

155 GRAND AVENUE

LAKE MERRITT TOWER



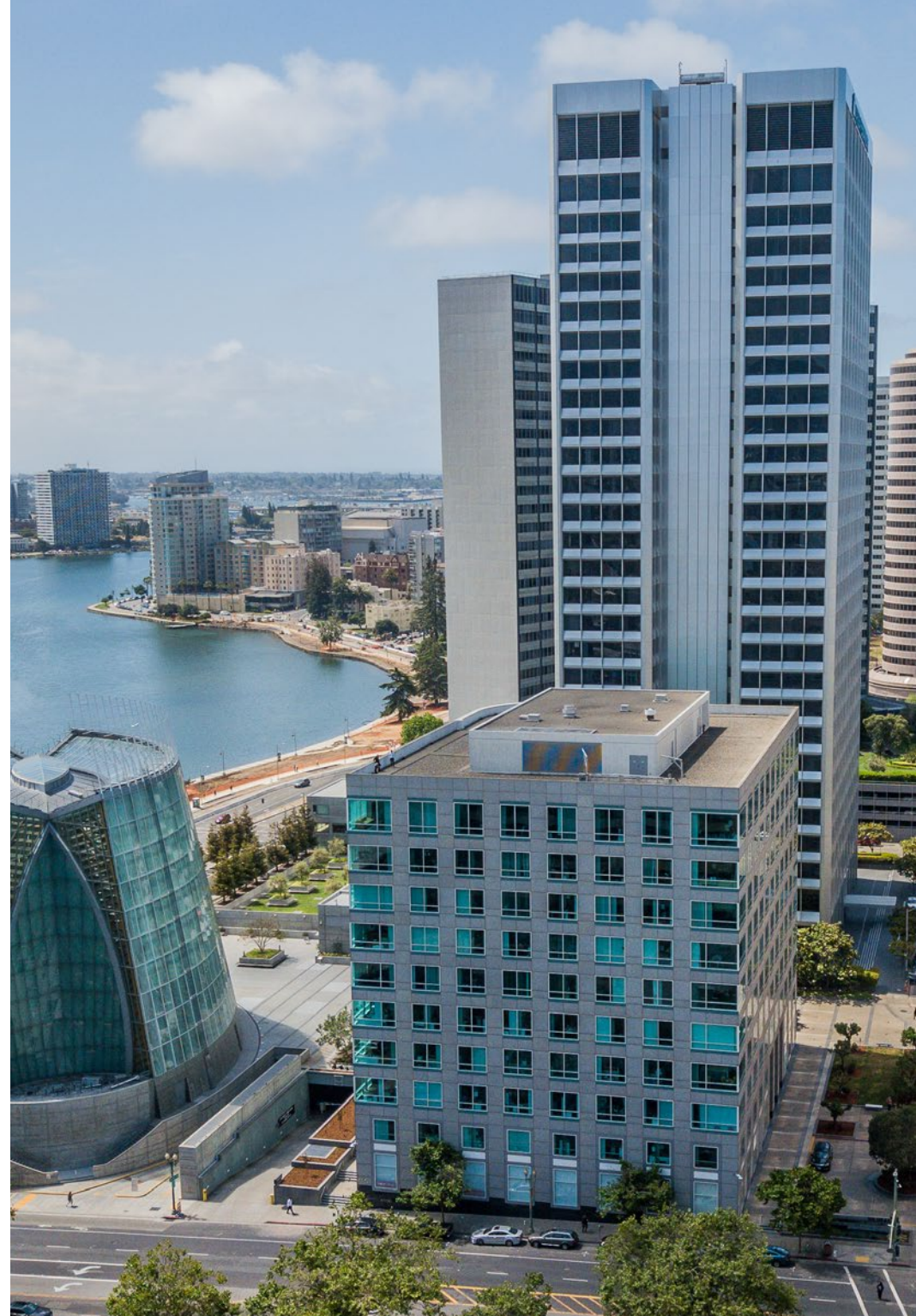
NEWMARK

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Property Specifications

THE SUBJECT PROPERTY HAS THE FOLLOWING FEATURES

Ownership Entity	California Nurses Association
Completed	1990
Architect	Skidmore Owings Merrill
Building SF	214,099
Floors	10-Story
Lot Size	1.58 Acres
Building Exterior	Glass and Masonry
Structural Framing	Steel
Structural Foundation	Concrete and Steel
Slab to Slab	12' 9"
Parking	219 Spaces - Subterranean Level
Typical Floor Plates	22,000 Square Feet
HVAC	Dual Deck with a Supply & Return
Awards	LEED Gold Certification
