



OAKLAND, CA 94612

# 1611 Telegraph Ave

LATHAM SQUARE BUILDING

+/- 69,021 SF AVAILABLE

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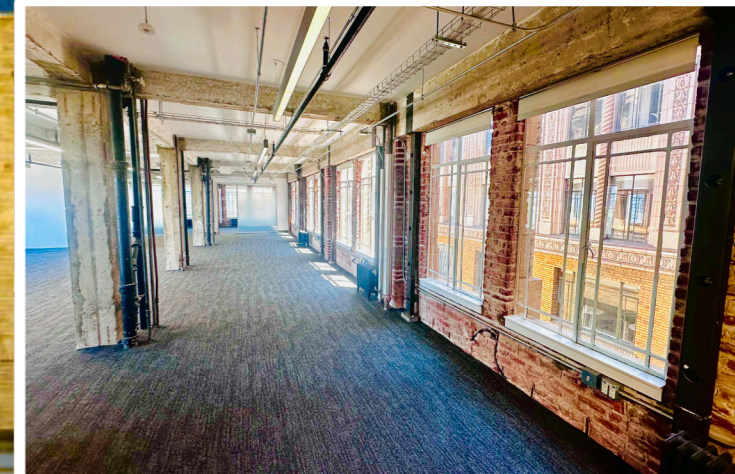
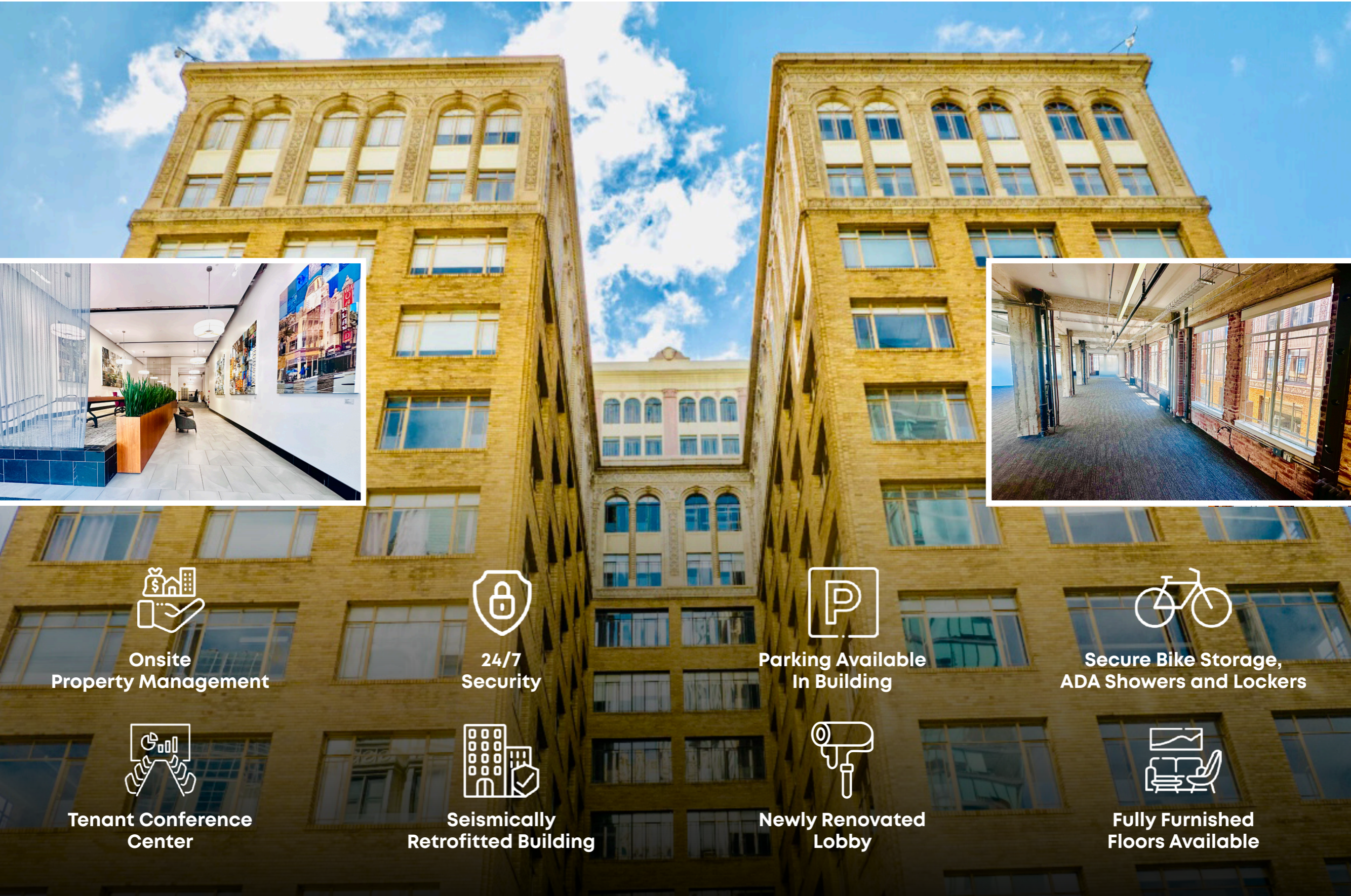


