Air Park Plaza

433 Hegenberger Rd. Oakland, CA 94621



Health & Wellness Benefits

- Newly renovated
- Dedicated HVAC
- Flexible zoning
- Open air courtyard
- Office & Retail Space

±435 – ±7,387 SF Available

Transwestern

Health & Wellness Benefits

Office & Retail Suites Available

Secure Outdoor Central Courtyard

Hegenberger & Edgewater Dr. Street Frontage

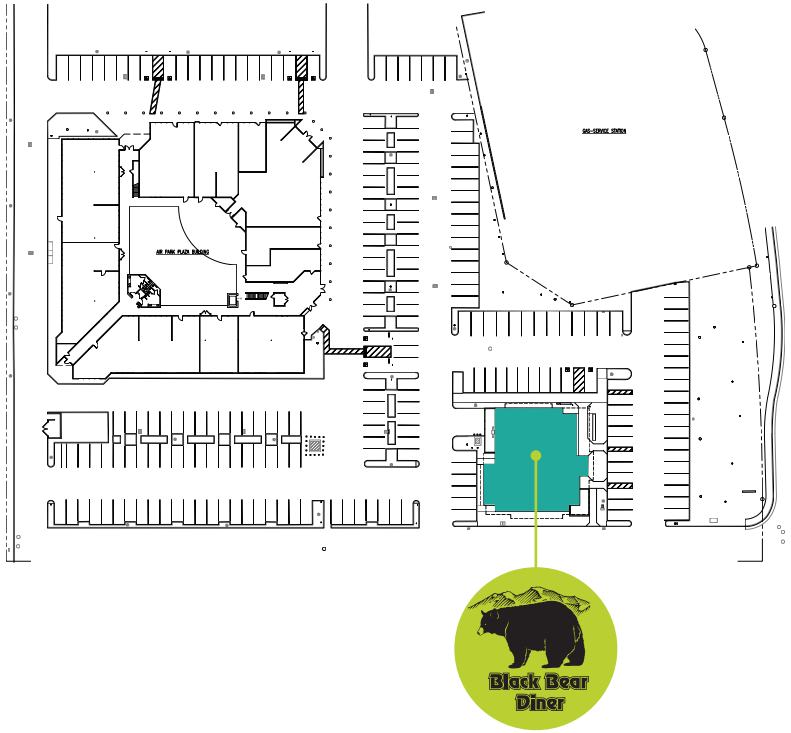
Great Natural Light

Divisible

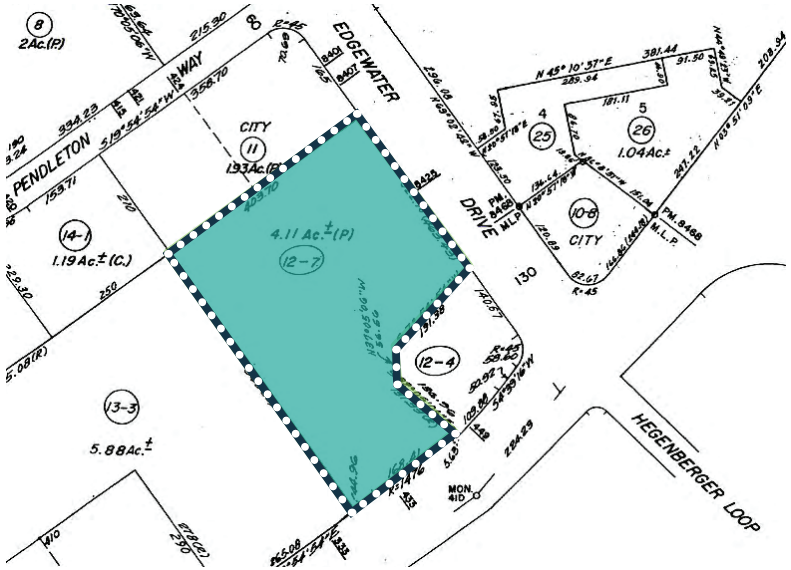
Recently Renovated

Black Bear Diner & Le Bristro On-Site

Site Map



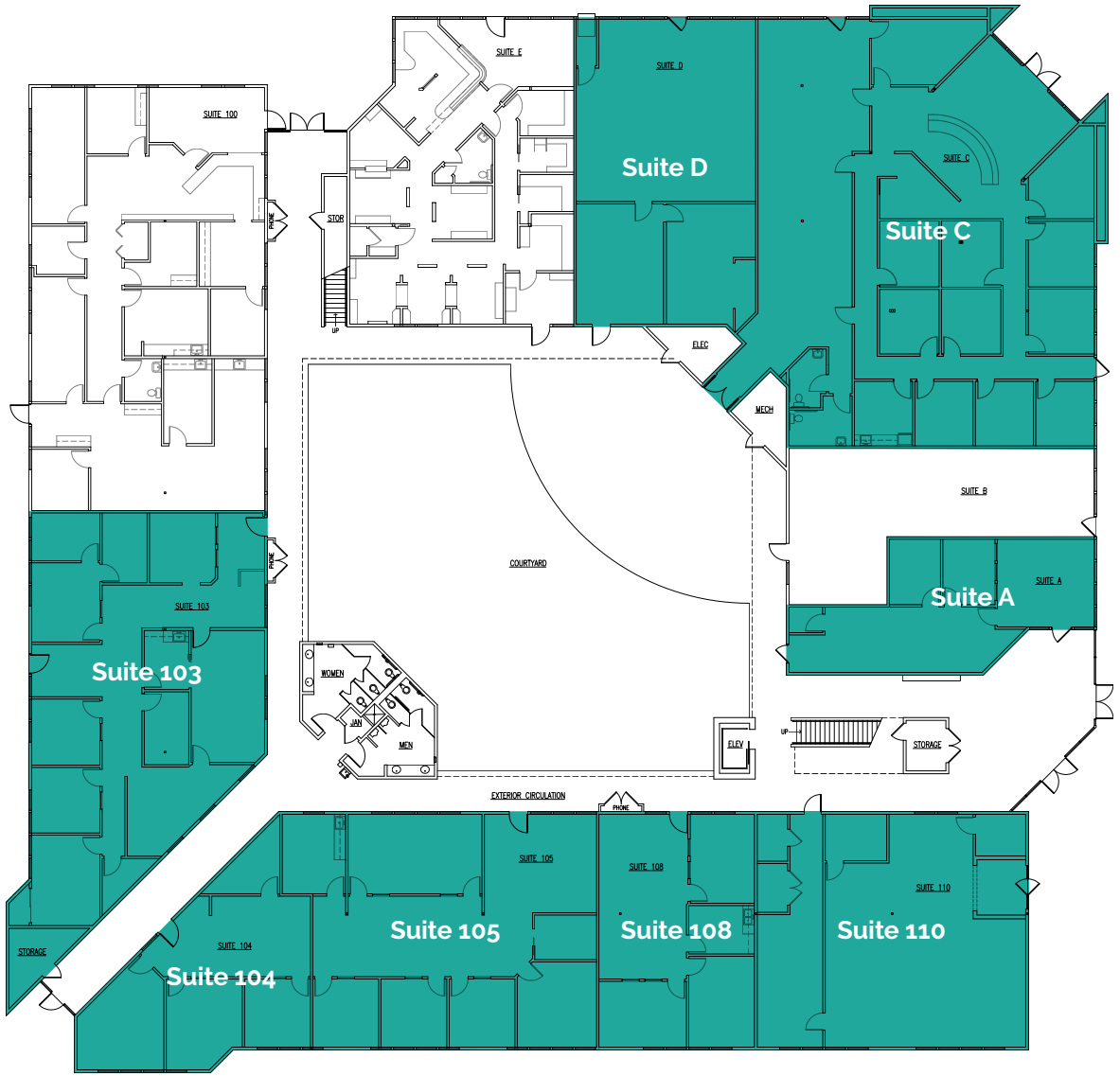
Parcel Map



Floor Plans

Corner Retail/Office with Street Exposure to Edgewater Drive & Hegenberger Rd.

Mall Level 1	Size (RSF)	Available
A	±1,086	Now
C*	±4,915-±6,909	Now
D	±1,994	Now
103	±2,979	Now
104	±1,274	Now
105	±2,492	Now
108	±1,328	Now
110	±2,293	Now
104–110	±7,387	Now



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* Suite C – Premier Corner Retail with exposoure to Edgewater & Hegenberger
* NNN Expenses due to retail storefront

Floor Plans

Large office suite with kitchen and restrooms in-suite. Divisible down to ±3,000 RSF.

Mall Level 2	Size (RSF)	Available
201B	±2,759	Now
202	±2,759	Now
203	±435	Now
205	±1,145	Now
206	±1,712	Now



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Nearby Amenities



Ideal Airport Location

- ±1,328 - ±6,909 SF available
- 0.1 miles from I-880
- 0.1 miles from Hegenberger retail hub
- 1.2 miles from Coliseum BART Station
- 2.5 miles from Oakland International Airport
- On Major Transit Bus Lines
- Exterior Renovations Complete



