



±485,000 SF of Class A Office Space

**OAKLAND'S
PREMIER OFFICE TOWER
AT THE CENTER OF IT ALL**



19th Floor | 25,076 SF

15th Floor | 25,074 SF

11th Floor | 24,418 SF

10th Floor | 24,674 SF

8th Floor | 24,673 SF

7th Floor | 24,673 SF

5th Floor | 24,673 SF

3rd Floor | 24,783 SF

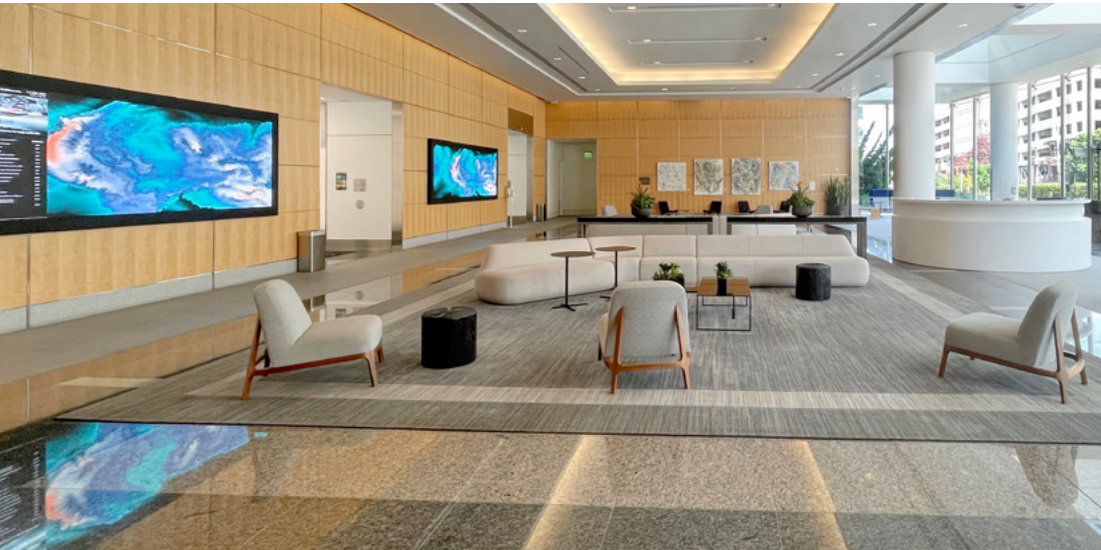


www.555citycenter.net

555 CITY CENTER is Downtown Oakland's highest quality office tower featuring the ideal combination of first class, high-end finishes, world-class views, and on-site retail. The Property's LEED® Platinum Certified design, Class A sophistication and excellent freeway visibility have cemented 555 City Center as one of the Bay Area's premier office towers. With spectacular views of San Francisco and the hills of the East Bay, an irreplaceable transit-oriented location and exciting amenities nearby, 555 City Center's dynamic location is truly at the center of it all.



PROPERTY HIGHLIGHTS



FACTS & STATS

- Completed 2002
- 20 Stories
- 485,039 Total Square Feet
- Typical Floor Plate: 23,000 to 24,000 SF
- Property Management On Site
- 24/7 Tenant Access & Security
- Tech-Ready infrastructure and Service
- 10 High-Speed Elevators in Two Banks
- One Freight Elevator
- Underground Parking With Dedicated Elevators

SUSTAINABILITY

- LEED Platinum
- Energy Star Score of 99
- Eco-Friendly Cleaning Program
- Assistance With "Green" Electronics Disposal
- Programs For Recycling & Composting
- Six (6) EV Charging Stations and Bike Lockers
- Named 2018 TOBY Winner (Outstanding Building of the Year)

AVAILABILITIES



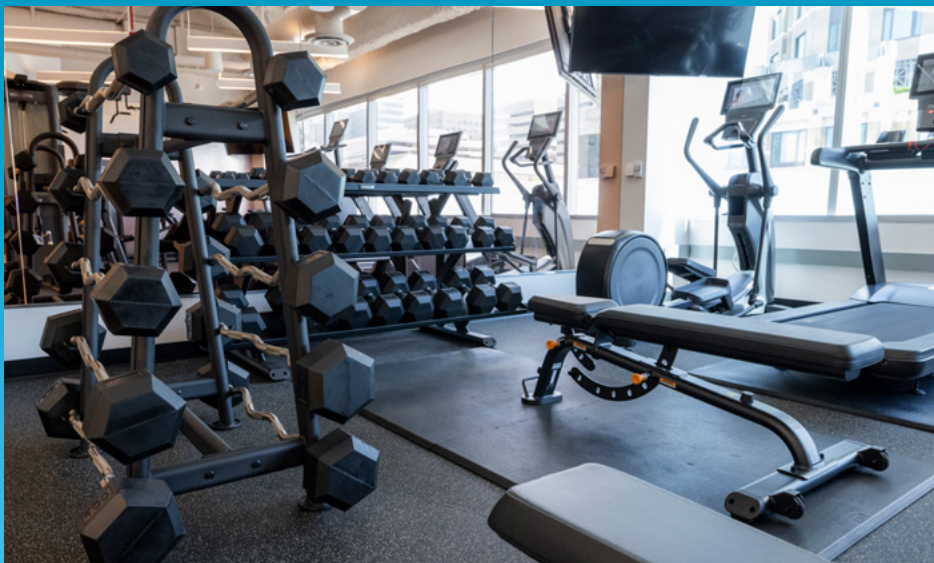
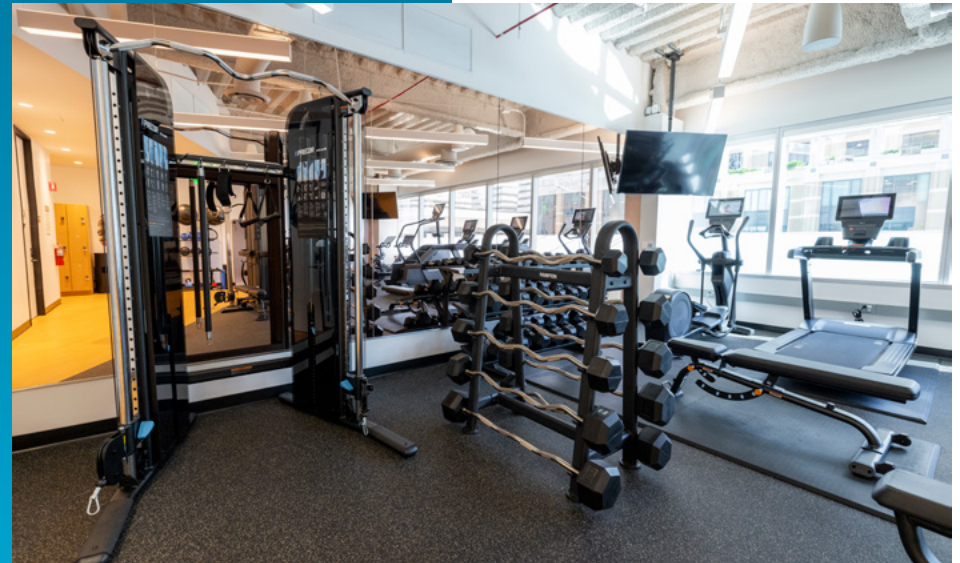
SUITES	RSF	AVAILABLE
SUITE 110	±2,183	NOW
SUITE 300	±24,783	NOW
SUITE 400	±14,026	5/1/2026
SUITE 450	±8,901	3/1/2026
SUITE 500	±24,673	NOW
SUITE 625	±6,479	NOW
SUITE 650	±2,809	NOW
SUITE 670	±3,678	NOW
SUITE 700	±24,673	6/1/2026
SUITE 800	±24,673	6/1/2026
SUITE 910	±4,056	NOW
SUITE 925	±2,573	NOW
SUITE 1000	±24,674	NOW
SUITE 1100	±24,418	NOW
SUITE 1400	±13,342	NOW
SUITE 1460	±2,646	NOW
SUITE 1500	±25,074	NOW
SUITE 1600	±5,374	NOW
SUITE 1610	±5,227	NOW
SUITE 1620	±4,089	NOW
SUITE 1825	±5,120	NOW
SUITE 1900	±25,076	NOW
SUITE 2020	±2,311	NOW
SUITE 2040	±3,936	NOW
SUITE 2140	±3,705	NOW