Hours	Mon-Fri, 8am - 6pm
Amenities	<ul style="list-style-type: none">• On-Site Security, 24 hrs/7 days• Bicycle Racks• On-Site Car Charging Stations• AM/PM BART Shuttle Service• 10 Minute Walk to/from BART• Circular Dropoff / Pick-Up Driveway
Elevators	<ul style="list-style-type: none">• 4 Passenger Elevators to Floors 1-10• Freight Elevator with a Permissible Load of 4,000 lbs is Accessed via the Loading Dock• 1 Passenger Elevator from Parking Garage to Lobby
Management	Lake Merritt Management 155 Grand Avenue, Suite 105 Oakland, CA 94612





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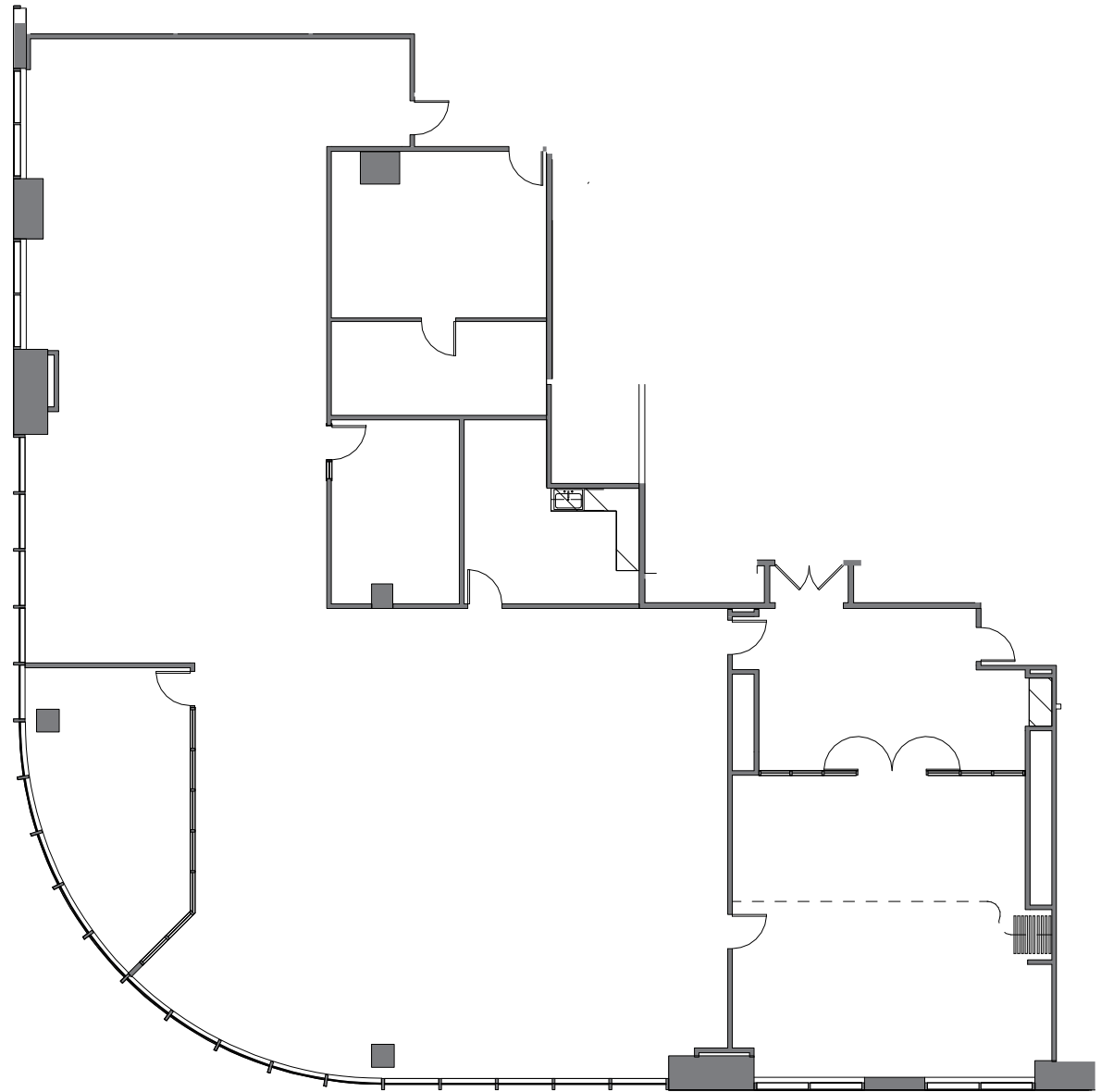
EXIT