We're Here to Help – Reach Out Today!

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# PROPERTY SUMMARY

| 1611 Telegraph



**Onsite  
Property Management**



**24/7  
Security**



**Parking Available  
In Building**



**Secure Bike Storage,  
ADA Showers and Lockers**



**Tenant Conference  
Center**



**Seismically  
Retrofitted Building**



**Newly Renovated  
Lobby**



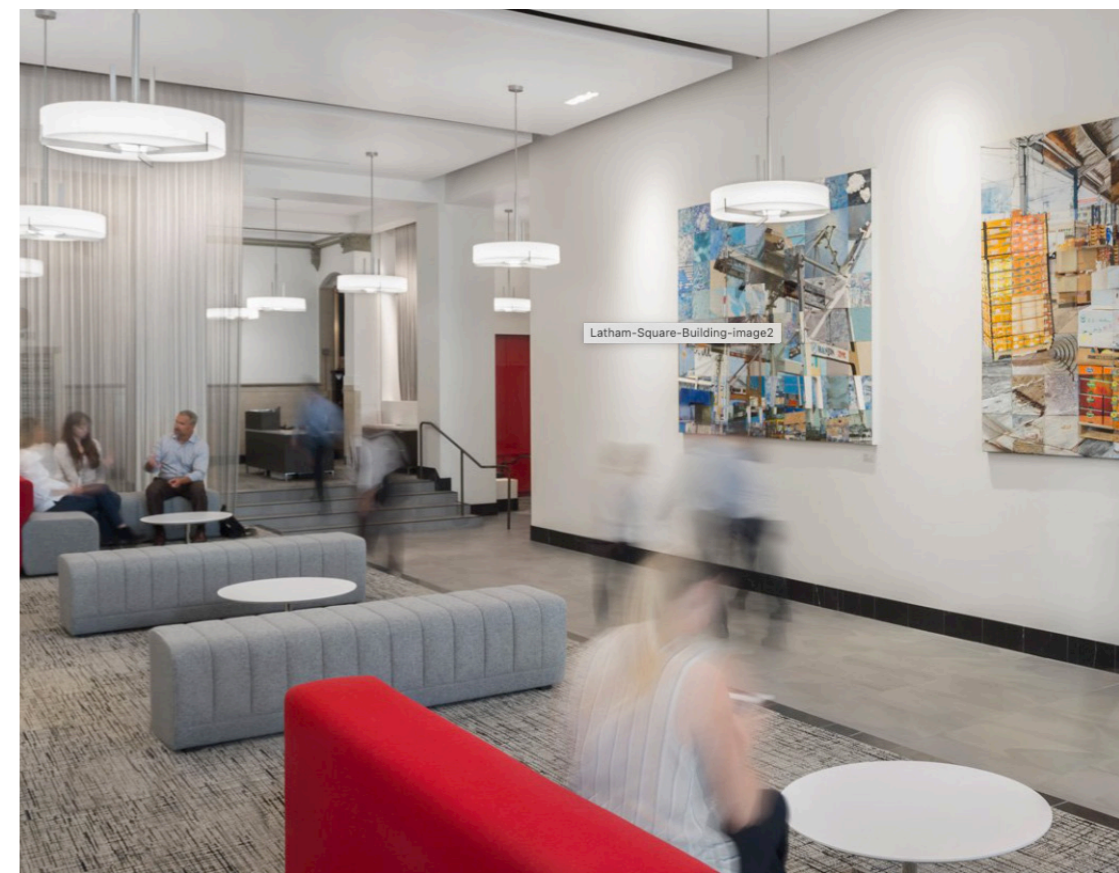
**Fully Furnished  
Floors Available**

# FORGE Architecture Lobby & Facade Renovation

## | 1611 Telegraph

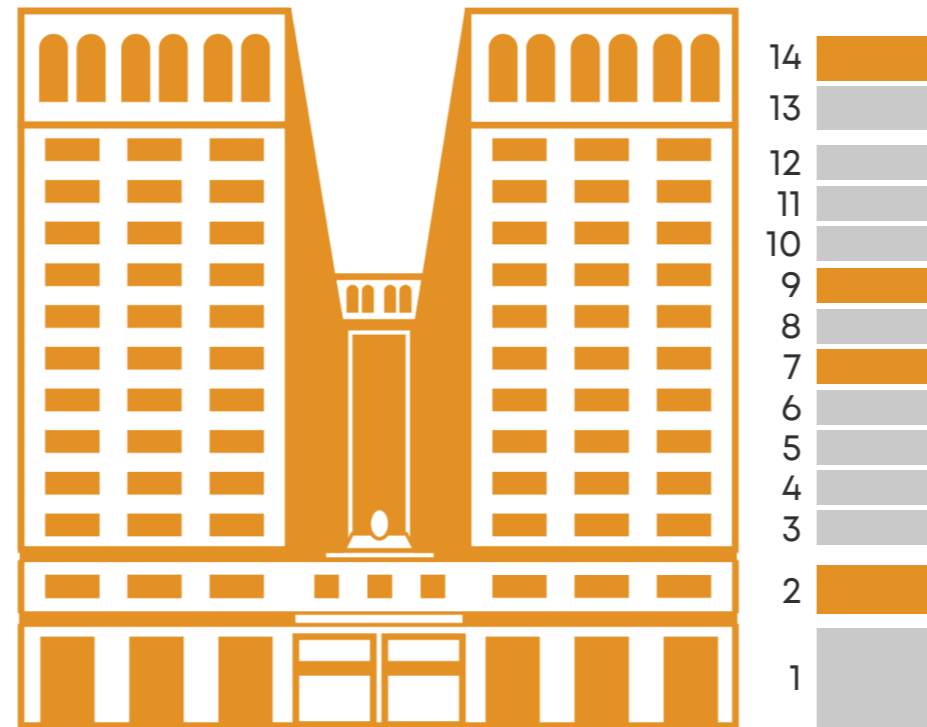
### SCOPE OF WORK

- Designed a new **street-level facade** that blends with the historic tower above while introducing a refreshed, modern identity
- Helped preserve **original architectural elements**, such as windows and masonry, while updating adjacent materials
- Introduced **fluted column and classical detailing** in a contemporary cladding system to echo the building's original design language
- Supported a **cleaner, more inviting retail frontage** to activate the pedestrian plaza at Broadway and Telegraph



