

# 475

## CITY CENTER

14th Street, Oakland

CLASS A WORKSPACE IN VIBRANT CITY CENTER LOCATION  
BROAD RANGE OF SUITE SIZES & LAYOUTS

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Colliers



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CITY CENTER

CLASS **A**

LEED PLATINUM BUILDING

**UPGRADED**

Lobby & Common Areas

**BEST-IN-CLASS**

Operations

**SECURE**

Key Card Access

**EXCEPTIONAL**

Natural Light

**FULL HVAC**

With Enhanced Filtration System

**ON-SITE**

Management & Security

**SECURE**

Building Parking

**DIRECT ACCESS**

To 12th Street BART

**DEBT FREE OWNER**

Long Term Hold

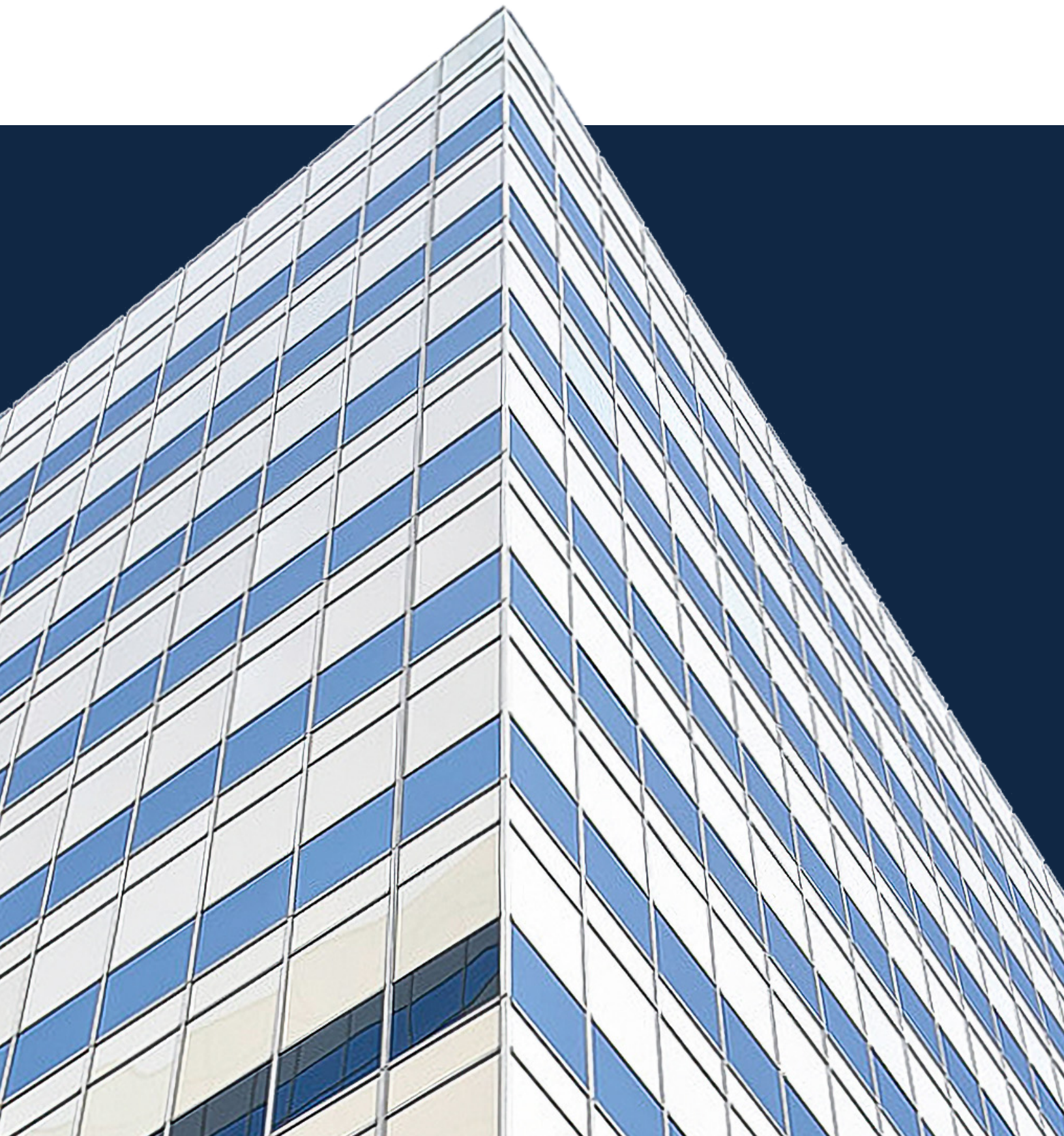








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## AVAILABILITIES

|                  |             |
|------------------|-------------|
| <u>Suite 100</u> | ±4,751 RSF  |
| <u>Suite 200</u> | ±2,990 RSF  |
| <u>Suite 230</u> | ±2,949 RSF  |
| <u>Suite 520</u> | ±2,676 RSF  |
| <u>Suite 550</u> | ±8,278 RSF  |
| <u>Suite 600</u> | ±6,099 RSF  |
| <u>Suite 800</u> | ±6,388 RSF  |
| <u>Suite 850</u> | ±8,829 RSF  |
| <u>Suite 900</u> | ±15,217 RSF |

OPPORTUNITIES  
IN EVERY SIZE RANGE

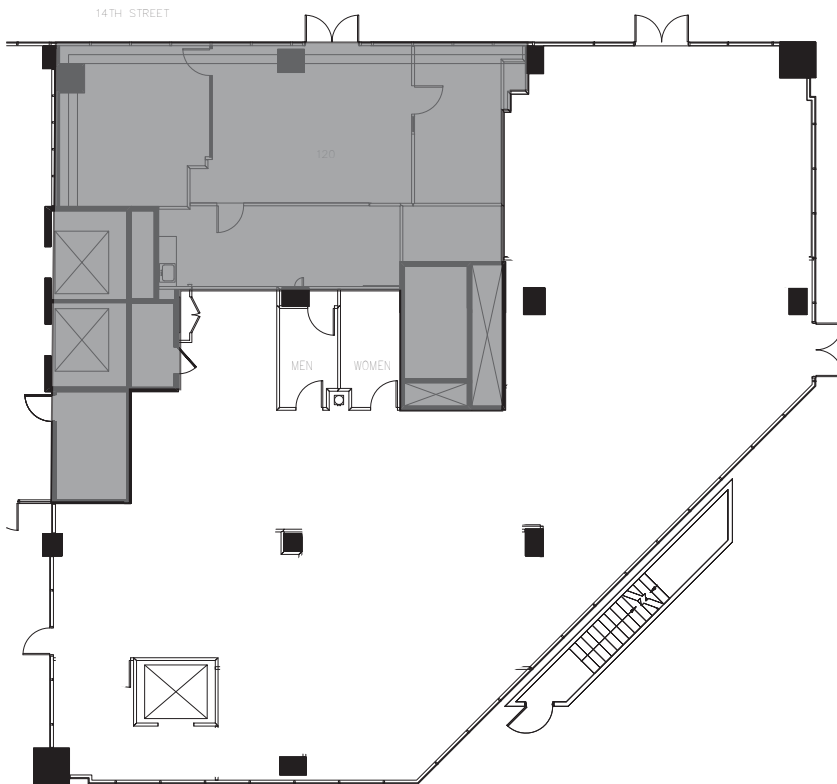
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FLOORPLANS