SUITES	SIZE
500	±7,415 SF
600	±22,209 SF
800	±22,182 SF
902	±6,129 SF
905	±3,040 SF
950	±5,545 SF

Suite 500

±7,415 RSF

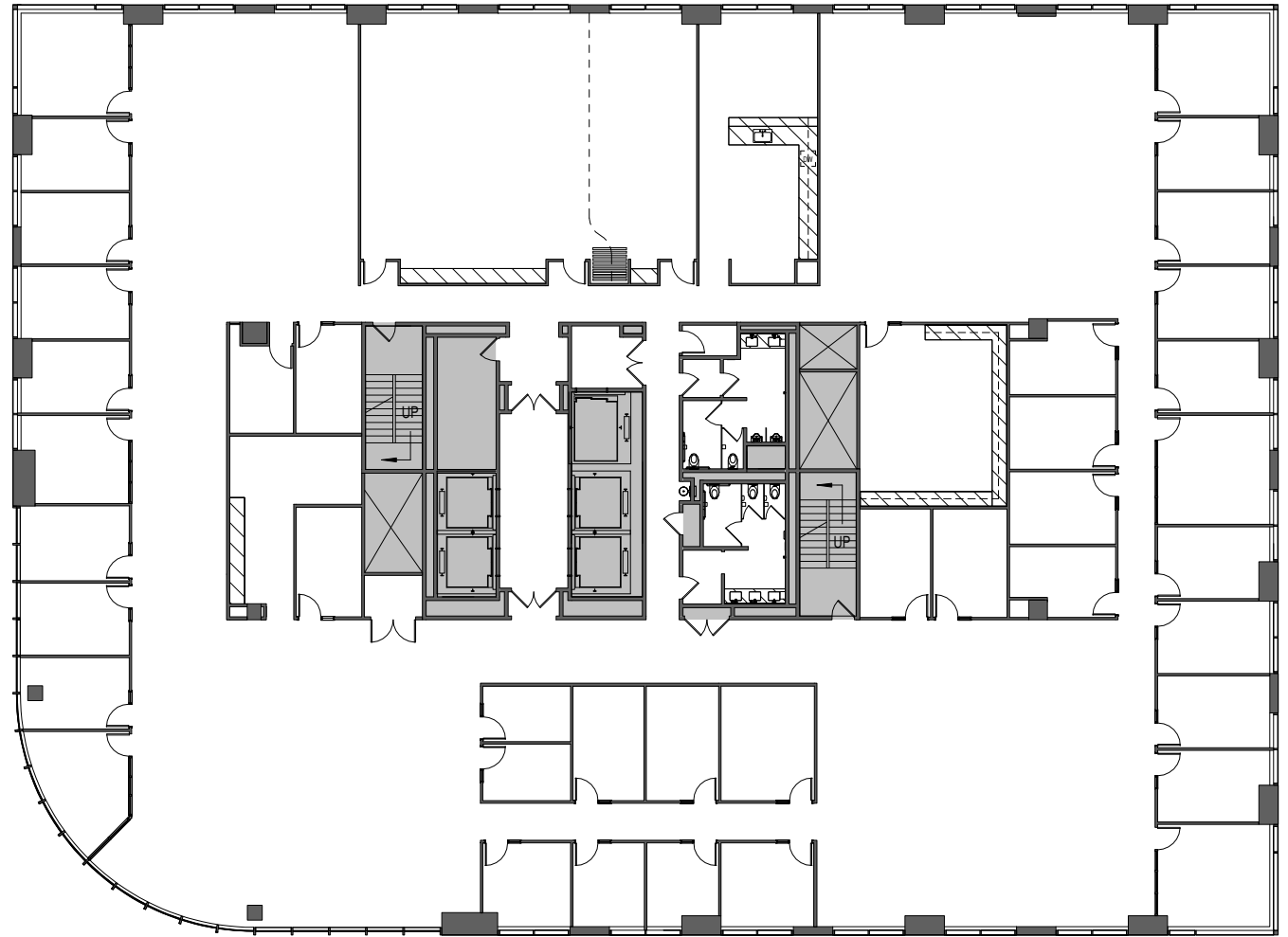
- Reception
- Large Conference Room w/
Accordian Wall
- Conference Room
- Break Room
- IDF/Server Room
- Can Be Combined w/ Suite 504
- **Rental Rate PSF: \$3.75 FS**