# HIGHLIGHTS

## | 1611 Telegraph



SUITE	SF	DESCRIPTION
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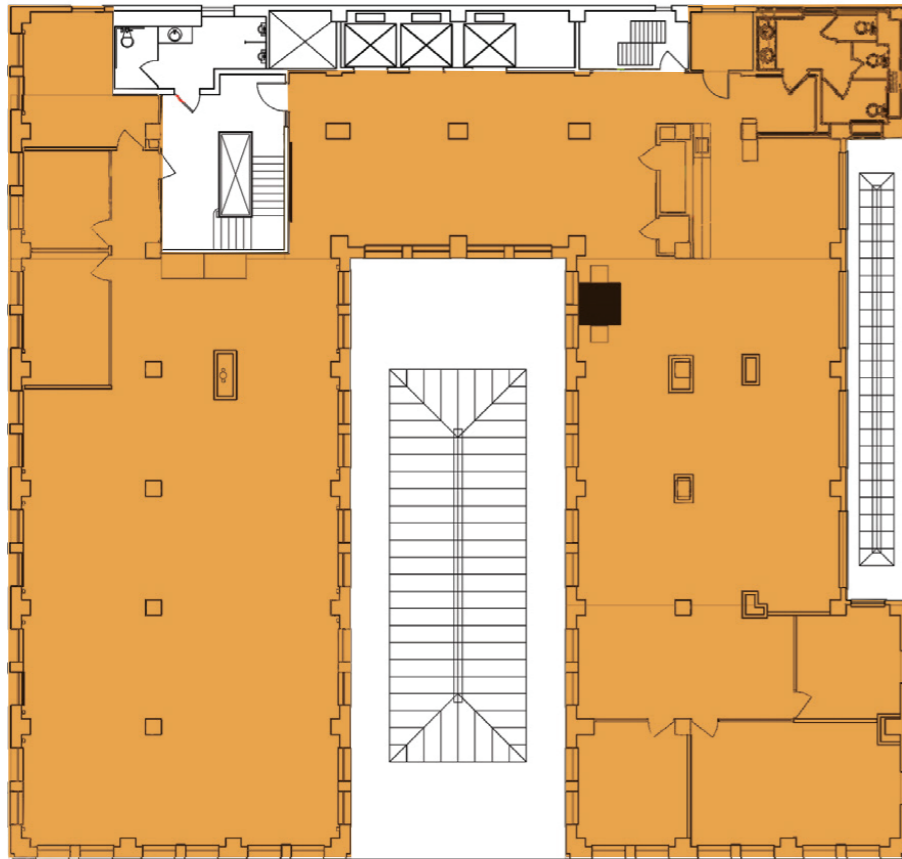
<b>1400</b>	<b>± 8,242 SF</b>	<b>Full Floor Creative Space w/ Clean and Bright Windowline. Exposed Brick and Concrete Ceilings throughout. Multiple Conference Rooms and Private Offices.</b>
1000	± 8,237 SF	Open Collaborative Aesthetic: Total of 6 meeting rooms and Bullpen Workspace for +/- 50 workstations.
<b>936</b>	<b>± 2,568 SF</b>	<b>5 Private Offices w/ Open Layout</b>
<b>920</b>	<b>± 998 SF</b>	<b>Fully Furnished Available, Plug &amp; Play Suite</b>
900	± 4,906 SF	Creative Full-Floor Opportunity - Natural Light and Windowline w/ Private Offices.
801	± 537 SF	Plug & Play w/ Exposed Concrete and Brick Aesthetic and Full Windowline. Total of 6 meeting rooms and Bullpen Workspace for +/- 50 workstations.
