

SUBLEASE

1221 Broadway
Oakland, CA 94612

FOR MORE INFORMATION, CONTACT:

Russel Gallaway
President
916.801.8878
rgallaway@gallawaycommercial.com
License #01102573



3600 American River Drive
Suite 260
Sacramento, CA 95864

1221 BROADWAY

SUBLEASE DETAILS

Rate: \$3.00/SF Full Service

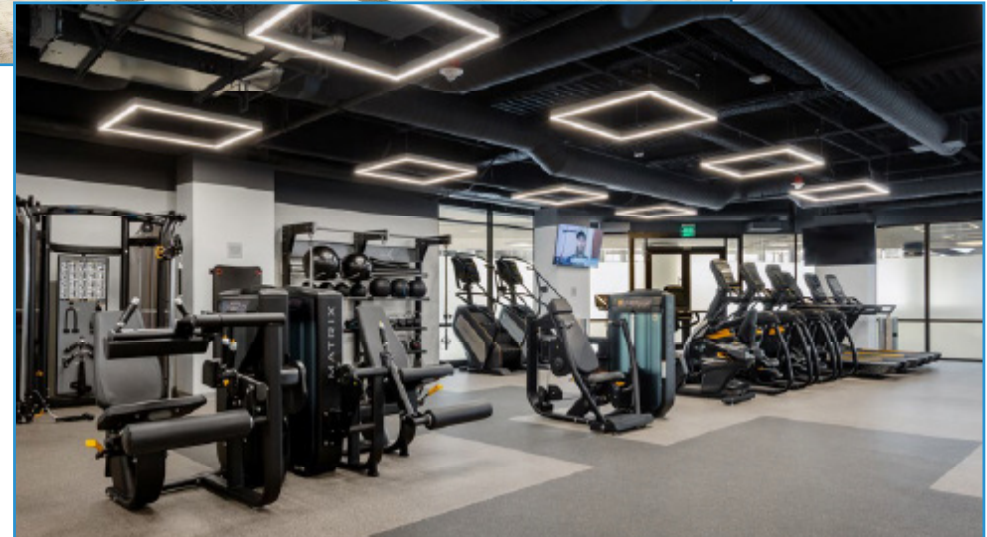
Total Available: ±59,514 SF

- 2nd Floor: ±18,512 SF
- 6th Floor: ±20,501 SF
- 7th Floor: ±20,501 SF

±41,002 SF of contiguous space
on Floors 6-7

Lease Expiration: 11/30/2026

Plug and Play



PROPERTY NOTES

- Direct access to 12th Street BART stop
- On-site property management
- On-site security 24/7/365
- Fitness center
- On-site showers and lockers
- Secure bicycle parking/storage
- On-site dry cleaning services
- Multiple restaurants nearby
- Walker's paradise