ROOF DECK



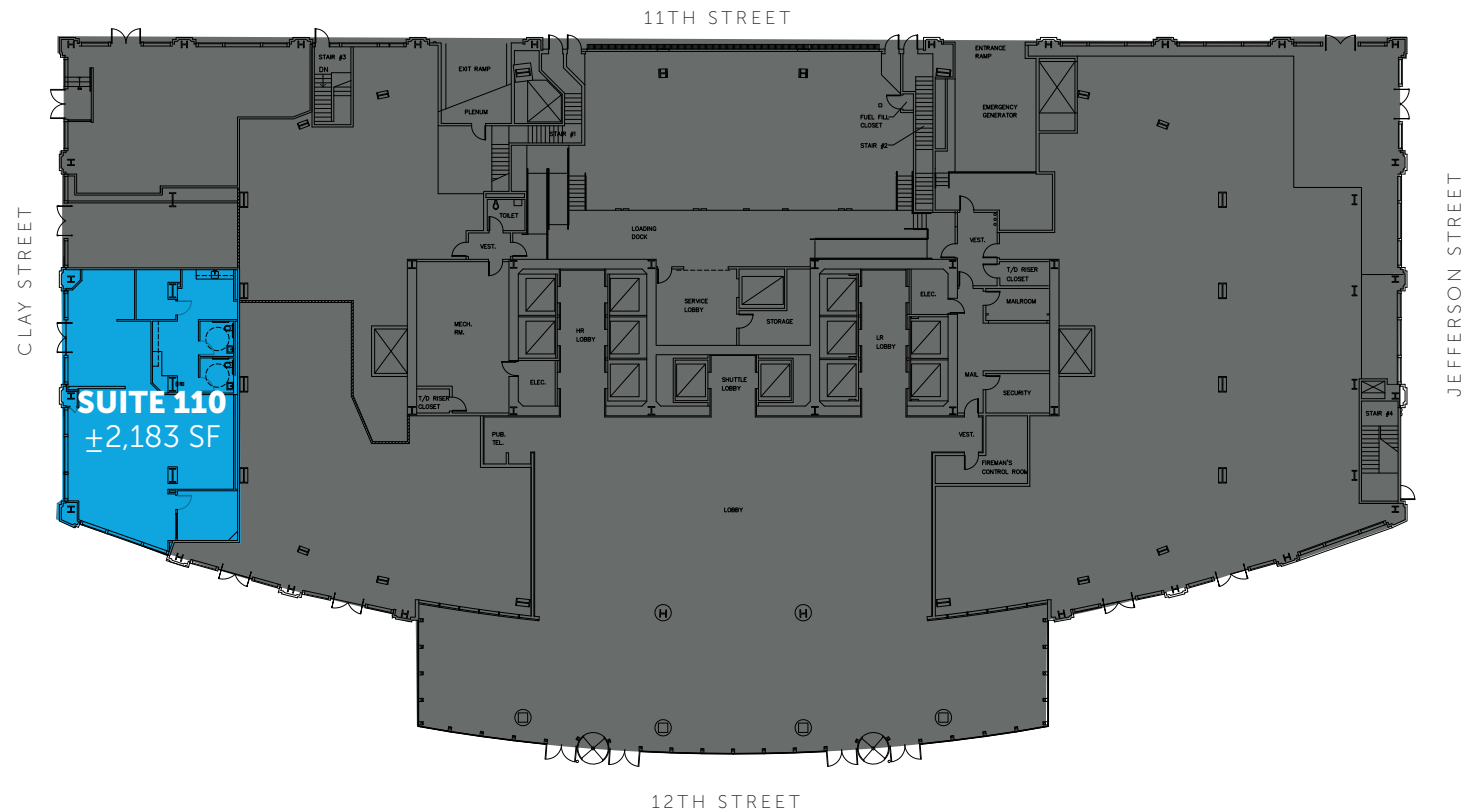
FITNESS CENTER



CONFERENCE CENTER

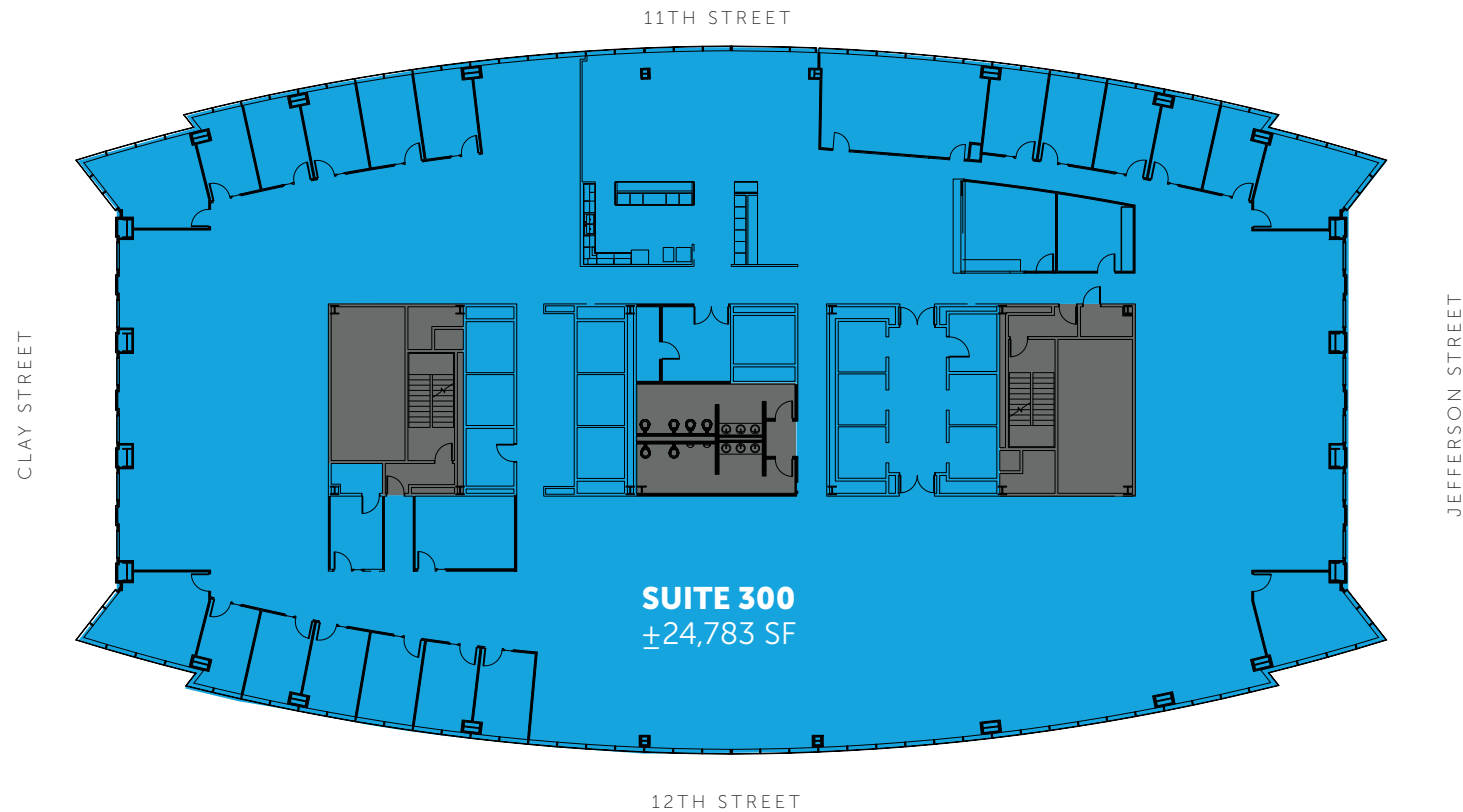


SUITE 110 | ±2,183 SF



- Ground floor space
- Great light
- High ceilings
- Move in ready