<b>700</b>	<b>± 8,237 SF</b>	<b>Full Floor Creative Space w/ Clean and Bright Windowline. Exposed Brick and Concrete Ceilings throughout. Multiple Conference Rooms and Private Offices.</b>
600	± 8,237 SF	Open Collaborative Bright Workspace - Full Floor Available
400	± 8,228 SF	Creative Full Floor w/ 2 Private Offices, Conference Room and Kitchen
300	± 8,228 SF	Full Floor Opportunity w/ 4 Private Offices and Kitchen.
<b>210</b>	<b>± 837 SF</b>	<b>Segmented Workflow Suite with Kitchenette.</b>
<b>200</b>	<b>± 9,584 SF</b>	<b>Full Floor Available. Fully Furnished Available w/ Atrium Ceiling - Natural Light Throughout</b>

# LATHAM SQUARE BUILDING

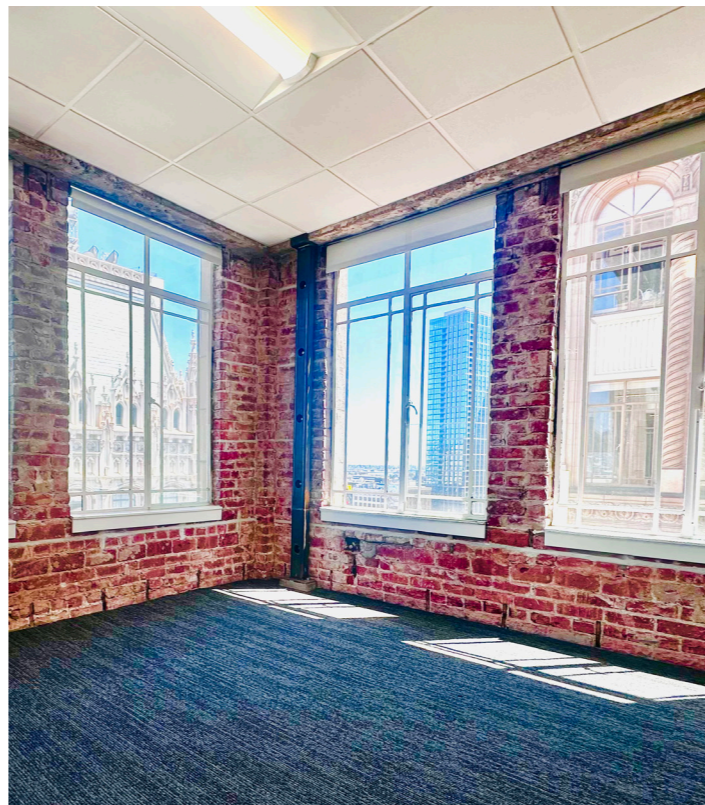
| 1611 Telegraph

**SUITE 1400: +/- 8,242 SF**

- Full Floor Creative Space
- Clean and Bright Windowline
- Exposed Brick and Concrete Ceilings
- Throughout
- Multiple Conference Rooms
- Private Offices