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1221 BROADWAY

SECOND FLOOR

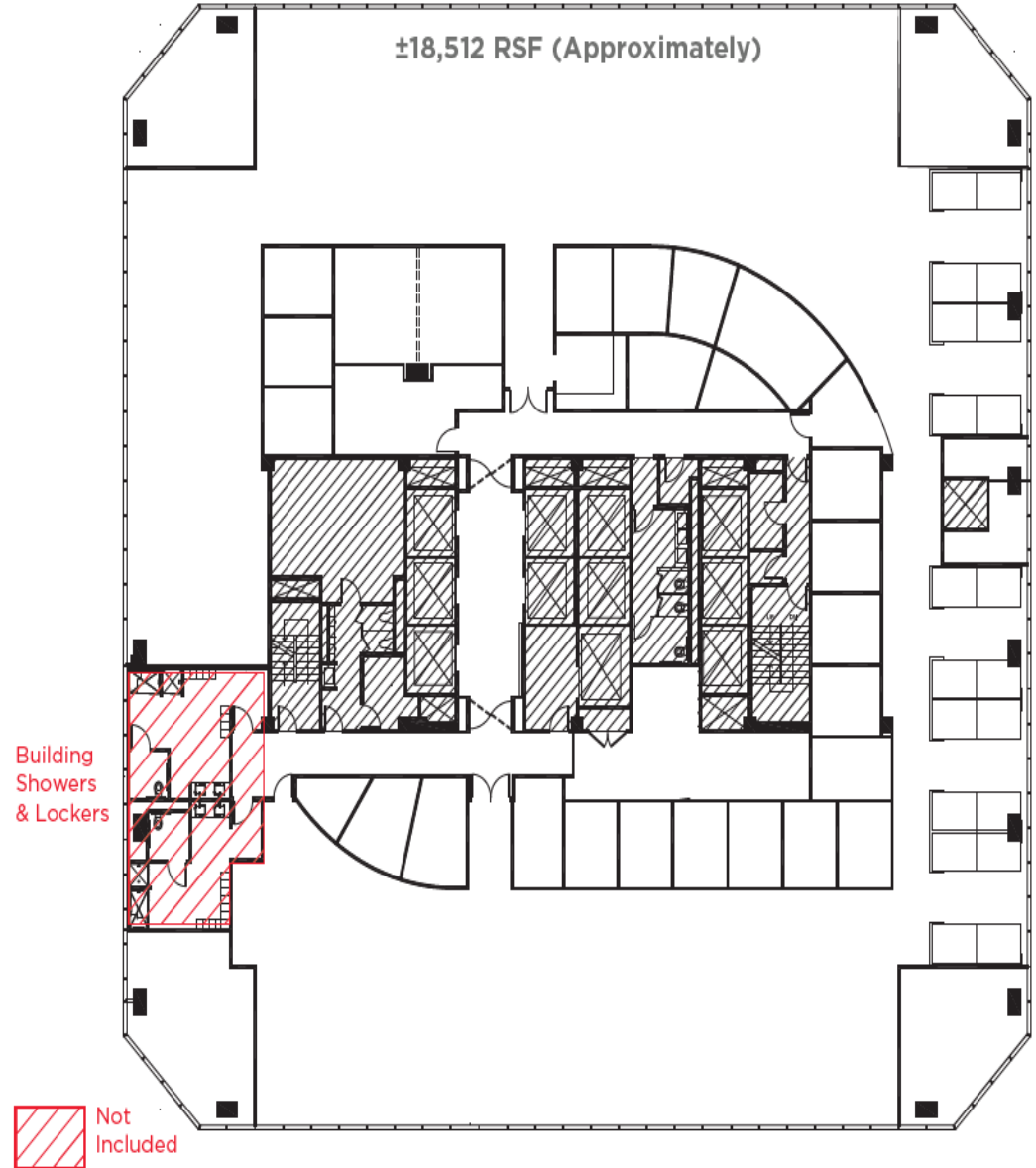
Available SF: ±18,512 RSF

LED: 11/30/2026

Plug and Play

Suite Notes:

- 107 Workstations
- 21 Private Offices
- 4 Conference Rooms
- Break Area



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 **GALLAWAY**
COMMERCIAL, INC.