SUITE 300 | ±24,783 SF

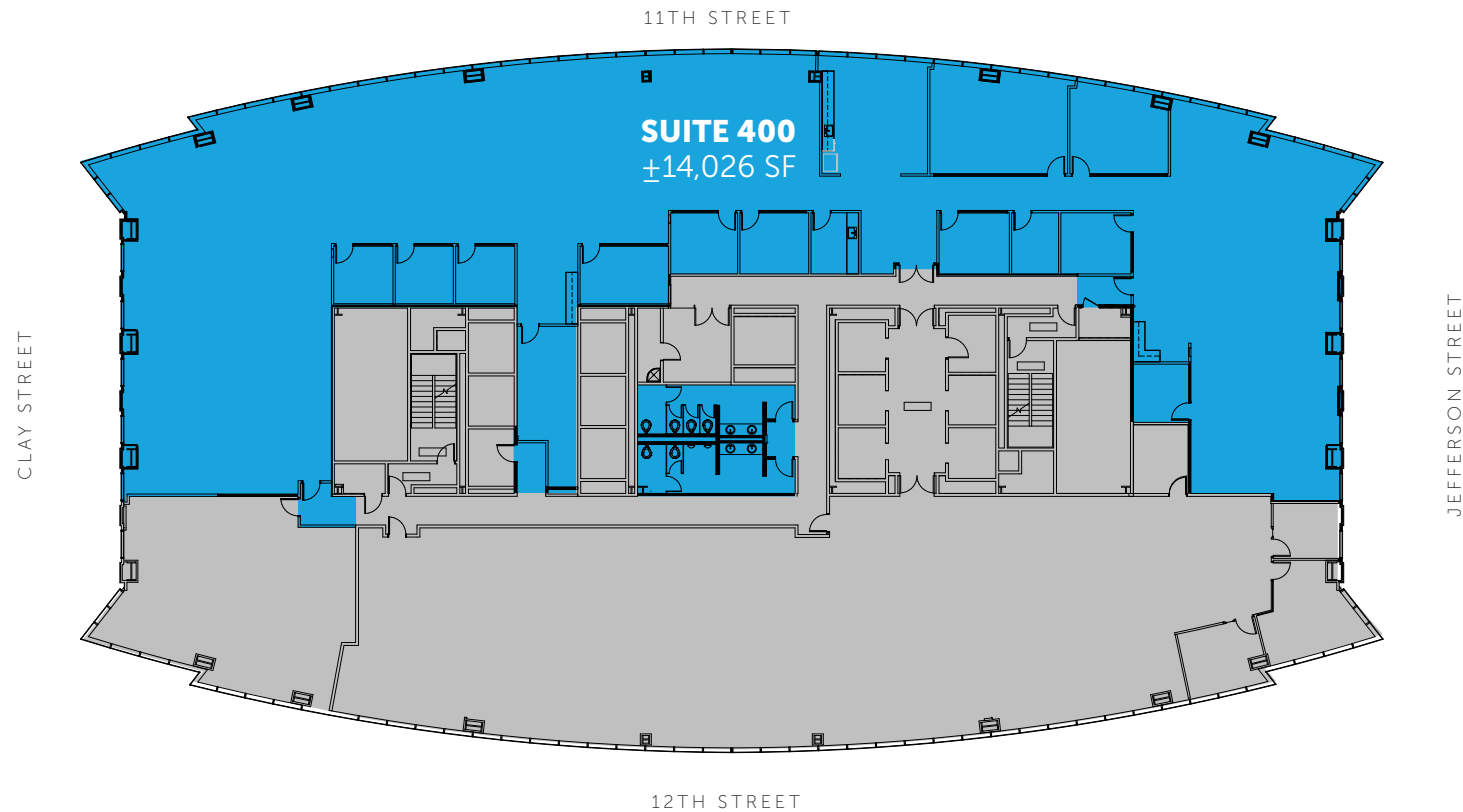


- Full floors feature floor to ceiling glass and high end creative finishes
- Efficient column free floor plates
- Dramatic views of San Francisco and Oakland hills