Nearby Amenities

Unmatched amenities for 100 Hegegnberger Rd

Food

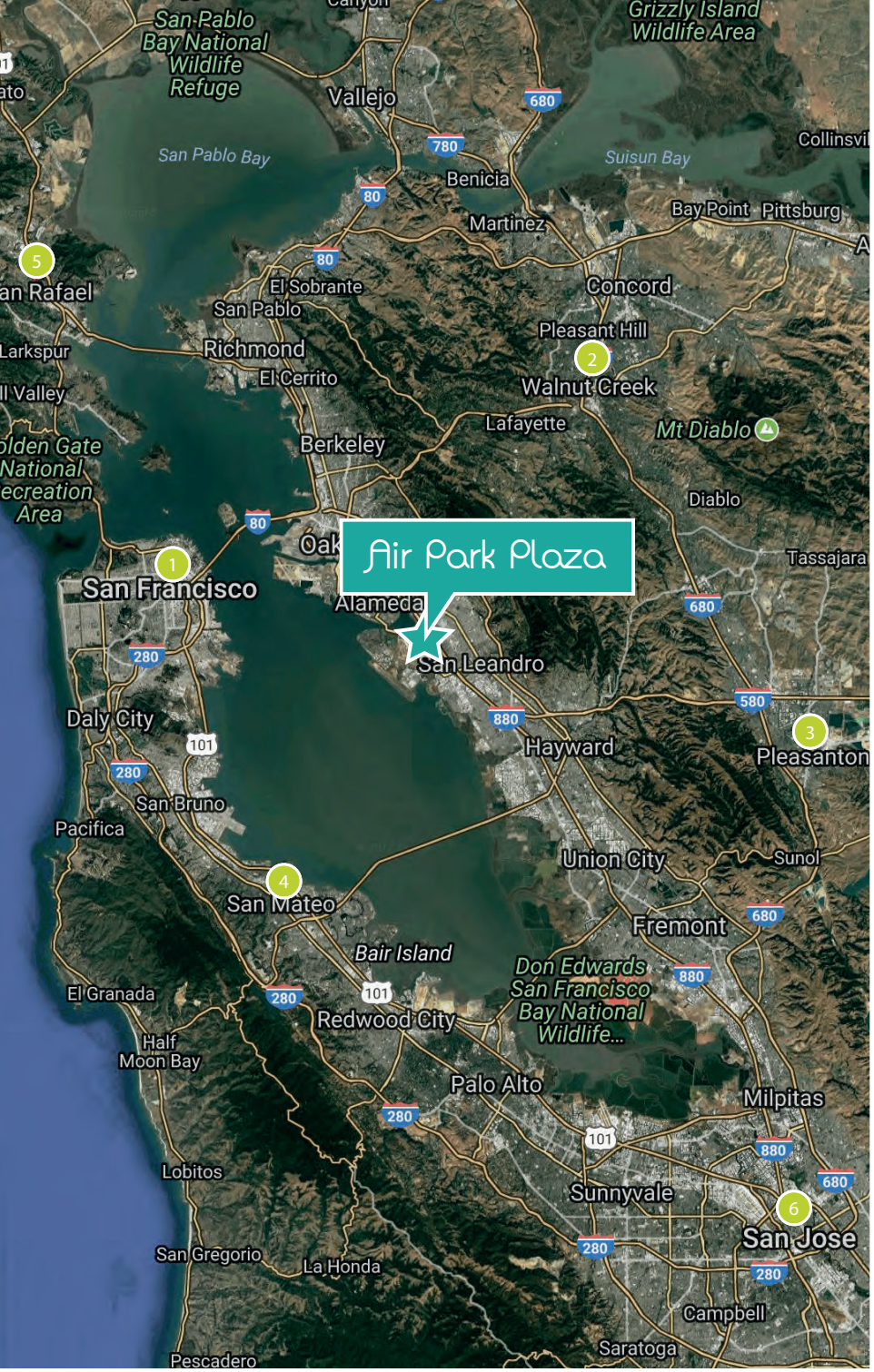
1. Black Bear Diner
2. Raising Cane's
3. Dunkin' Donuts
4. Jambu Juice
5. Subway
6. Wingstop
7. Starbucks
8. In N' Out
9. Yoshino Sushi
10. HegenBurger

Hotels

11. Courtyard Marriott
12. Best Western

Banks

13. Bank of America
14. Wells Fargo



Ideal for Commuters

Commute to 100 Hegenberger Rd from:

1	San Francisco	20 Minutes	4	San Mateo	35 Minutes
2	Walnut Creek	30 Minutes	5	San Rafael	40 Minutes
3	Pleasanton	20 Minutes	6	San Jose	40 Minutes

+/1.0 Miles from BART





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Completed Renovations

- Exterior paint and TKM
- Entry siding and access
- Lobby improvement
- Courtyard landscaping
- ADA bathrooms

Contact Information

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