BROAD RANGE OF LAYOUTS  
TO FIT YOUR NEEDS

AKLAND CITY CENTER  
AKLAND CITY CENTER





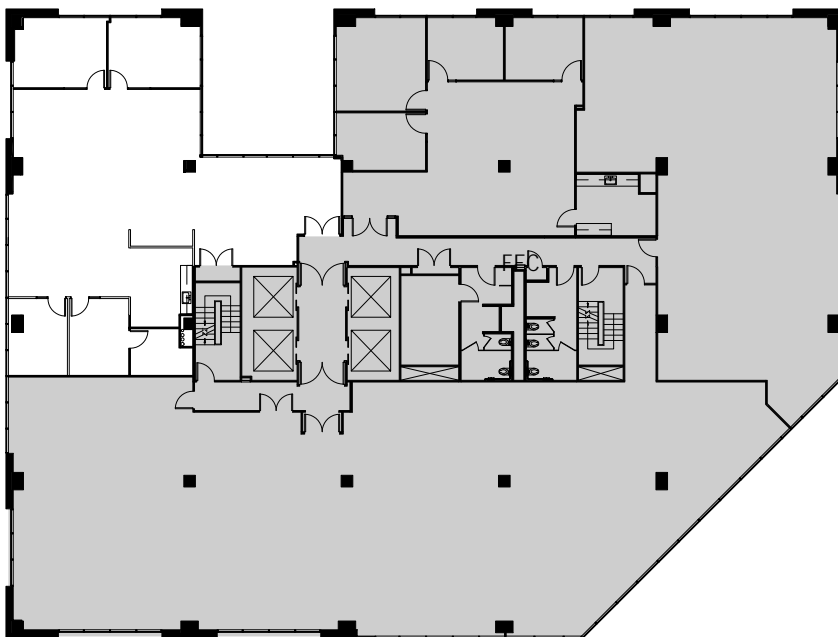
## SUITE 100

±4,751 RSF



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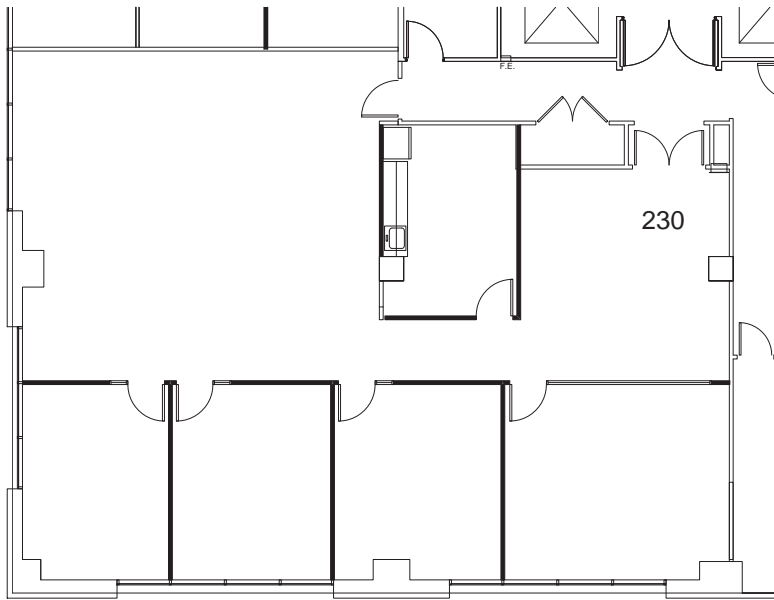
- Ground floor office suite with double door entry, prime visibility from City Center
- High ceilings
- Landlord improvements available
- Divisible



## SUITE 200

±2,990 RSF

- Efficient corner suite
- Double door entry off elevator
- 2 private offices, 2 conference rooms
- Open style kitchen



