

WHERE MODERN
MEETS HISTORIC.

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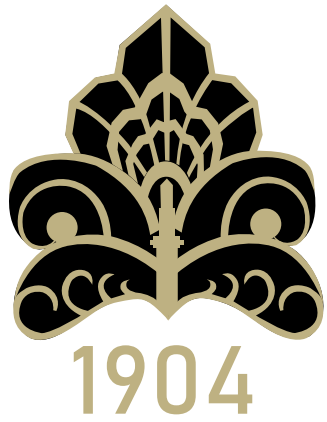
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GRAHAM STREET REALTY
REAL ESTATE INVESTMENTS



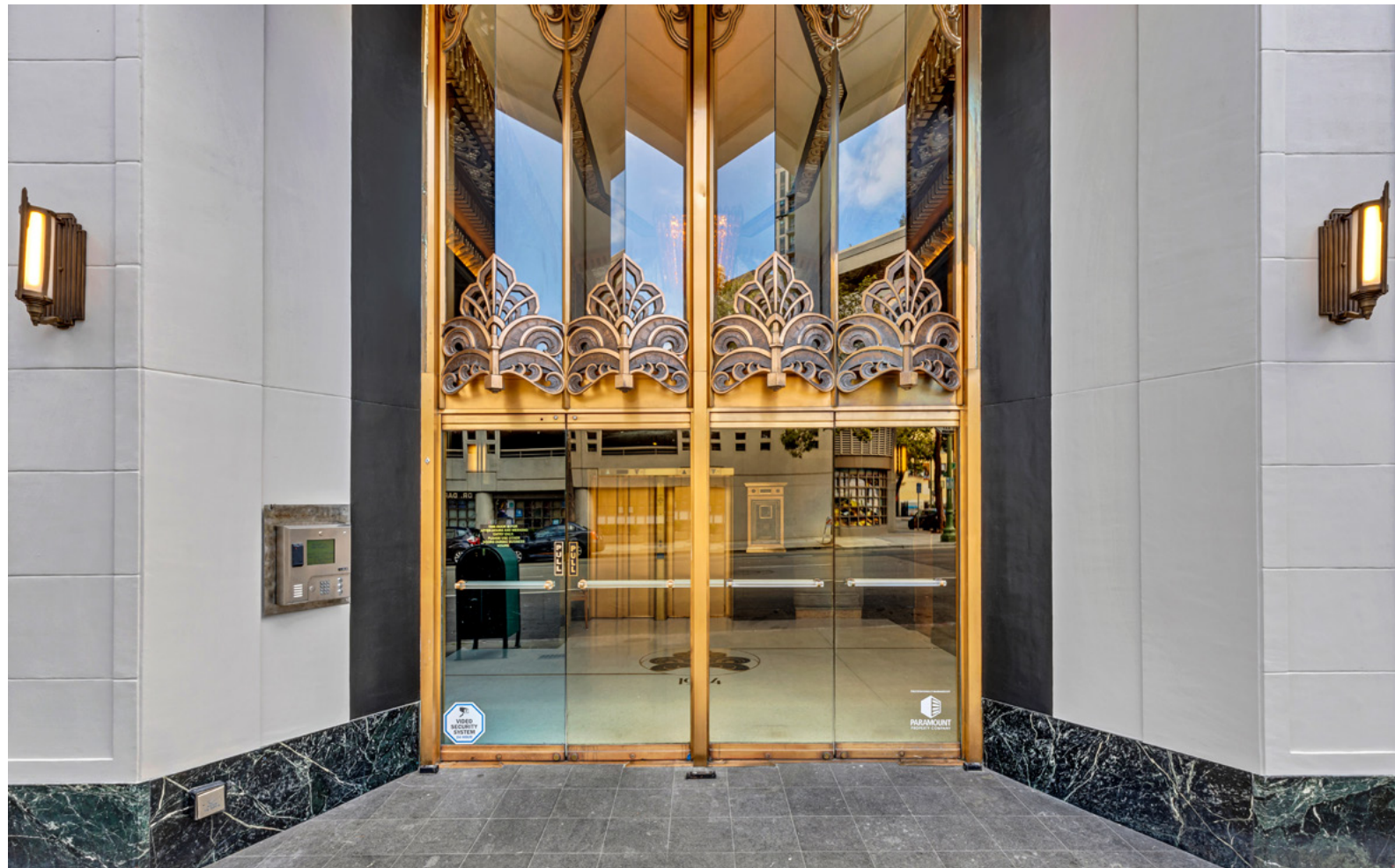
1904 FRANKLIN ST | OAKLAND, CA



ABOUT THE BUILDING

1904 Franklin is a nine-story office building located one block from public transit, two blocks from Lake Merritt, and is surrounded by dining and cultural amenities in Oakland's popular Uptown District. Originally constructed in 1923 and seismically retrofitted in 1993, 1904 Franklin is a nine-story, 50,508-square foot office building comprising eight floors of multi-tenant office space and ground floor retail space.