Abundance of Natural Light



Detailed Finishes



Modern Touches

# LATHAM SQUARE BUILDING

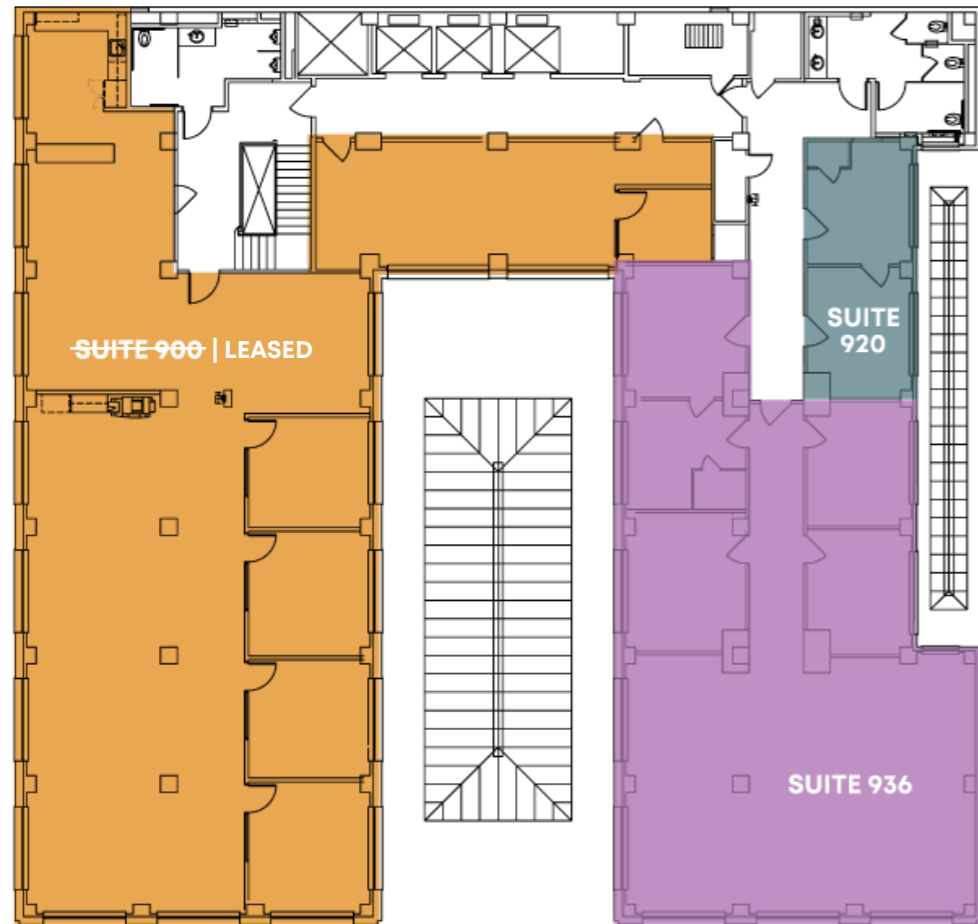
| 1611 Telegraph

**SUITE 920: +/- 998 SF**

Fully Furnished Available, Plug & Play Suite

**SUITE 936: +/- 2,568 SF**

5 Private Offices w/ Open Layout



 **CALCO**  
COMMERCIAL, INC.



Builder Aesthetic



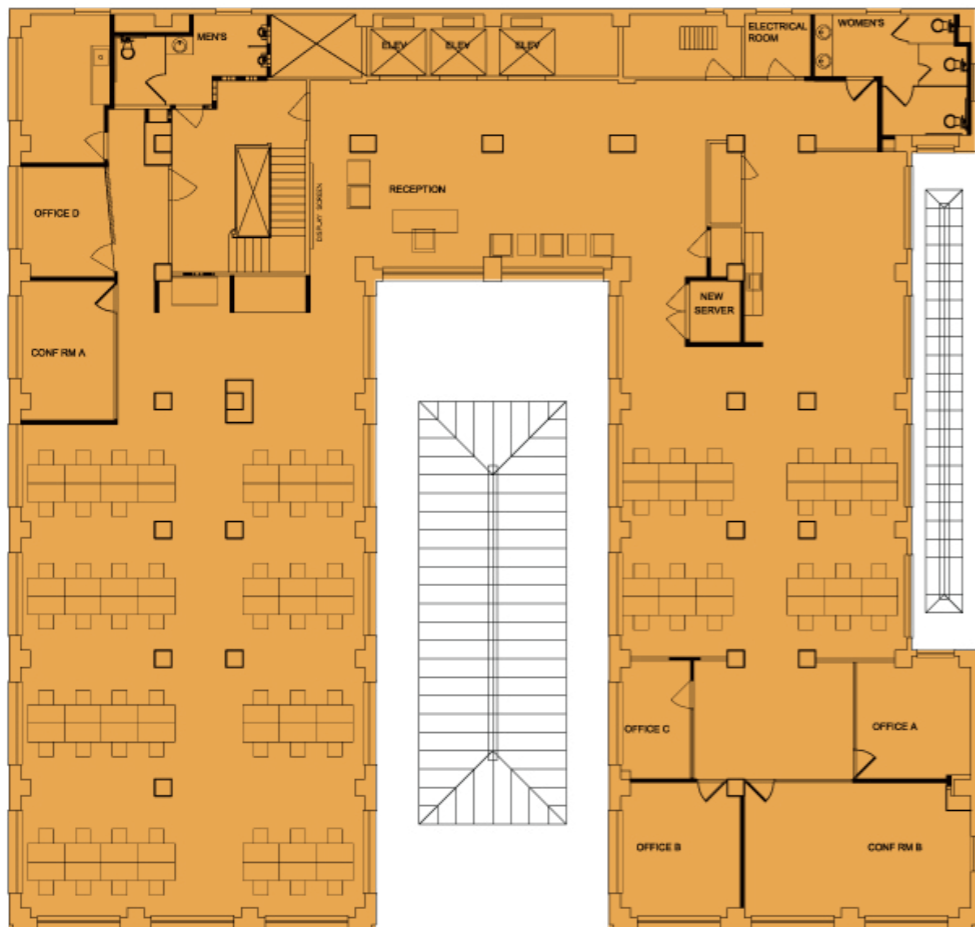
Pristine Windowline

# LATHAM SQUARE BUILDING

| 1611 Telegraph

**SUITE 700: +/- 8,237 SF**

- Plug & Play Furnished Space