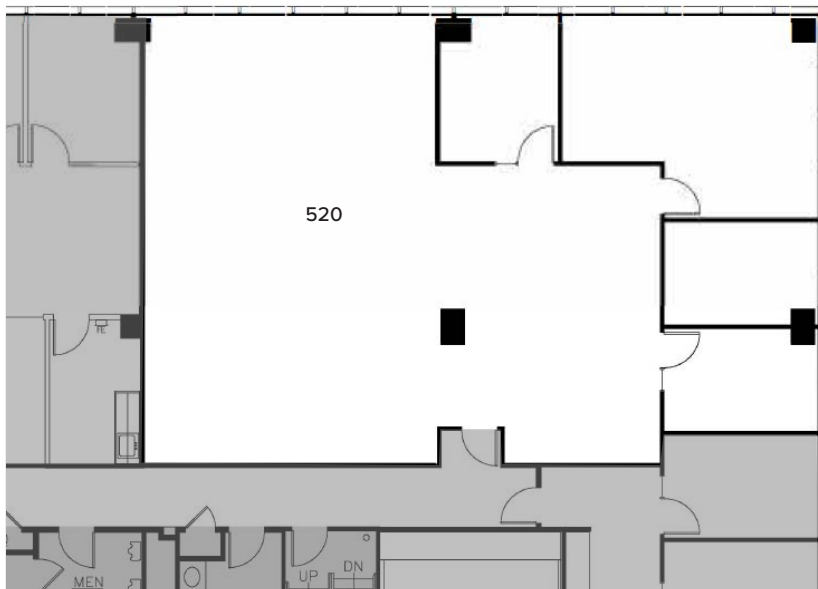
## SUITE 230

±2,949 RSF



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- Newly modernized suite
- 3 private offices
- 1 conference room
- Efficient open area
- Enclosed kitchen area



## SUITE 520

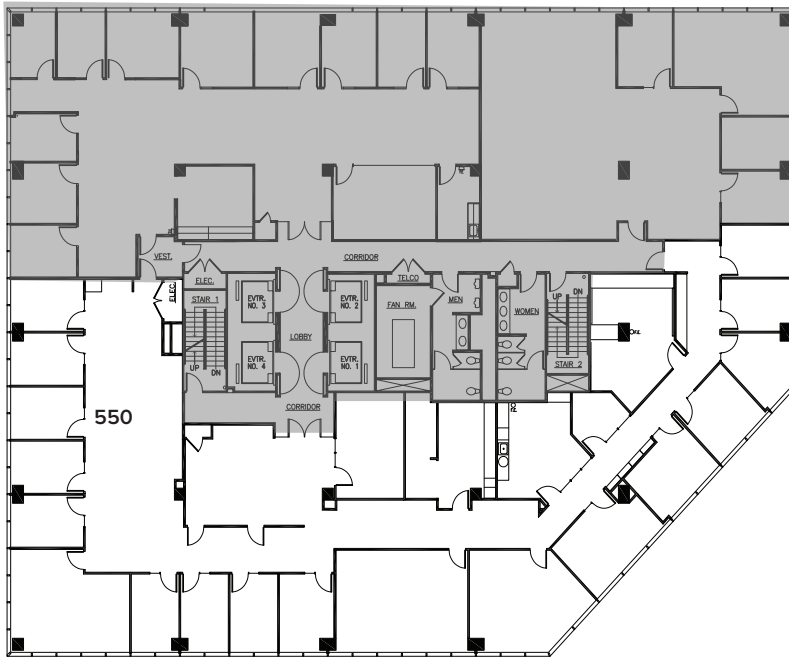
±2,676 RSF



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- Efficient corner suite with 3 private offices, 1 conference room, and open area
- Views out to Frank Ogawa Plaza

