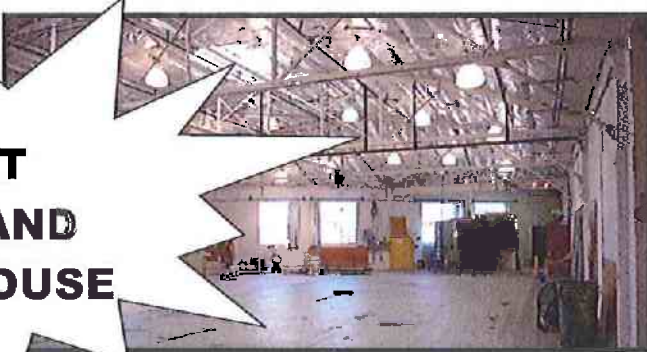


Address:	2526 Wood St., Oakland		
Price:	\$8,500/month	Cost per Sq. Ft.:	\$0.50 gross
Unit Size:	17,000 sq.ft.	Yard Area:	6 parking spaces
Start Date:	January 1, 2011	On Market:	4 months
Terms, Conditions, Comments:	5 year Lease with 3% annual increases; one 5 year option to renew; Free Rent 2 Months: January and February 2011		
Landlord:	Mandella Partners LLC	Tenant:	Golden West Envelope Corp.
Listing Broker:	Robinson Real Estate c/o Scott Robinson	Selling Broker:	



**WEST
OAKLAND
WAREHOUSE**

**AVAILABLE
FOR
LEASE**

(Formerly - Berkeley Repertory Scene Shop)

For Lease – 2526 Wood Street

(Remodeled in full - less than five years ago)

Approximately ±17,000 sq.ft. High Clear Work Space

- Approx. 1,500 sq.ft. offices
- Great Natural Light
- High Clear 16'-24'
- Easy freeway access near Bridge
- Sprinklered
- Power 800 amp 3 Phase
- Insulated Shop Space
- Modern Lighting

Lease Rate - \$ 0.52/sq.ft. gross

FOR FURTHER INFORMATION PLEASE CONTACT: Scott Robinson 510/914-8785

Or email: scott@robinsonreal.com

CITY	Oakland	LISTING CO.	Robinson Real Estate
ADDRESS	2526 Wood Street	LISTING AGT.	Scott Robinson
CROSS ST.	26th Street	PHONE #	510/914-8785