SHUTTLE SERVICE



Operated by AC Transit, the Free B provides fast, free connections between Amtrak, Capitol Corridor, BART, SF Bay Ferry and all of downtown's destinations. Over 14,000 workers and visitors hop aboard the clean-diesel shuttles each week to commute, shop, eat, access social services, and explore the nightspots, art galleries and beautiful architecture along the route.

## HOURS OF OPERATION

Monday-Thursday 7am-10pm  
Friday 7am-1am  
Saturday 6pm-1am

## DAY SERVICE (ORANGE ROUTE)

Mondays-Fridays 7am-7pm between Embarcadero West (Jack London Square) and Grand Avenue. Shuttles run every 10 minutes during commute hours and lunchtime; every 12-15 minutes other times.

## NIGHT SERVICE (BLUE ROUTE)

Mondays-Thursdays 7pm-10pm, Fridays 7pm-1am & Saturdays 6pm-1am between Embarcadero West (Jack London Square) and 27th Street. Shuttles run every 12 minutes.



Buses arrive every 10-15 minutes. See [Bshuttle.com](http://Bshuttle.com) for schedule and [NextFreeB.com](http://NextFreeB.com) for live arrival predictions.



# NEARBY AMENITIES:



## RESTAURANTS & LUNCH:

- 1 NIDO Kitchen & Bar
- 2 Subway
- 3 The Pantry Pizza & More
- 4 Sierra Deli & Market
- 5 Yia-Yia's Sandwiches
- 6 Haven
- 7 Kincaid's
- 8 Bocanova
- 9 Scott's Seafood Bar & Grill
- 10 Plank
- 11 Chick & Waffles
- 12 Encuentro
- 12 Ginza Japanese
- 13 Souley Vegan
- 14 Nations Giant Hamburgers
- 15 Venga Paella

## BARS & WINERIES:

- 1 Dashe Cellars
- 2 Independent Brewing Co.
- 3 Heinold's First & Last Chance Saloon
- 4 Beer Revolution

## COFFEE & TEA:

- 1 Peerless Coffee & Tea
- 2 Blue Bottle Coffee Co.
- 3 Hansen Good Coffee

## PLAY & FITNESS:

- 1 JAMTOWN
- 2 Urban Fitness Oakland
- 3 Regal Cinemas
- 4 Yoshi's
- 5 CostPlus World Market
- 6 The Night Light