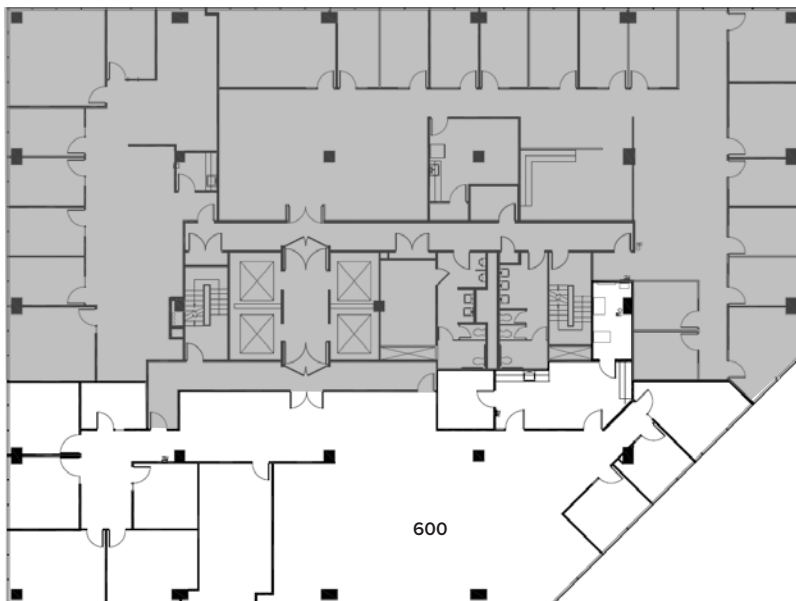




## SUITE 550

±8,278 RSF

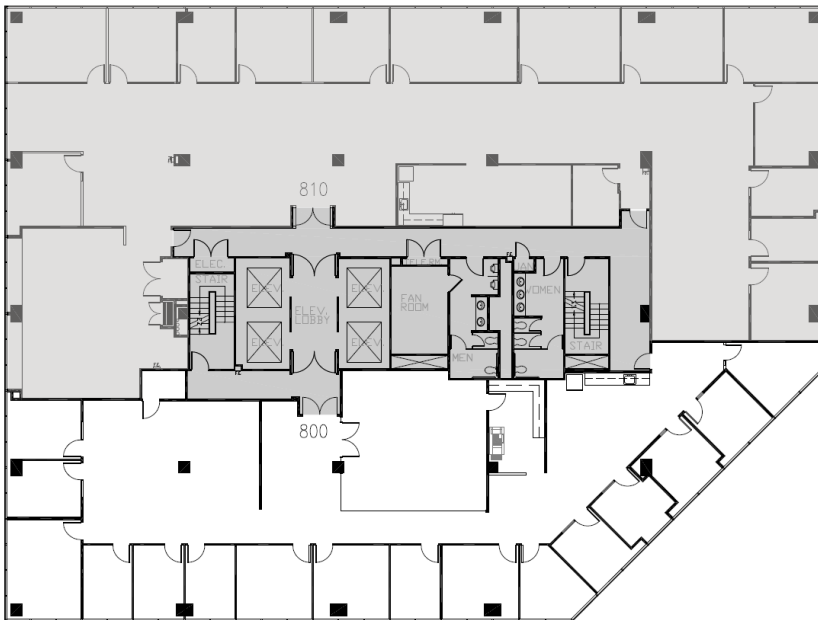
- 15 private offices, and 3 conference rooms
- Kitchen and file/copy room
- Formal reception area
- Ample natural light
- Double door entry off of elevator lobby