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360° VIRTUAL TOUR

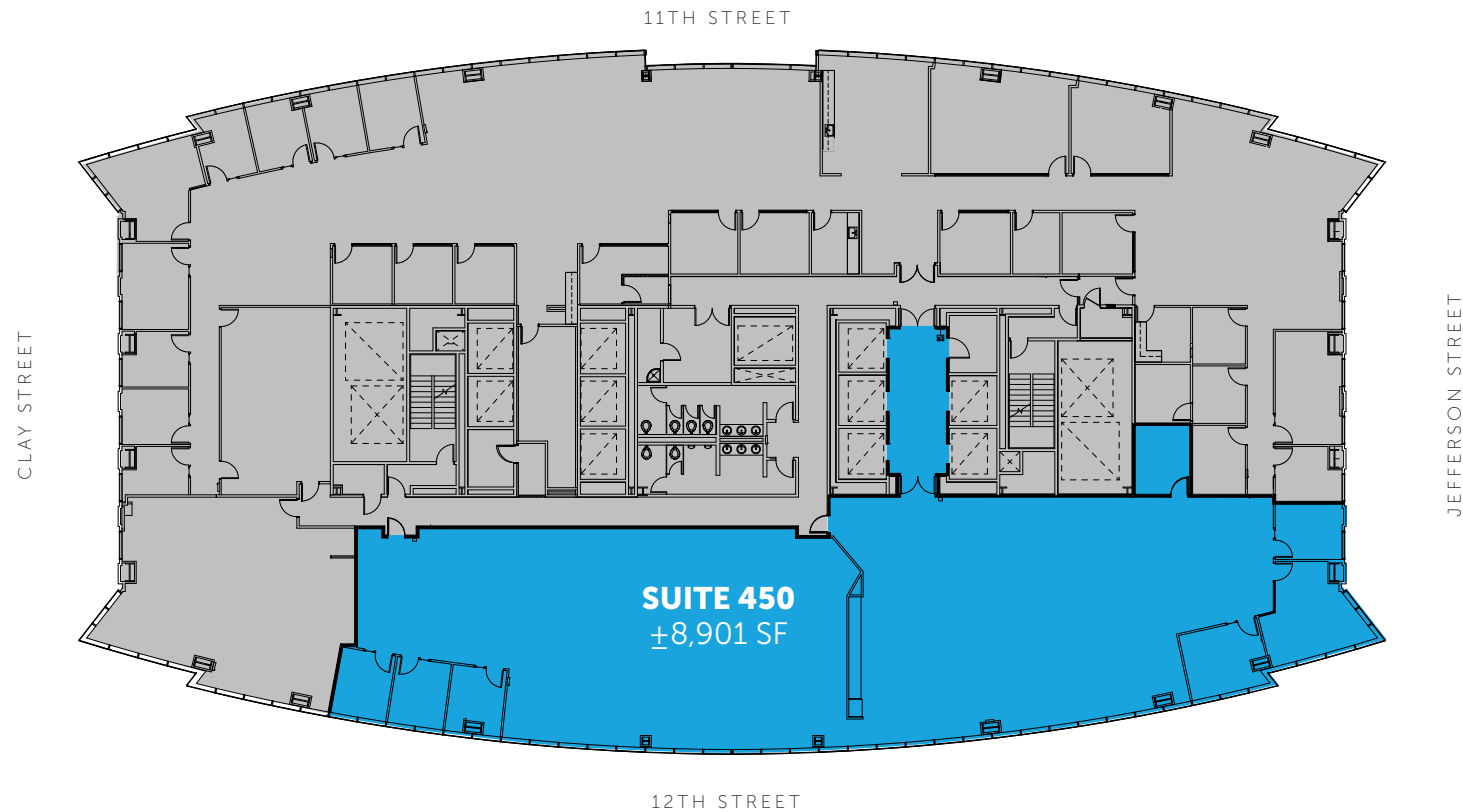


SUITE 400 | $\pm 14,026$ SF



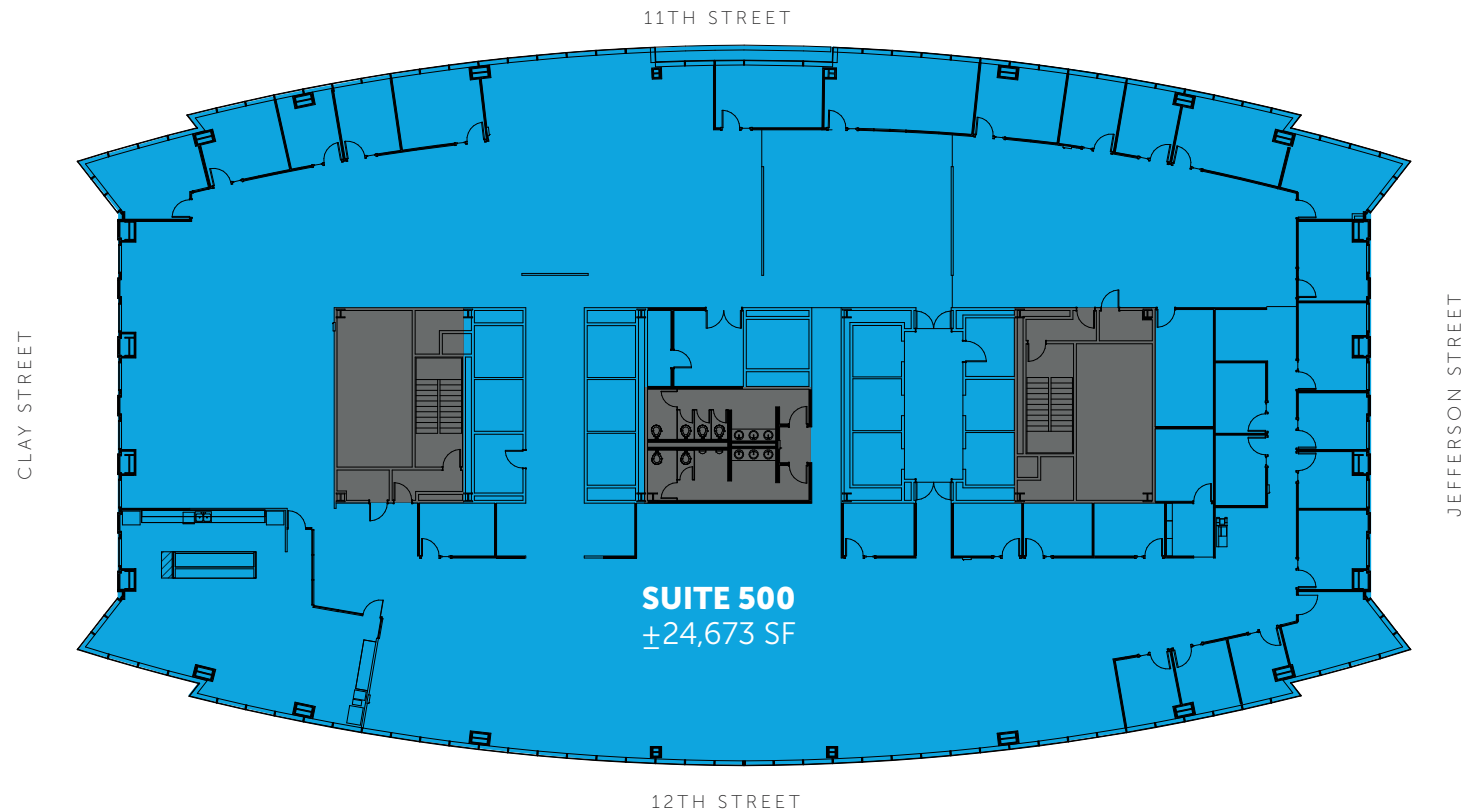
- Open Window line with interior privates
- Large open kitchen
- Available 3/1/26

