

# Street-level Retail - Commercial Lease Opportunity

*1,900 sqft space @ 439 International Blvd in Oakland co-located  
with a creative residential community*

**About OpenDoor.** OpenDoor creates modern, collaborative living spaces design to facilitate creativity and sharing. We are passionate about the power of community to enable people to live more purposeful, meaningful, and impactful lives. More at [www.opendoor.io](http://www.opendoor.io).

**About the Property.** 439 International is our third project, a 3-story mixed-use building located four blocks from Lake Merritt. The building is currently being remodeled as part of a deep overhaul - including new siding & windows on the exterior, and an interior retrofit to customize the residential units for community living.

**About the Community.** The two upper floors are a coliving residence called "The Canopy" that is being activated by a team of future residents. The culture and purpose behind the residential space is to promote peer-to-peer knowledge sharing and to enable the creative potential of both residents and the broader community.



***We are seeking a ground-floor tenant that is excited to complement the residential community around the themes of creativity & knowledge sharing***

## **Ideal tenants / uses might include:**

- A community workshop space that offers skillshares for DIY projects like bike maintenance, picture framing, woodworking, painting, sewing, etc
- A coworking and event space for residents and the broader community
- A tea house and community center that can host acoustic music, speakers, etc.
- A makerspace with tools and classes to enable physical creation
- An accessible coding school that teaches at risk youth software programming

# Specifications, Drawings & Photos

## Lease Specifics:

- 439 International Blvd, Oakland, CA
- 2,400 sqft with street-level walk-in access from International Blvd.
- Price: \$2,700/mo
- Available beginning Dec. 1st
- Ground Floor Retail, RU4 Zoning allows most commercial uses
- Wired with commercial power
- Includes 1 bathroom & 1 room plumbed as bathroom
- Seeking 3 year lease or longer
- Rent ramp up available
- Available for popups & events prior to Dec. 1st
- Small tenant improvement budget available for painting & lighting



## Ground floor commercial space plans:

### Ground Floor Commercial Space Plans



Detailed Drawings and Figures available upon request. [jay@opendoor.io](mailto:jay@opendoor.io)

The property is the tall building in center, currently being re-sided and repainted.



Storefront from the sidewalk. Planter boxes will be replaced with input from tenant.



Interior of commercial space, viewed from front door. Currently used as staging area.





View of rear portion. Boarded section will have double doors opening to small patio.