Suite 600

±22,209 RSF

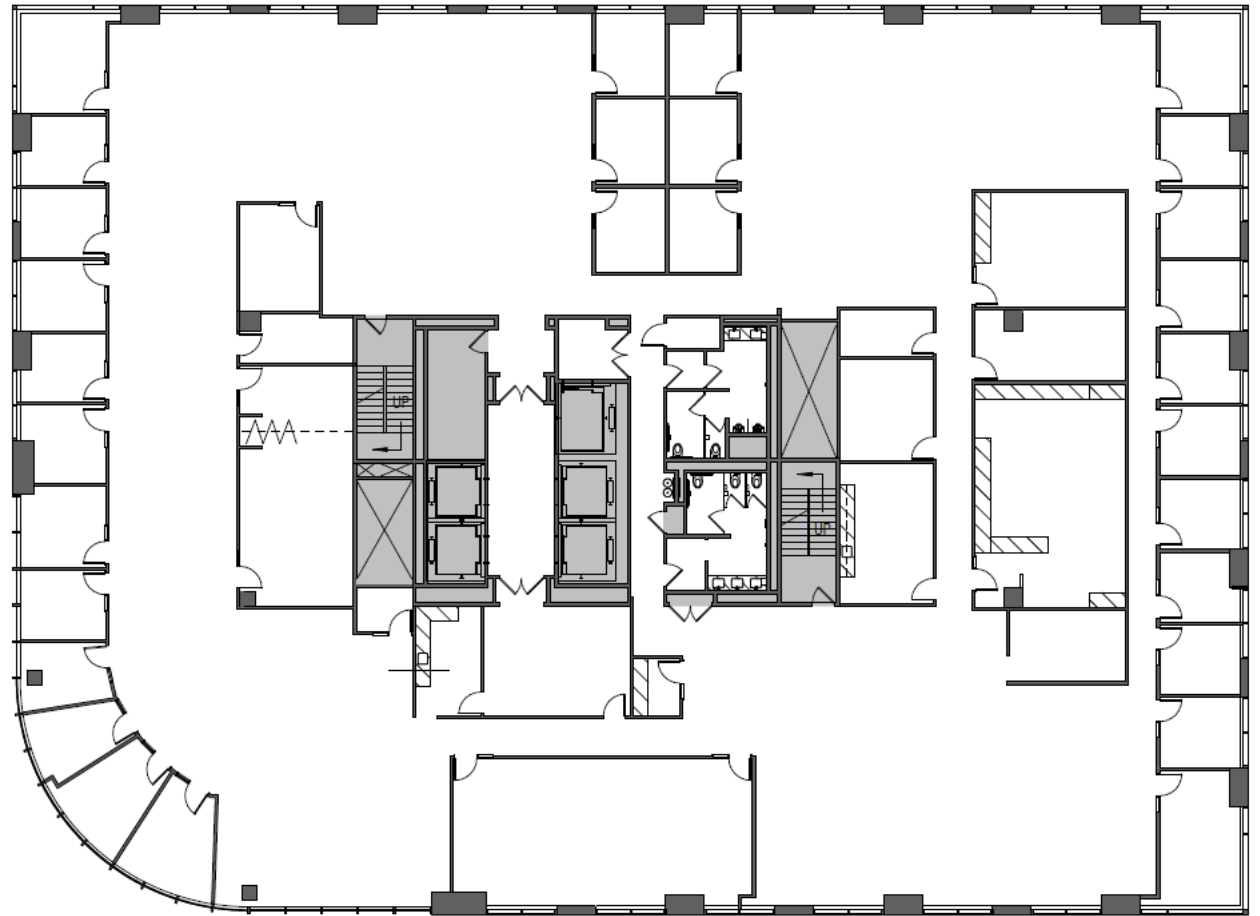
- Full Floor Identity
- Lake Merritt Views
- Large Devisable Training Room
- 33 Private Offices
- 4 Meeting Rooms
- Wellness Room
- Break Room
- Large Storage Area
- Print/Copy Area
- **Rental Rate PSF: \$3.75 FS**