## SUITE 600

±6,099 RSF

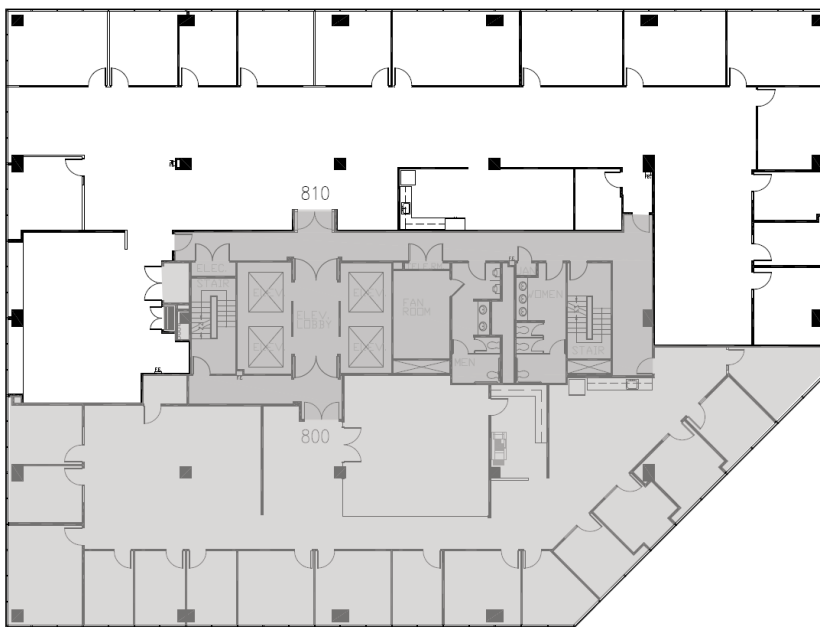
- Prestigious suite with double door entry off elevator
- 9 private offices
- Conference room
- Break room
- Copy room and enclosed IT closet
- City Center views



## SUITE 800

±6,388 RSF

- Door entry immediately off elevator
- 16 private offices
- Large conference room
- Views over City Center



## SUITE 850

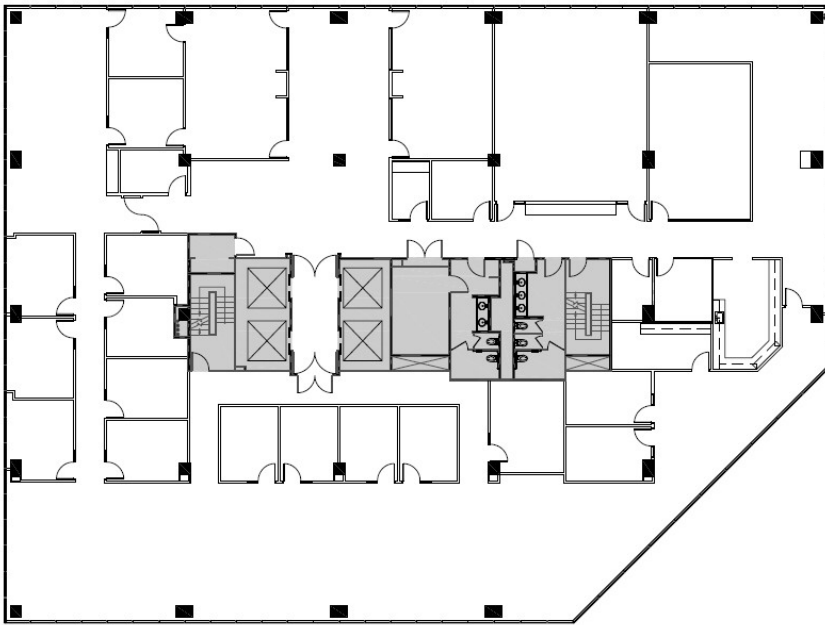
±8,829 RSF



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- Double door entry immediately off elevator
- 13 Private Offices
- Conference room
- Enclosed copy room, breakroom and IT closet
- Great natural light and views out to Frank Ogawa Plaza





## SUITE 900

±15,217 RSF



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- Prestigious full floor with excellent natural light and Downtown Oakland views