- Exposed Concrete and Brick Aesthetic
- Bright Full Windowline
- 6 meeting rooms w/ Private Offices
- Bullpen Workspace for +/- 50 Workstations



# LATHAM SQUARE BUILDING

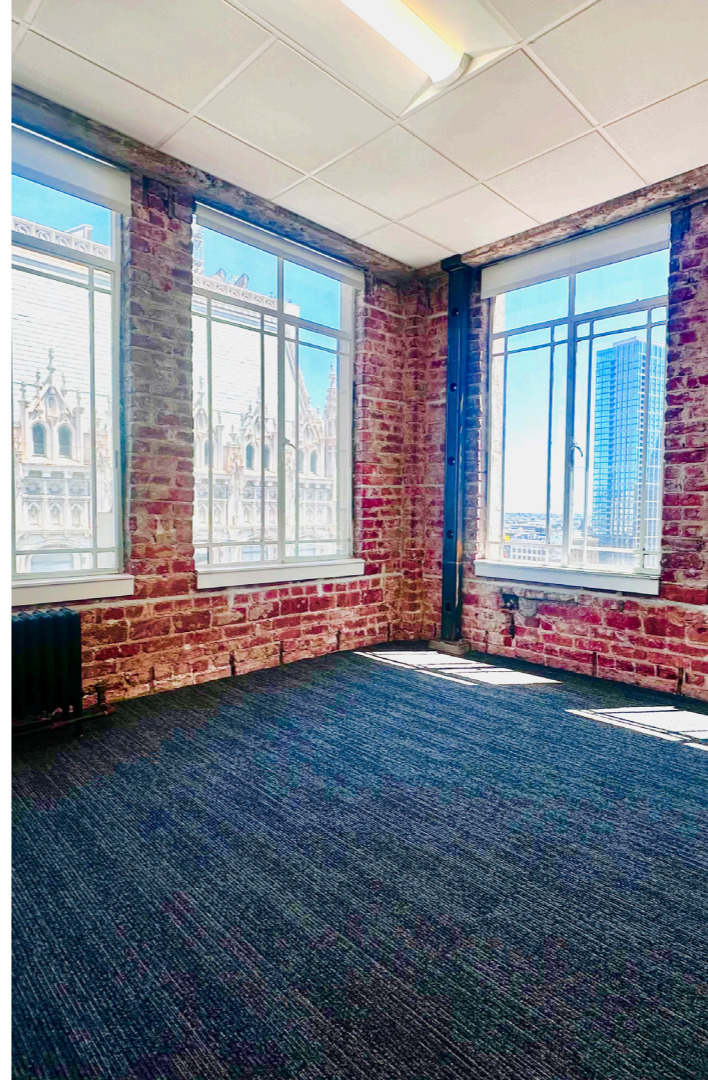
| 1611 Telegraph

## SUITE 200: +/- 9,584 SF

- Collaborative Creative Space
- Fully Furnished Available
- High Atrium Ceiling
- Natural Light Throughout
- Creative Brick Aesthetic

## SUITE 210: +/- 837 SF

- Clean Space w/ Kitchenette
- Natural Light
- Brick and Concrete Finishes



 CALCO  
COMMERCIAL, INC.