Suite 800

±22,182 RSF

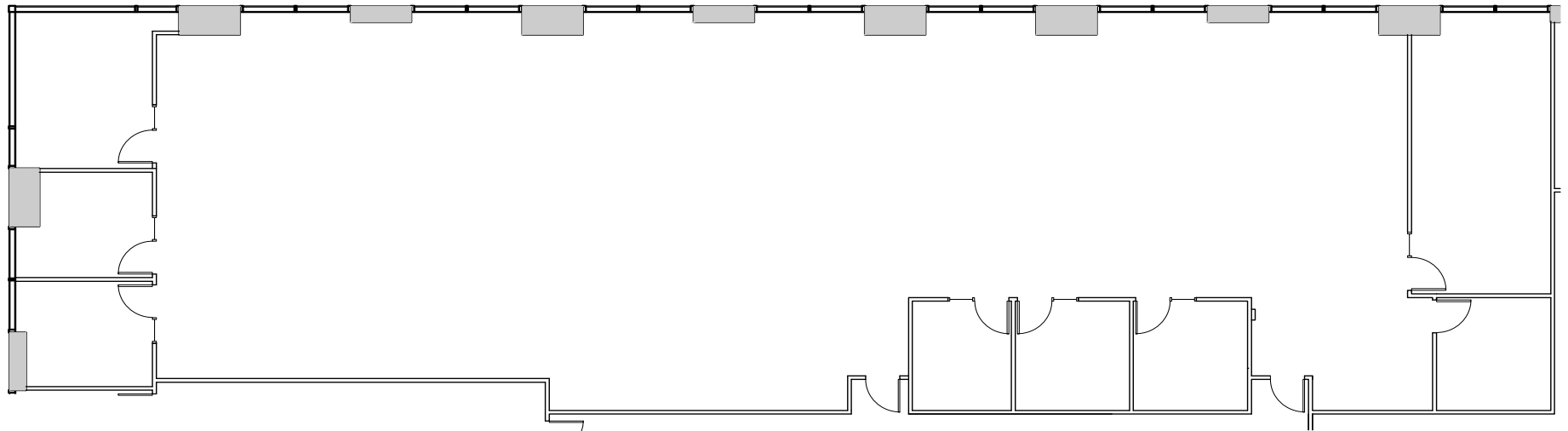
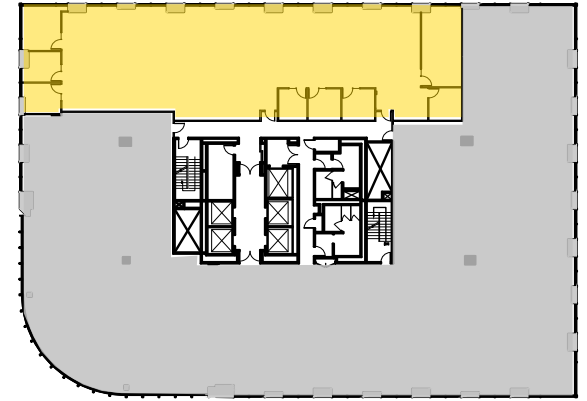
- Available 11/01/2025
- Full Floor Identity
- Lake Merritt Views
- 27 Private Offices
- 1 Large Divisible Meeting Room
- 3 Conference Rooms
- Copy/ Printer Room
- IT Room
- 2 Break Rooms
- **Rental Rate PSF: \$3.75 FS**