For more information or to schedule a tour  
please contact

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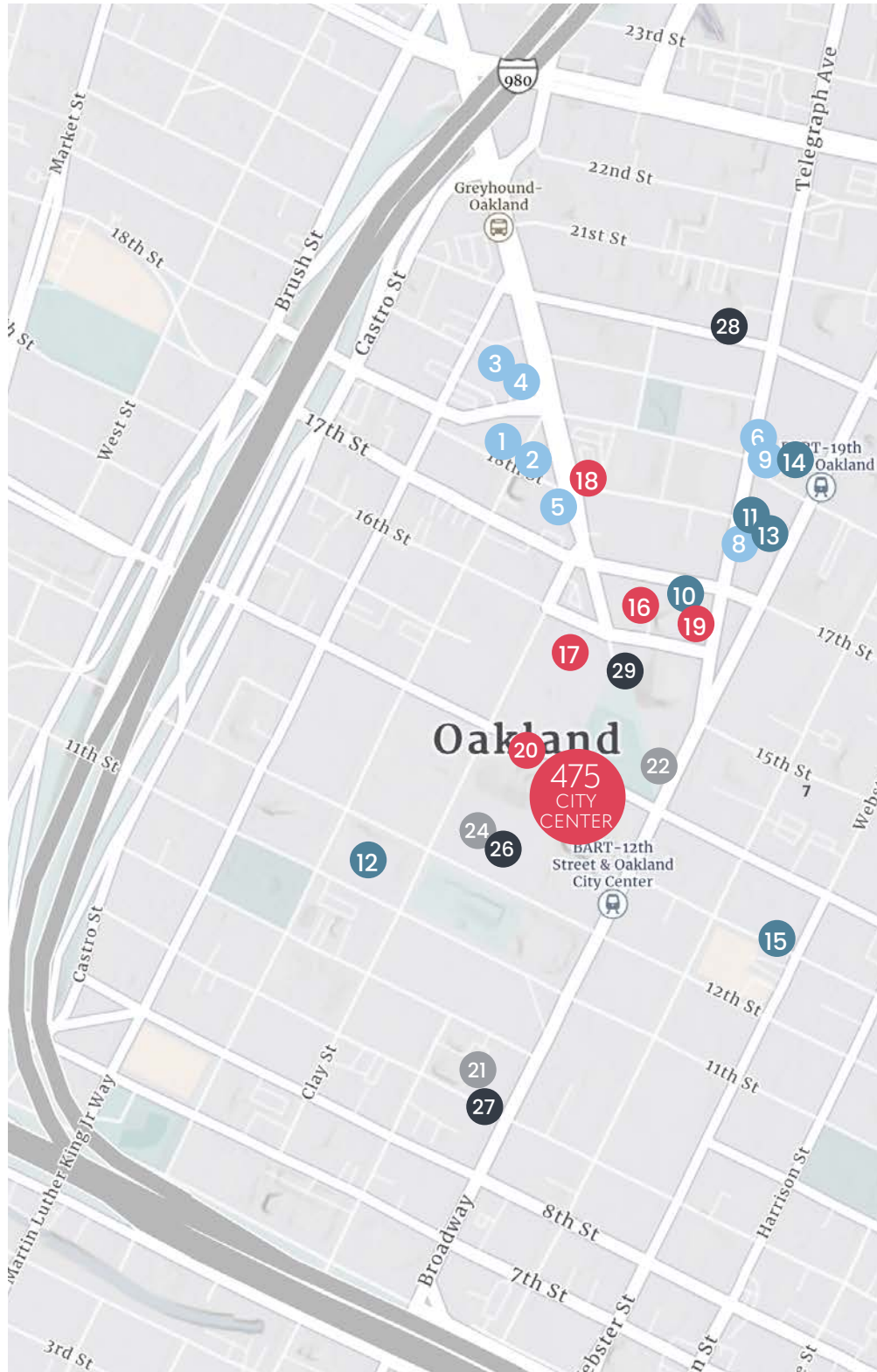
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TOP TIER  
AMENITIES







# SUPERIOR ACCESS & LOCATION

## EATERIES

- 1 Shinmai
- 2 Plenty
- 3 Belly
- 4 Hopscotch
- 5 Curry Up Now
- 6 Palmetto
- 7 Pintoh Thai
- 8 Itanni Ramen
- 9 Xolo Taqueria