SUITE 450 | $\pm 8,901$ SF



- Open layout great for tech
- 5 offices
- Conference room
- Available 5/1/26

SUITE 500 | ±24,673 SF

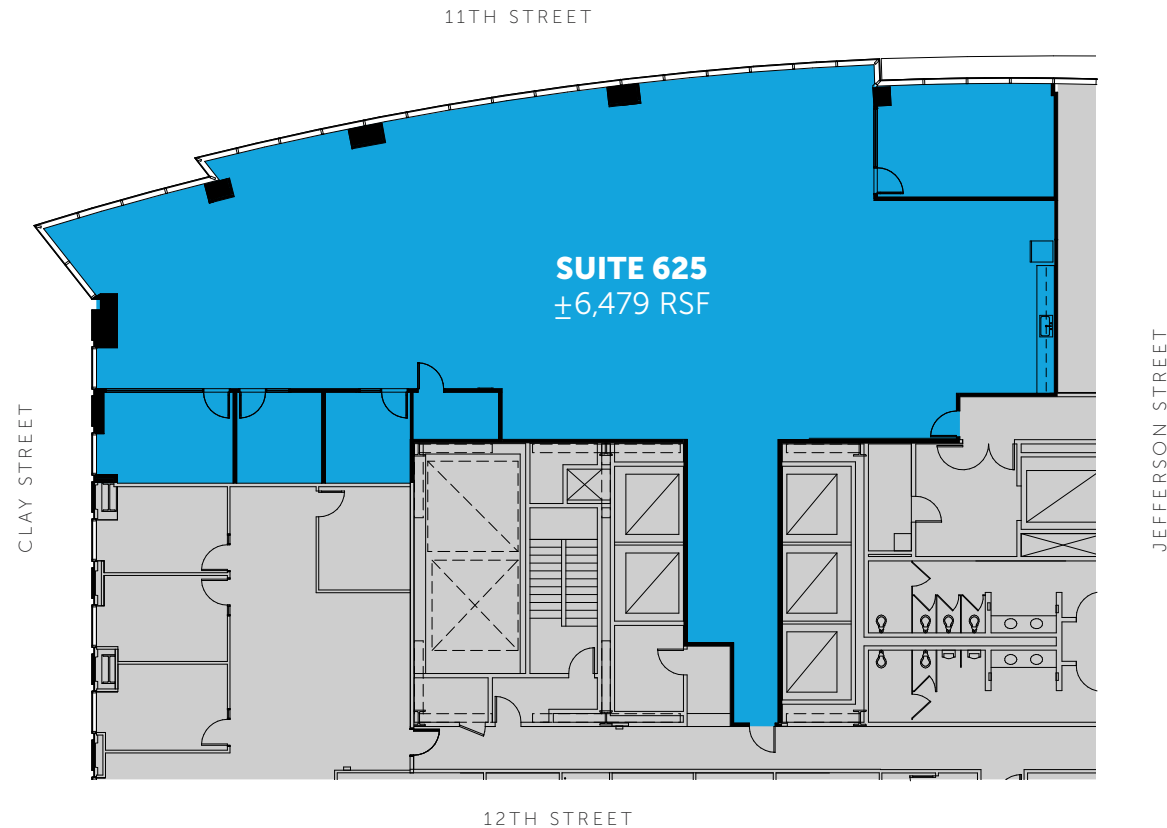


- Full floors feature floor to ceiling glass and high end creative finishes
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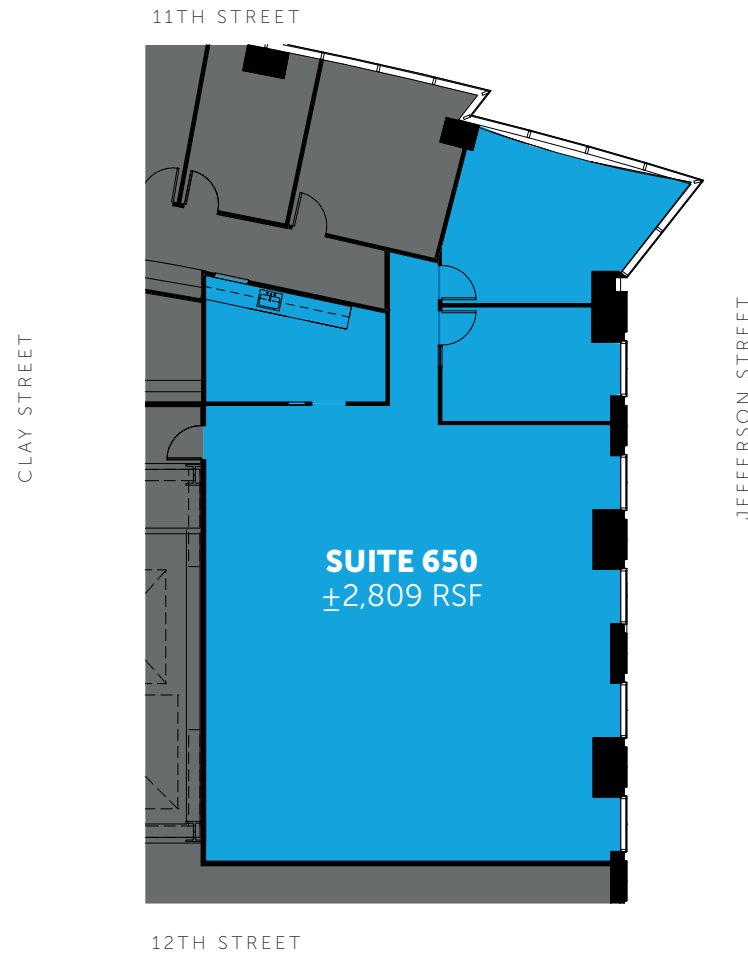


SUITE 625 | $\pm 6,479$ SF



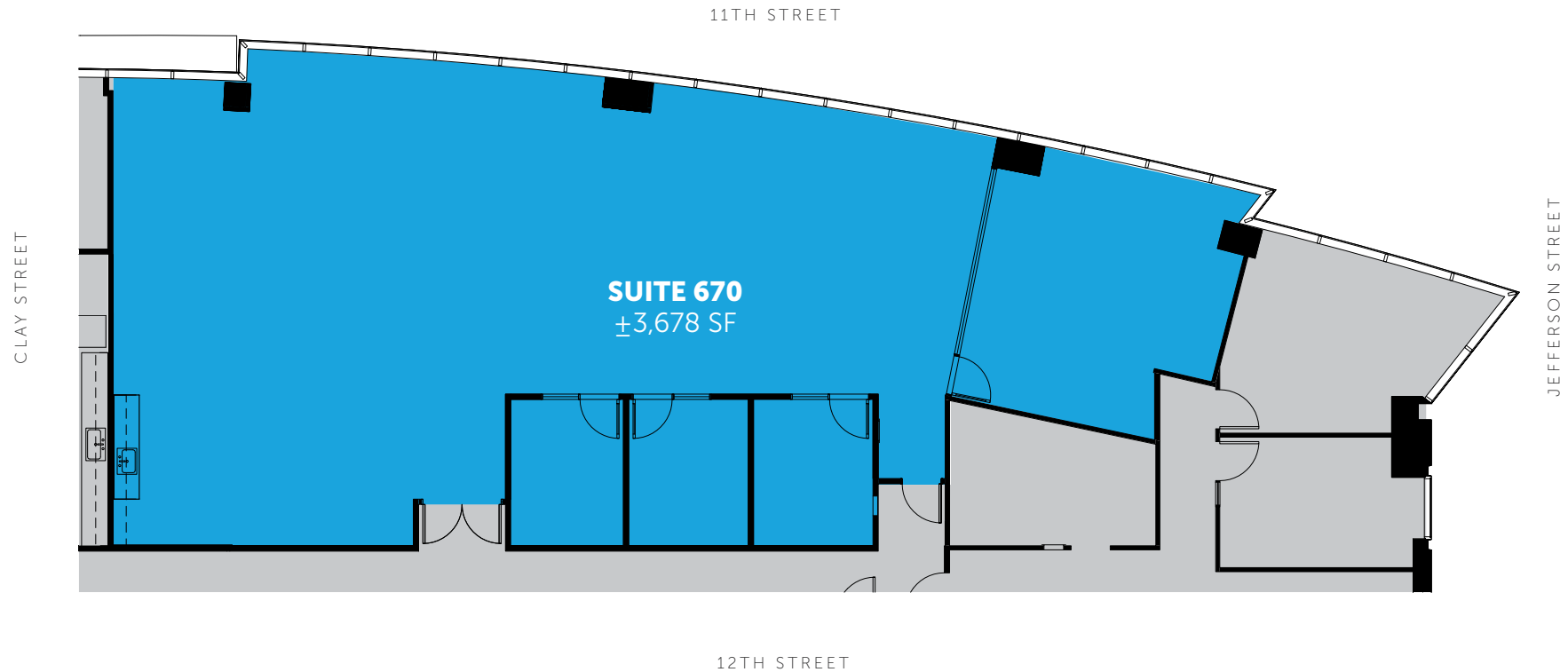
- Creative space with exposed ceilings
- Open plan with lots of natural light
- Conference room
- Three (3) private offices
- Open Kitchen