Suite 902

±6,129 RSF

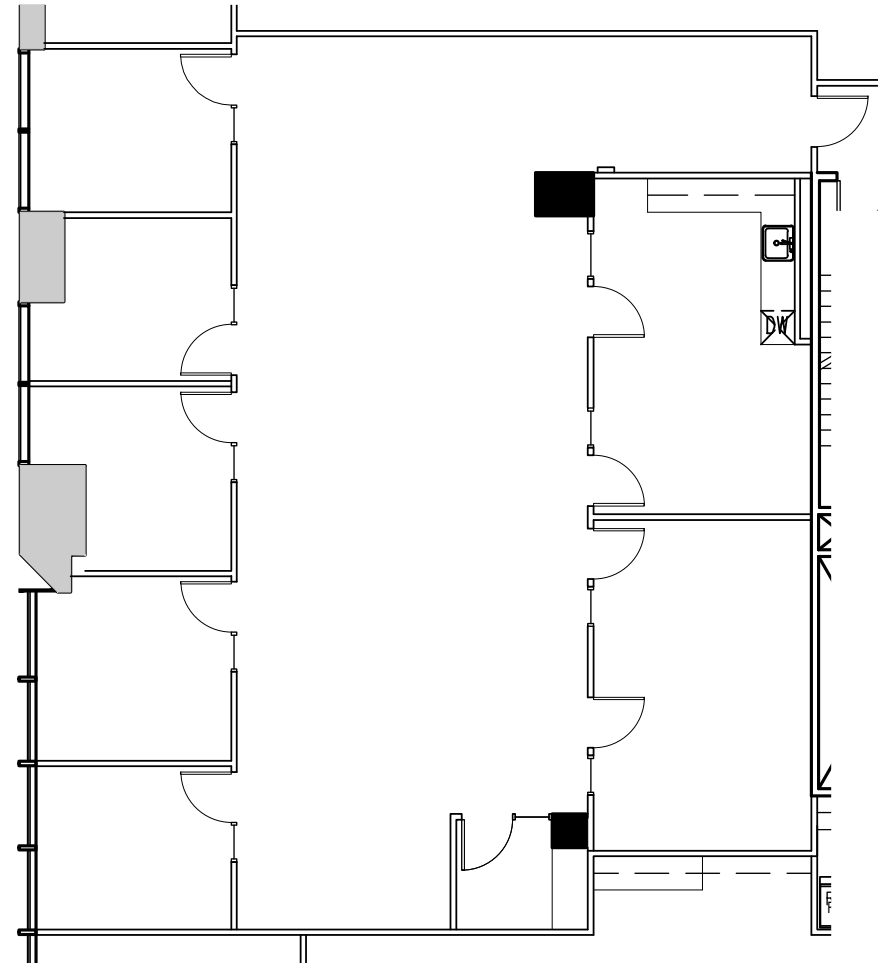
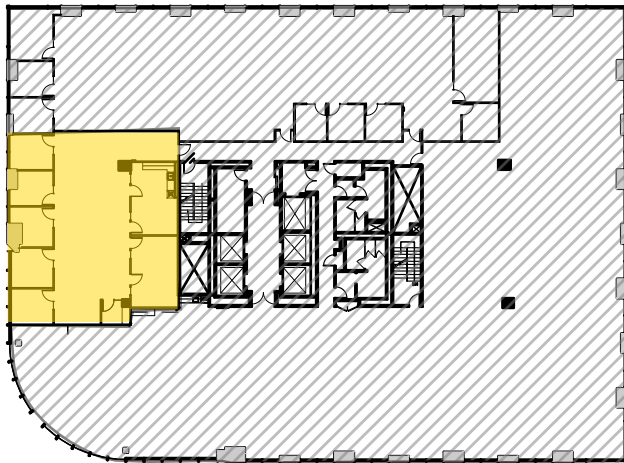
- 6 Private offices
- Conference room
- IT Room
- Open Area
- Rental Rate PSF: \$3.75 FS