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SIXTH FLOOR

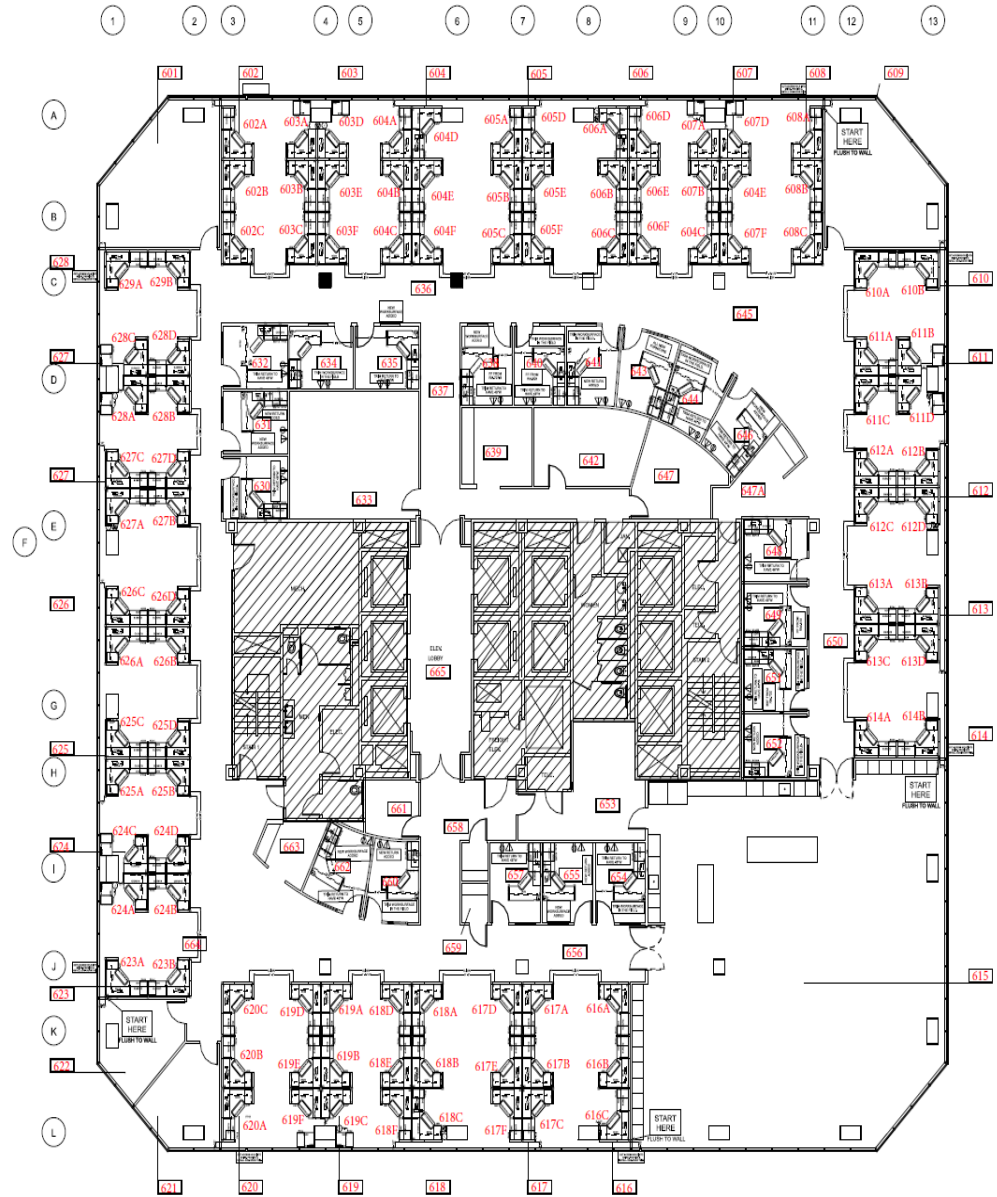
Available SF: ±20,501 RSF

LED: 11/30/2026

Plug and Play

Suite Notes:

- 100 Workstations
- 20 Private Offices
- 4 Cubicles
- Large Break Area
- Phone Booth
- Mother's Room
- Can be combined with 7th Floor for ±41,002 SF contiguous space