The property is located in Downtown Oakland and features a classic Art Deco design with a brick exterior and flexible floor plates that can accommodate layouts for both large and small tenants. 1904 Franklin also features 18 subterranean parking stalls and 16 surface stalls.



IT'S ALL ABOUT LOCATION

One block away from the BART and situated in a “walker’s paradise,” 1904 Franklin is one of the most user friendly locations in Oakland.



One block from BART
19th St. Station



8-minute drive to
ferry terminal



“Free B” Broadway Shuttle
connects Downtown & Uptown
Oakland to Amtrak & Ferry



PROJECT FEATURES



Located in Vibrant
Uptown Oakland



Japanese Restaurant Genji in
Ground Floor Retail Space



Newly Renovated
Bathrooms Throughout



Classic Art Deco Design



On-Site Parking



Updated Corridors
Throughout



Creative Office Potential with
Exposed Brick, Concrete
and Operable Windows



Views of San Francisco
and Mount Tamalpais



New Lobby



9-Stories
Totaling 50,508 SF



1 Block from 19th Street
BART station



Restored Operational
Wood Framed Windows



Flexible Floor Plates for
Large and Small Users



2 Blocks from Lake Merritt



Bike Storage



AVAILABILITIES

Flexible Floor Plates for Large and Small Users



Penthouse	592 SF	Available Now	
Suite 415	402 SF	Available Now	
Suite 409	856 SF	Available Now	
Suite 320	1,575 SF	Available Now	
Suite 310	1,156 SF	Available Now	360°
Suite 250	1,558 SF	Available Now	360°
Suite 240	387 SF	Available Now	
Suite 205	432 SF	Available Now	
Suite 203	746 SF	Available Now	
Suite 202	185 SF	Available Now	
Suite 200	615 SF	Available Now	



FLOOR PLAN

2nd Floor

Suite 200	615 SF
Suite 202	185 SF
Suite 203	746 SF
Suite 205	746 SF
Suite 240	387 SF
Suite 250	1,558 SF 