Suite 905

±3,040 RSF

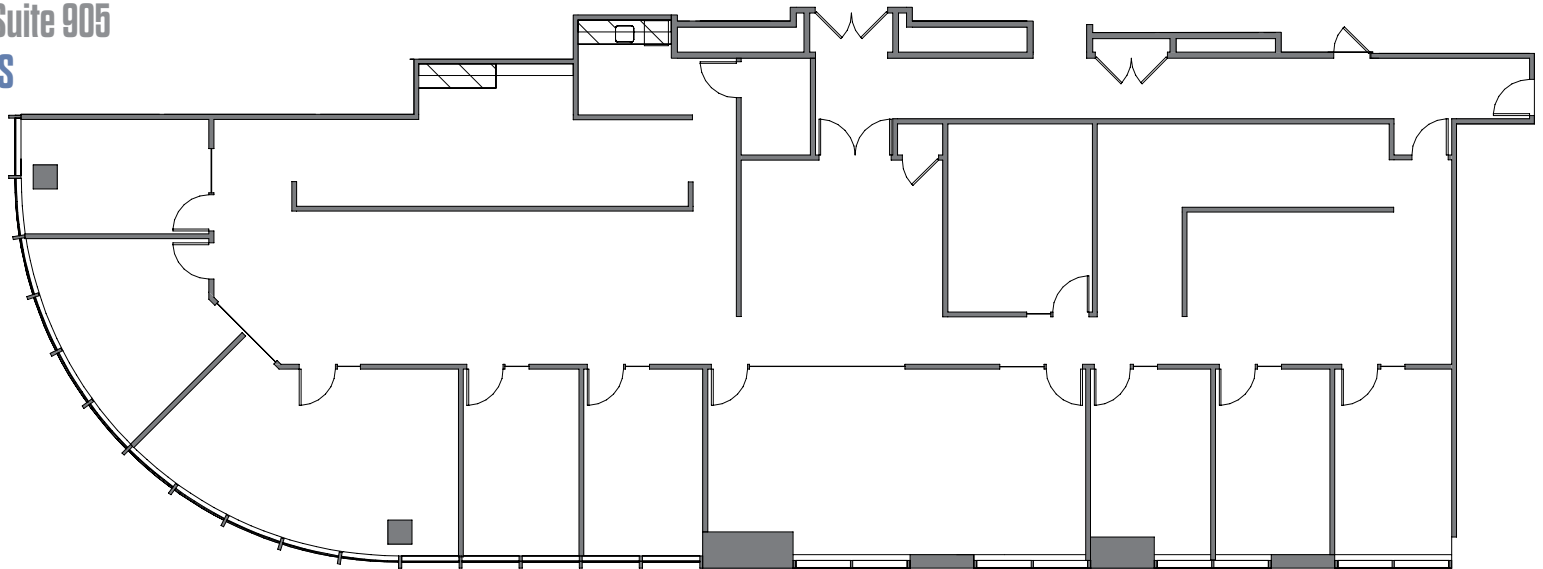
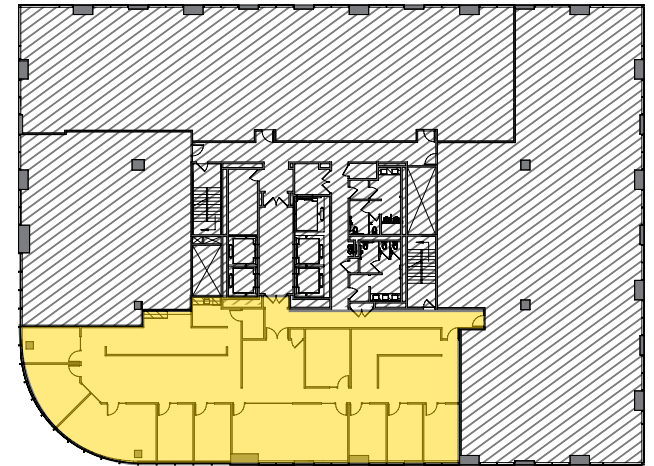
- Available Immediately
- 5 Private Offices
- 1 Conference Room
- Kitchenette / Breakroom
- Can Be Combined with Suite 950
- **Rental Rate PSF: \$3.75 FS**



Suite 950

±5,545 RSF

- Available April 1, 2024
- Lake Merritt Views
- Double Door Entry
- Large Conference Room
- Reception
- Large Executive Office
- Seven Private Offices
- Huddle Room
- Two Open Office Areas
- Two Work/Copier Areas
- Data/Tech Closet
- Kitchenette
- Can Be Combined With Suite 905
- **Rental Rate PSF: \$3.75 FS**







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