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SEVENTH FLOOR

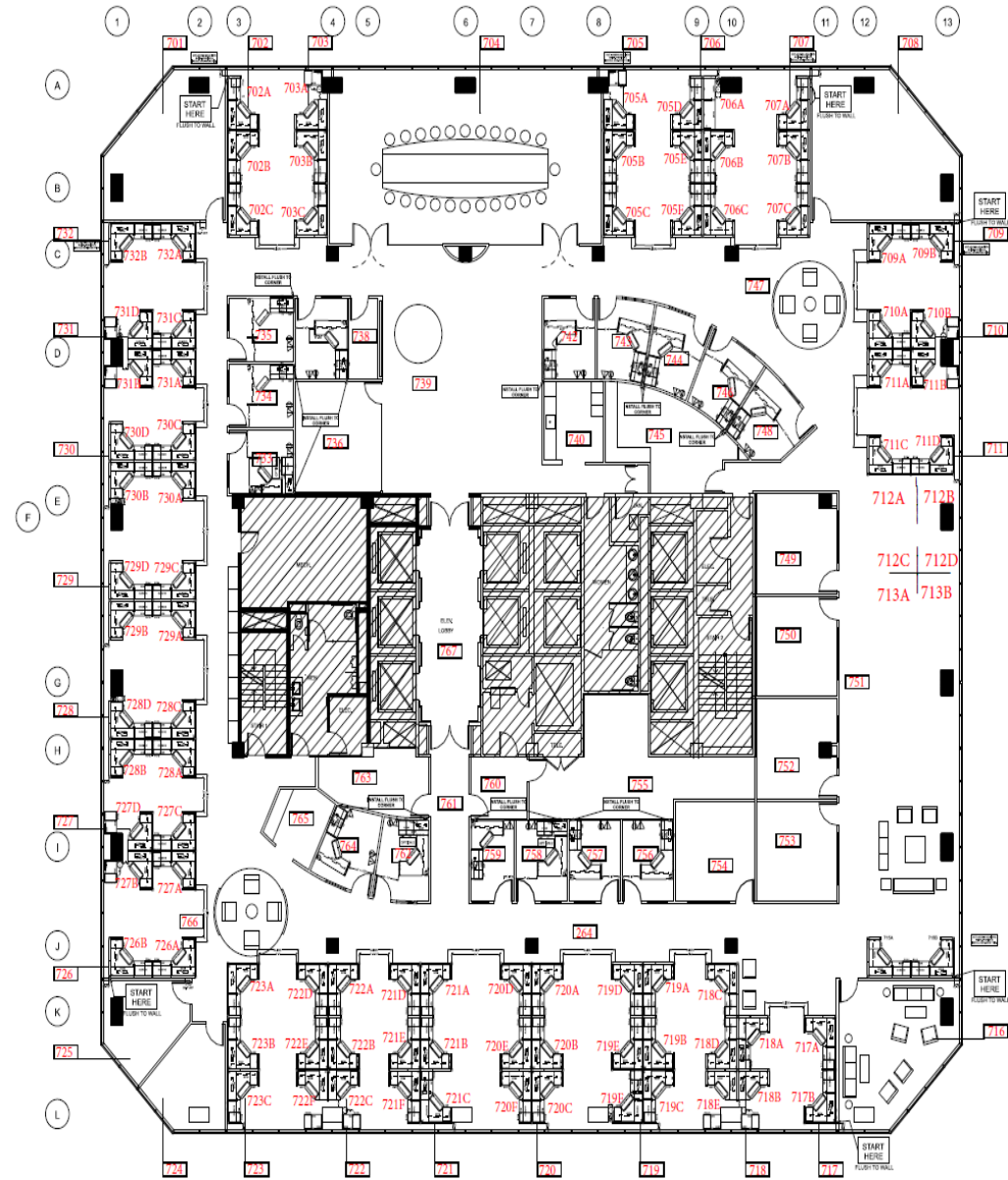
Available SF: ±20,501 RSF

LED: 11/30/2026

Plug and Play

Suite Notes:

- Reception
- 90 Workstations
- 20 Private Offices
- 5 Conference Rooms
- 1 Executive Board Room
- Can be combined with 6th Floor for ±41,002 SF contiguous space



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