 AVAILABLE
 LEASED





FLOOR PLAN

3rd Floor

Suite 310 1,156 SF 

Suite 320 1,575 SF

 AVAILABLE
 LEASED



FLOOR PLAN

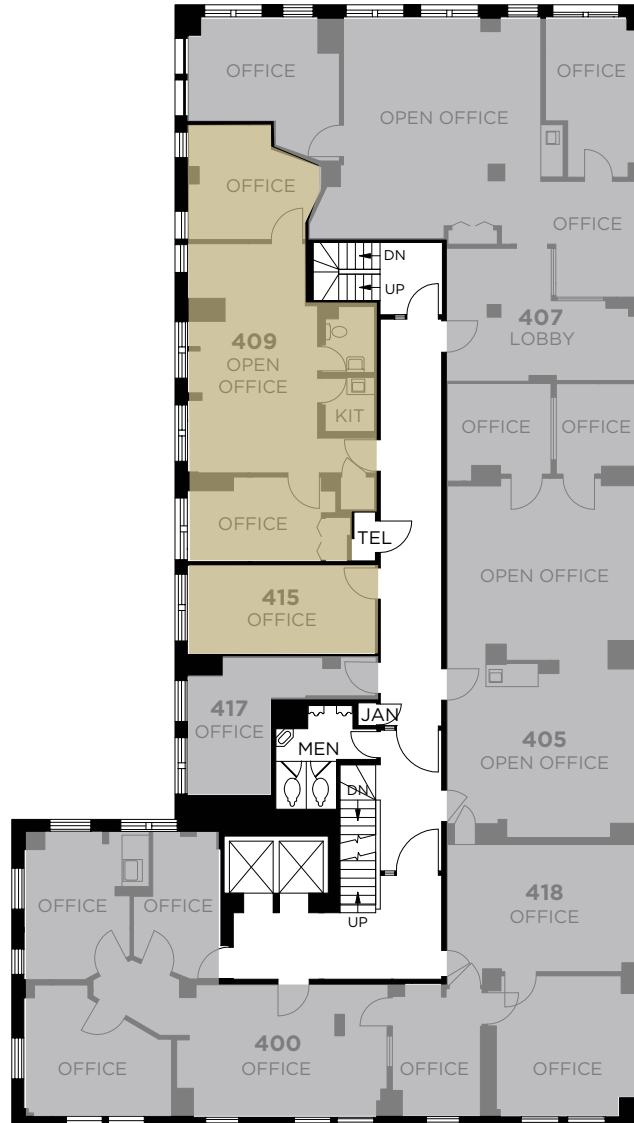
4th Floor

Suite 409 856 SF

Suite 415 402 SF

AVAILABLE

LEASED



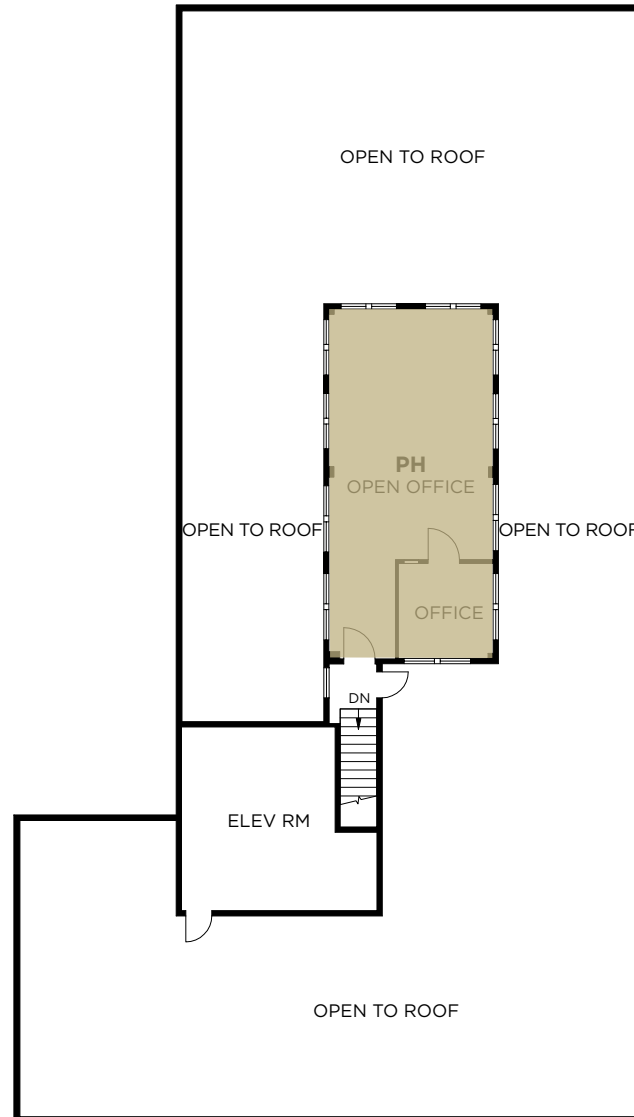
FLOOR PLAN

Penthouse

Penthouse 592 SF

AVAILABLE

LEASED



ACCESS ACHIEVED

Situated in the heart of Uptown Oakland, 1904 Franklin offers convenient access to BART & I-980, top restaurants, and cultural amenities including the Fox Theater.

- Easy access to I-980
- One block from BART
- Short walk to numerous restaurants, shops, and bars
- 100 Walk Score from walkscore.com
- Flat terrain with good bike lanes

100

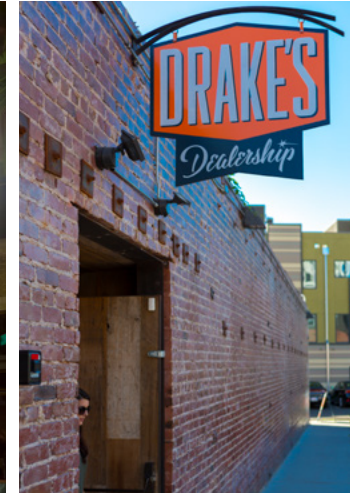
Walking Score

Walker's Paradise
Daily errands do not require a car.

88

Biking Score

Very Bikeable
Flat as a pancake, excellent bike lanes.





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 **CUSHMAN & WAKEFIELD**