## SPIRITS

- 10 Bar Shiru
- 11 The Miranda
- 12 Penelope
- 13 The Punchdown
- 14 First Edition
- 15 CoCo Noir Wine Shop & Bar

## PARKING

- 16 The Rotunda Garage
- 17 Dalziel Garage
- 18 18th Street Uptown Lot
- 19 Latham Square Garage
- 20 Oakland City Center

## COFFEE

- 21 Blue Bottle
- 22 Awaken Café
- 23 Timeless Coffee
- 24 Starbucks
- 25 Coco Café

## FITNESS

- 26 The Club at City Center
- 27 Hot Spot Yoga
- 28 Great Western Climbing Gym
- 29 FOUR Elements Fitness



100

TRANSIT SCORE



99

WALK SCORE

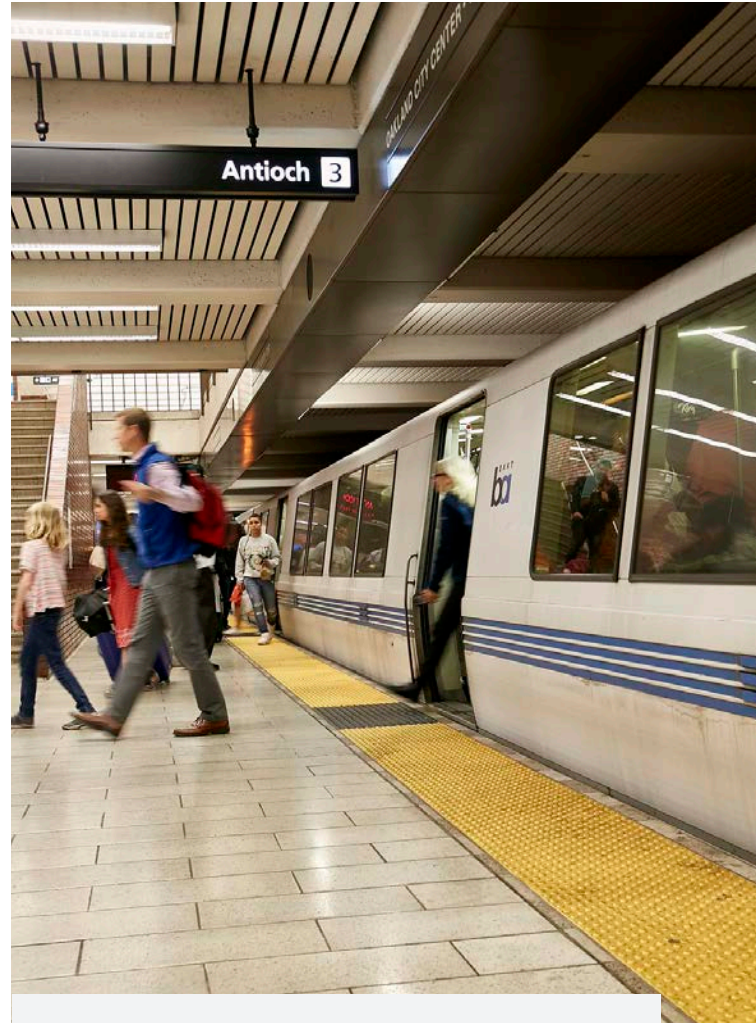
## CITY CENTER AMENITIES



### BUSINESS SERVICES

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Essential business services including dining options for entertaining clients, FedEx Center, underground parking, and the health and fitness facility The Club at City Center.



### TRANSIT ORIENTED

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Exclusive City Center entrance to the 12th Street BART station and direct freeway access.





## OCC CONFERENCE CENTER

Premier conference space with concierge service offers five flexible-format meeting rooms ideal for tenant meetings, group trainings or events.



## EVENTS & TENANT ACTIVITIES

Ongoing events featuring well known regional entertainers and musicians, including the popular Summer Sounds Concert series.



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