# WHERE HISTORY MEETS INNOVATION

| 1611 Telegraph

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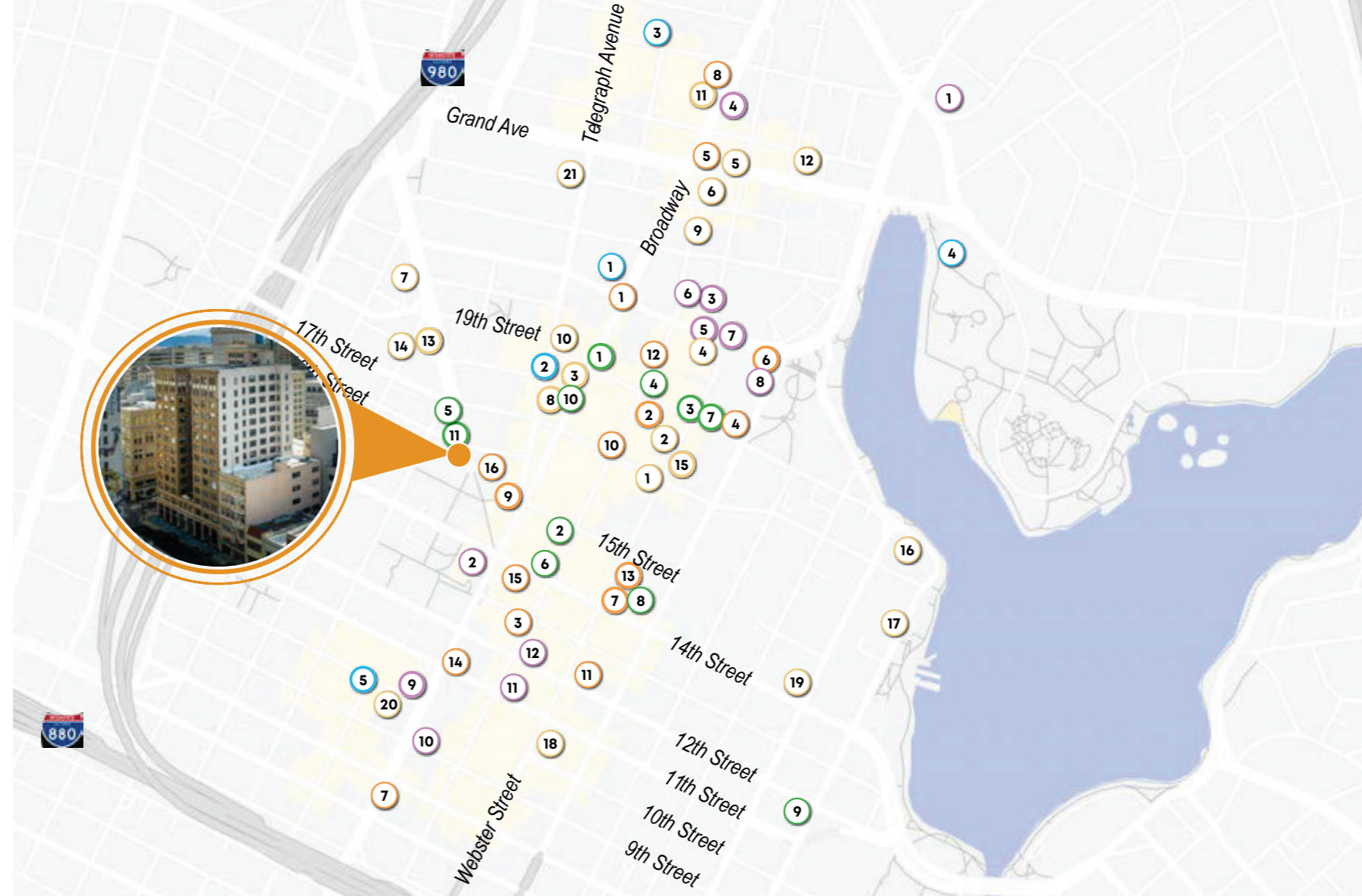


# NEARBY AMENITIES

## | 1611 Telegraph

The Property is ideally located in the heart of Downtown Oakland's expanding retail and residential corridor. Broadway serves as one of the primary arteries connecting Downtown to Uptown, providing access to the City's highest concentration of retail with a diverse mix of restaurants, coffee shops and bars.