SUITE 650 | $\pm 2,809$ SF



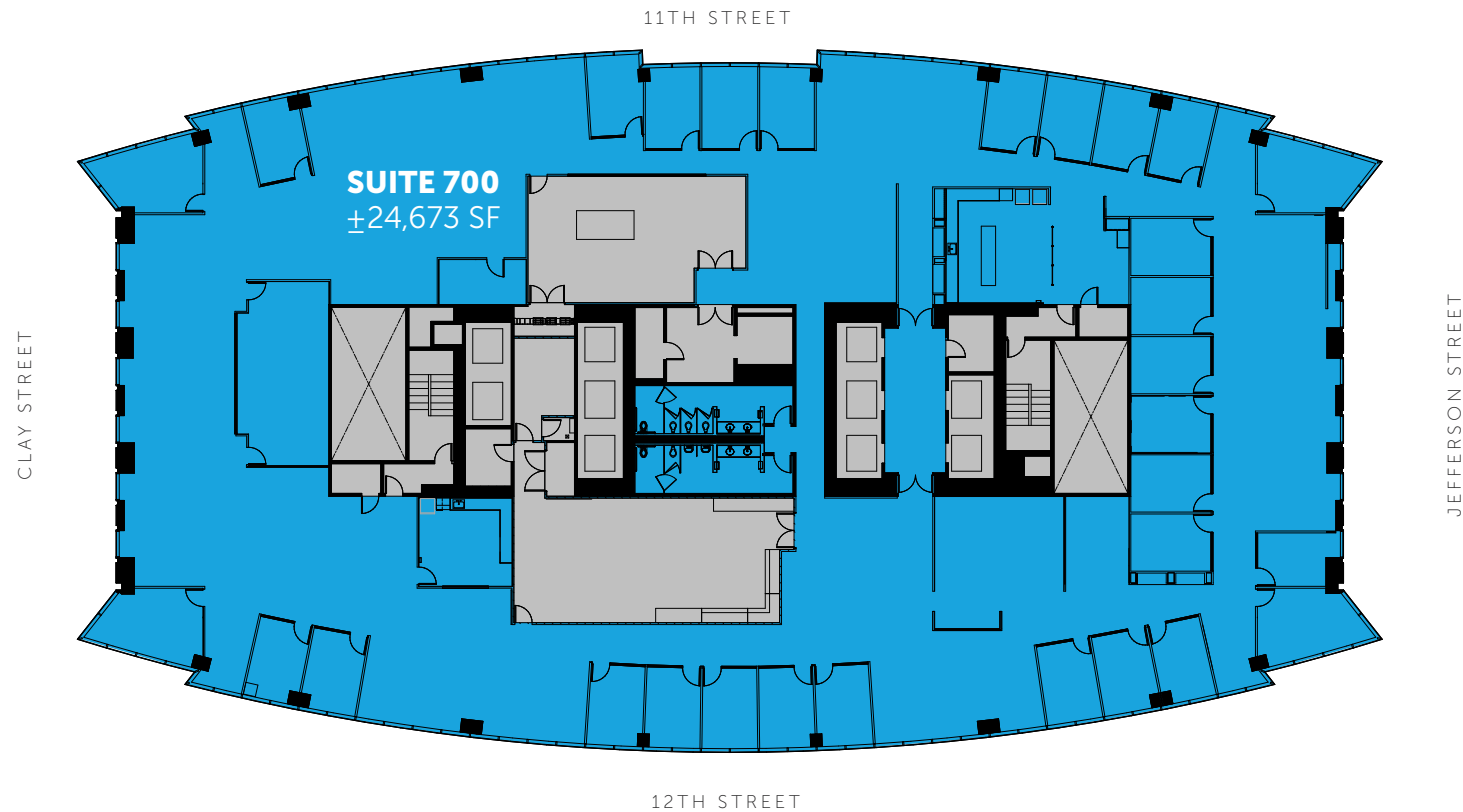
- 1 private office
- Conference room
- Open area
- Breakroom
- Available now

SUITE 670 | $\pm 3,678$ SF



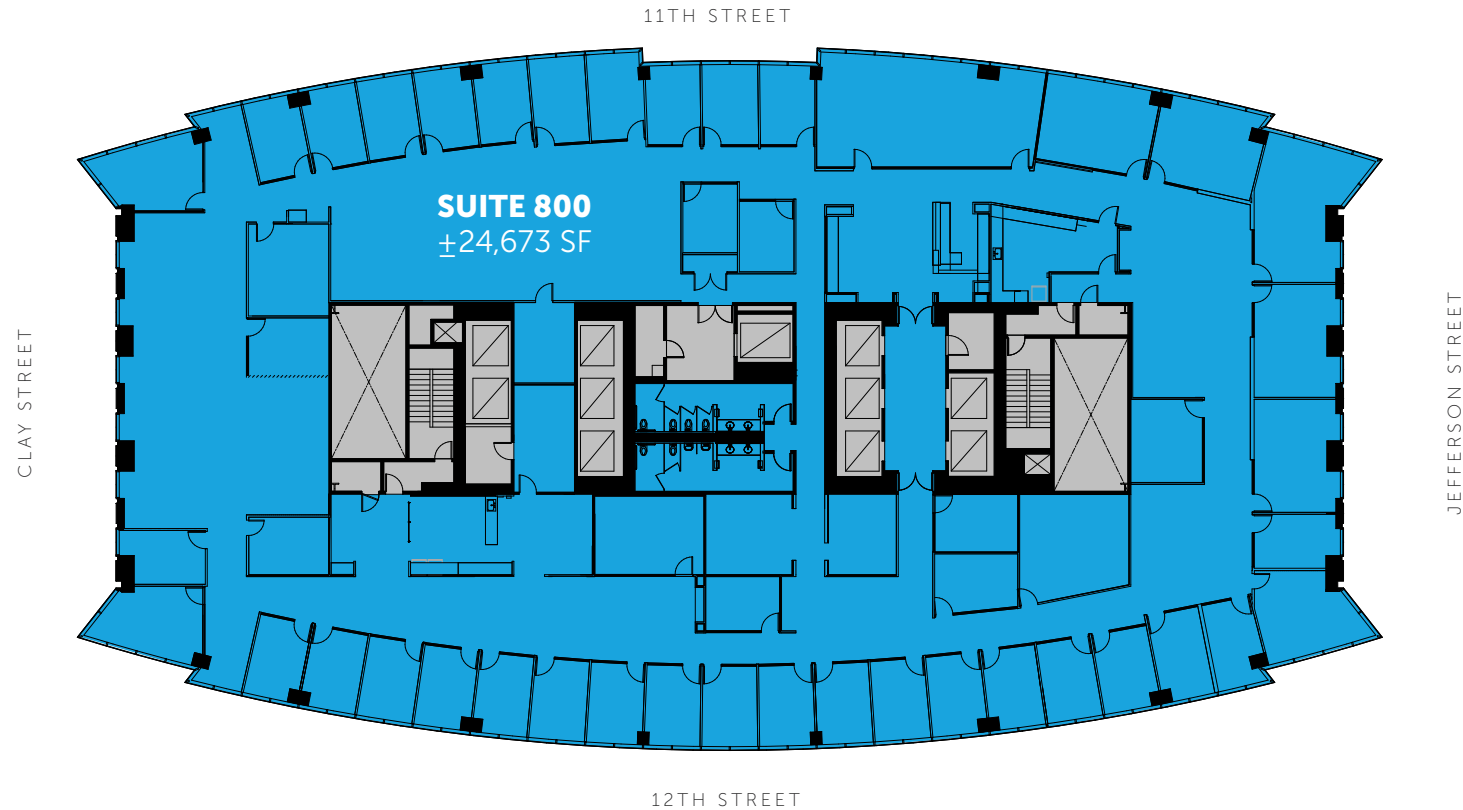
- Nice bay views
- Three offices
- Conference room
- Kitchen
- Open area
- Exposed ceilings, 13'6"