Additionally, the Property enjoys immediate access to the 12th Street BART Station and is one mile from the on and off ramps to Interstates 880 and 580, providing the ideal work destination



### PROMINENT RESTAURANTS

- 1 Aburaya
- 2 Parlour
- 3 Duende
- 4 Tacos La San Marquena
- 5 AlaMar Kitchen & Bar
- 6 Mela Bistro
- 7 Hopscotch
- 8 Itani Ramen
- 9 Agave Uptown
- 10 Xolo
- 11 Drake's Dealership
- 12 Trueburger
- 13 Shinmai
- 14 Plenty
- 15 Molcajete Cocina
- 16 The Terrace Room
- 17 Lake Chalet
- 18 Shandong
- 19 Blue Nile
- 20 Bocanova
- 21 The Moxy

### NEARBY CAFES

- 1 Tierra Mia Coffee
- 2 Modern Coffee
- 3 Modern Coffee
- 4 Aroma Café
- 5 Farley East
- 6 Starbucks
- 7 KulTuah Café
- 8 Sweet Bar Bakery
- 9 Awaken Café & Roasting
- 10 Yokee Tea
- 11 Luckyduck Bike Café
- 12 Coco Cafe'
- 13 Cafe' Uccello
- 14 The Caffe' by Mr. Espresso
- 15 Brewja Coffee
- 16 Cafe' Teatro

### NEARBY BARS

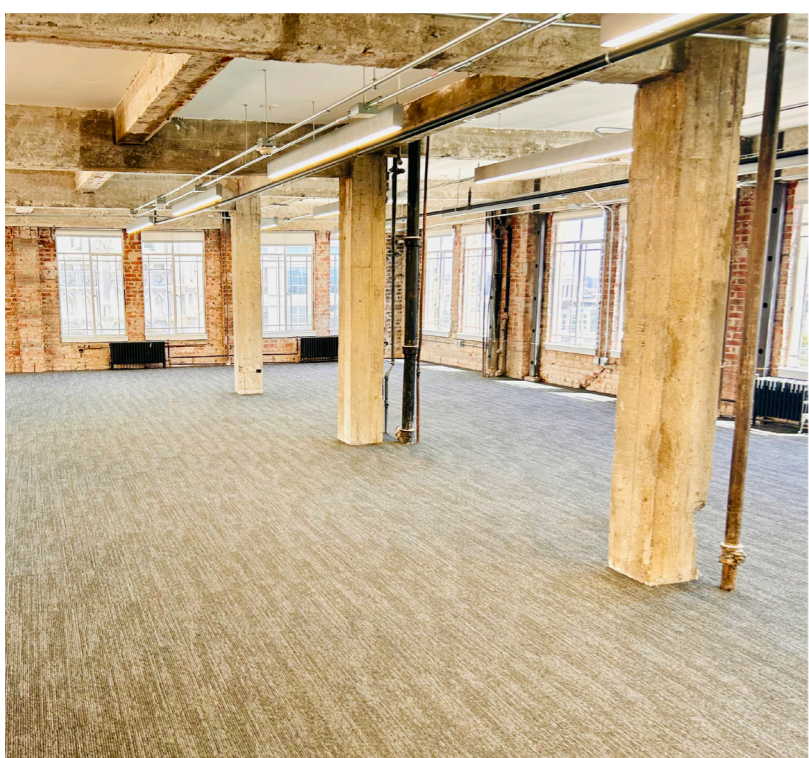
- 1 First Edition
- 2 The Hatch Oakland
- 3 Bar 355
- 4 Drexl
- 5 Café Van Kleeff
- 6 The Golden Bull
- 7 19th Street Station
- 8 Halftime Sports Bar
- 9 Mad Oak Bar
- 10 The Miranda
- 11 Bar Shiru

### LOCAL AMENITIES

- 1 Whole Foods
- 2 Walgreens
- 3 24 Hour Fitness
- 4 Oakland YMCA
- 5 Chase Bank
- 6 Wells Fargo
- 7 U.S. Bank
- 8 Mechanics Bank
- 9 Marriott City Center
- 10 Courtyard Marriott
- 11 Hampton Inn
- 12 Ramada by Windham

### POINTS OF INTEREST

- 1 Paramount Theatre
- 2 Fox Theater
- 3 The New Parkway Theater
- 4 The Gardens at Lake Merritt
- 5 Oakland City Center



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## PIONEERING REAL ESTATE SOLUTIONS WITH PROVEN EXPERTISE

Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.