SUITE 700 | $\pm 24,673$ SF



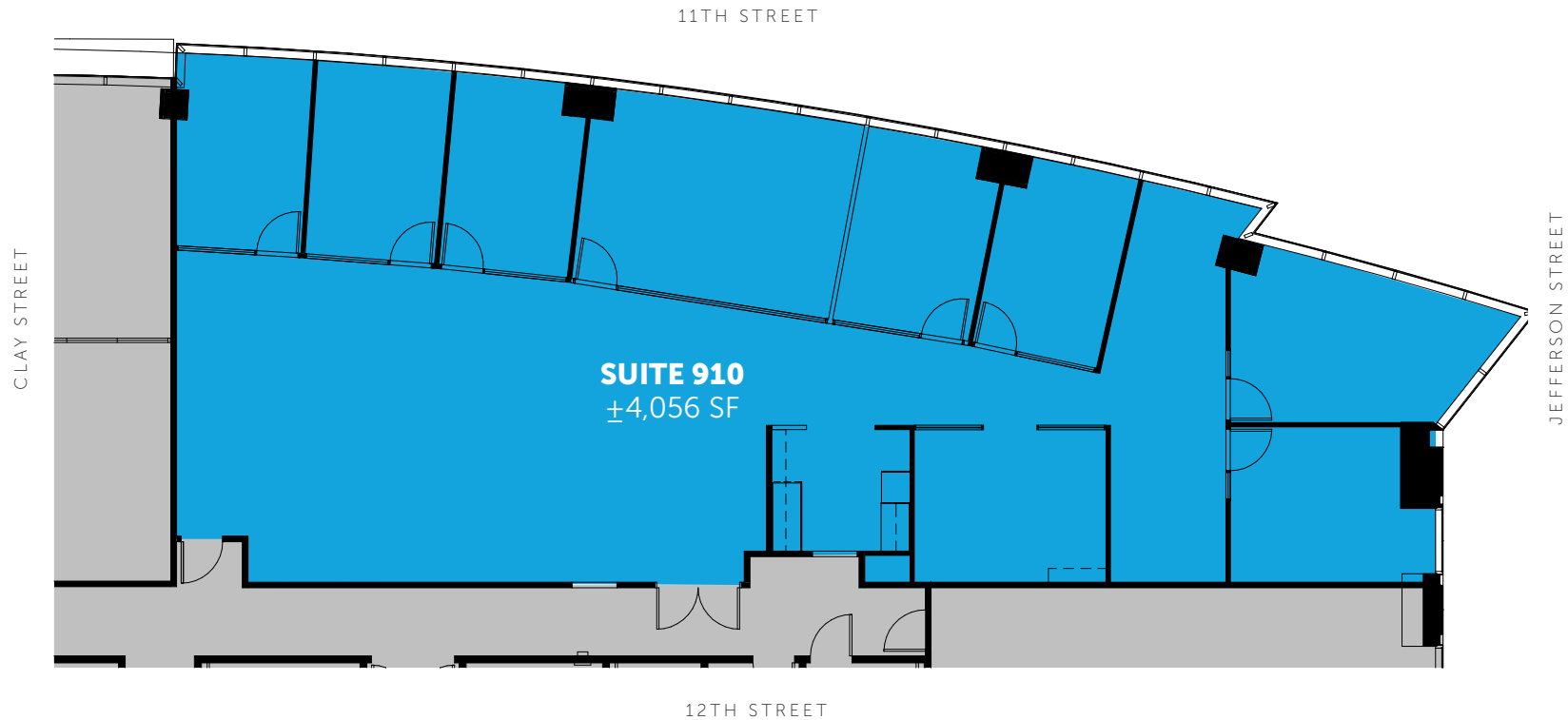
- Full Floor
- 30 offices
- Three conference rooms
- Large kitchen

SUITE 800 | $\pm 24,673$ SF



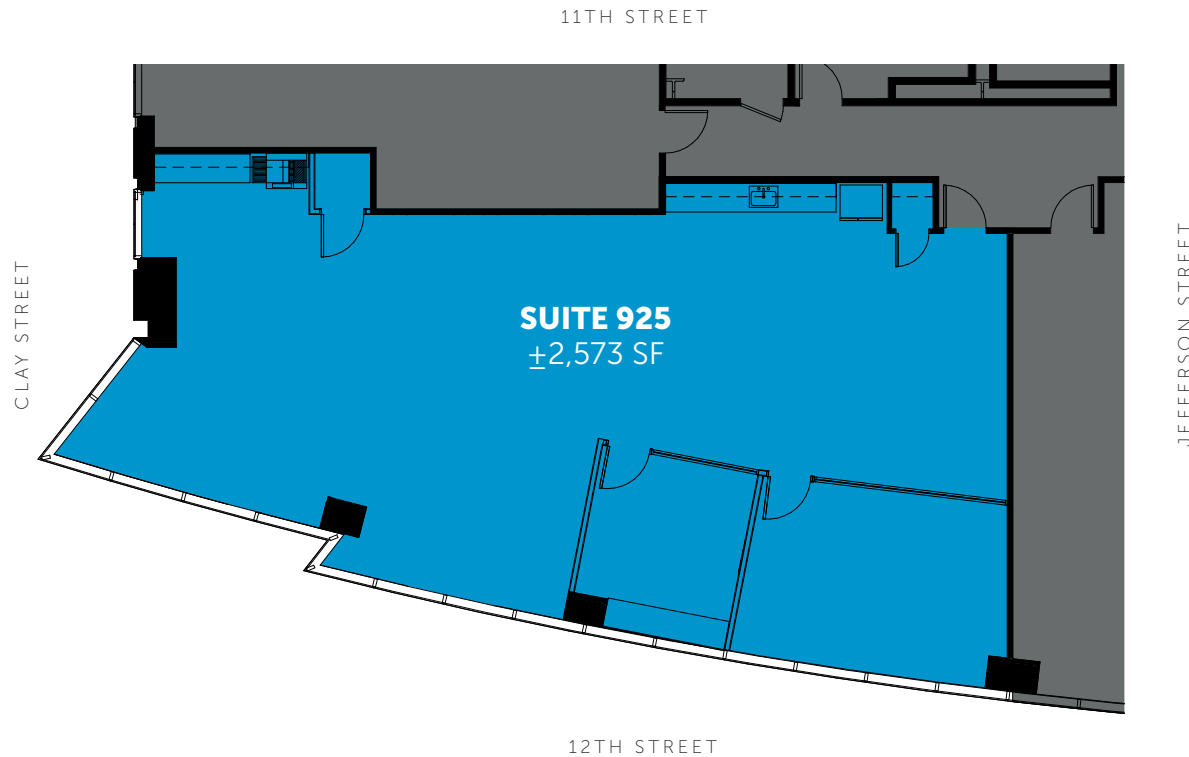
- Full Floor
- 36 offices
- 7 conference rooms

SUITE 910 | $\pm 4,056$ SF



- 7 private offices
- Break room
- 1 conference room
- Copy/storage

SUITE 925 | $\pm 2,573$ SF

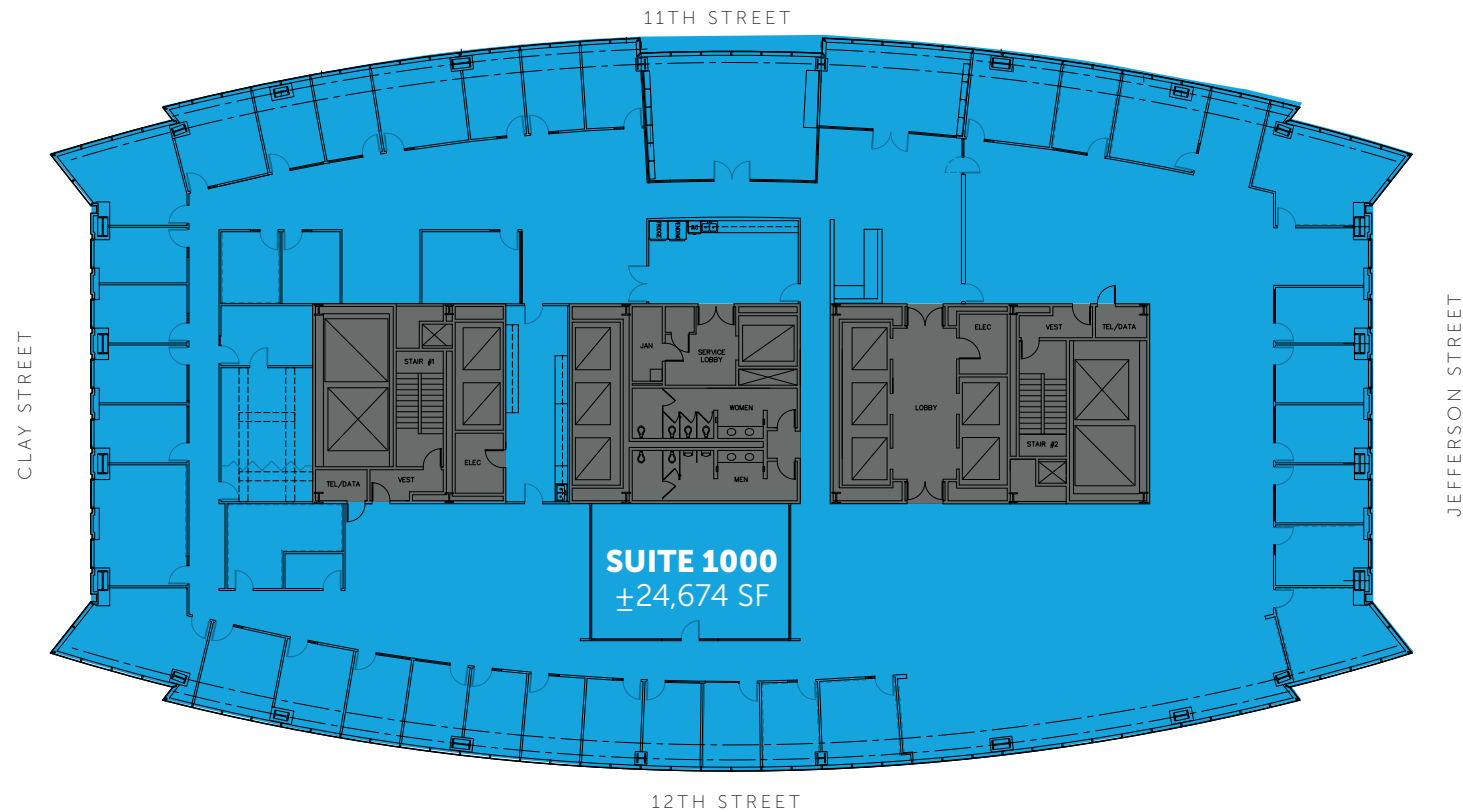


- Corner location with floor to ceiling glass
- Great views

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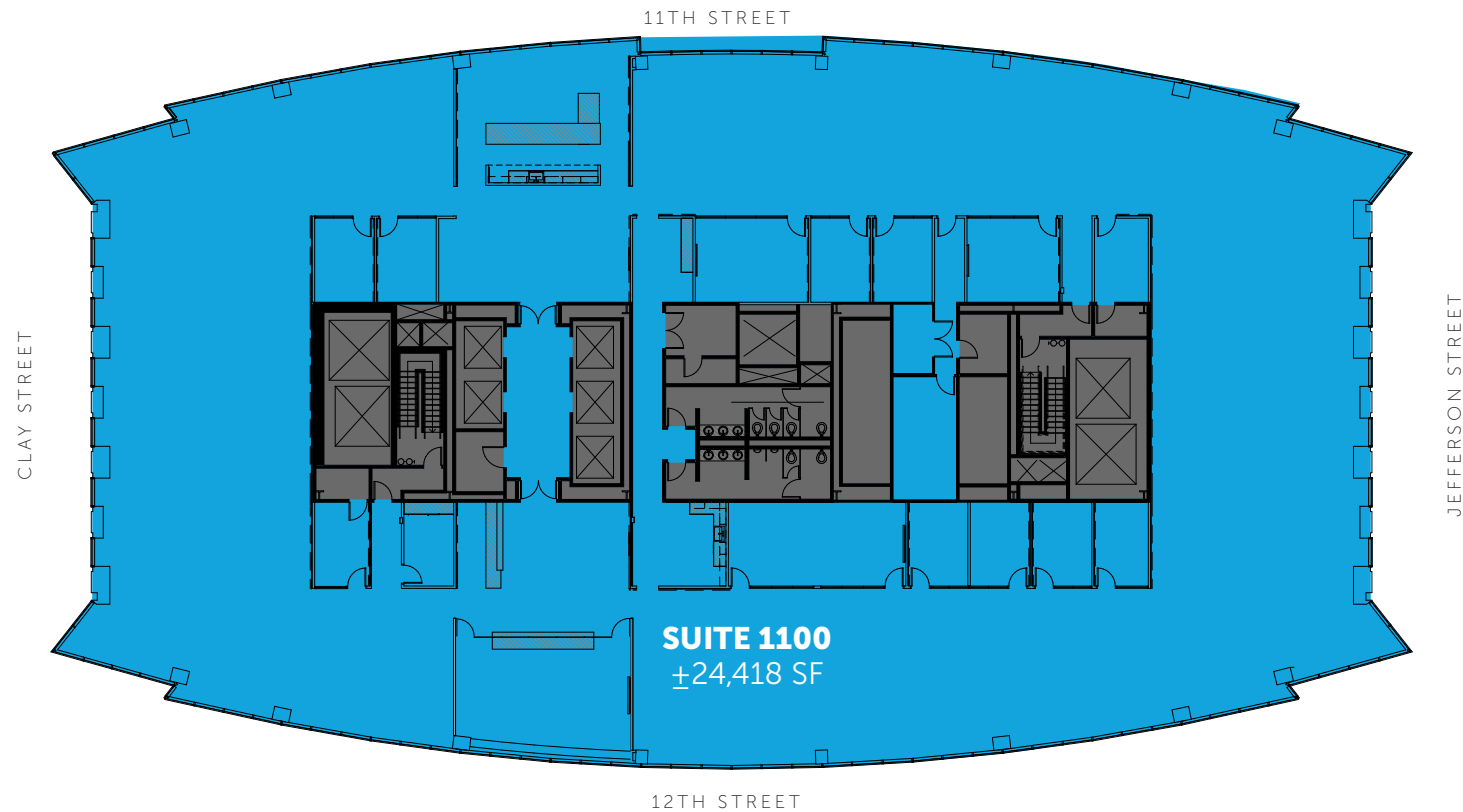


SUITE 1000 | $\pm 24,674$ SF



- 38 private offices
- Large board room
- Large conference room
- Large open areas
- Great glass line and views

SUITE 1100 | ±24,418 SF

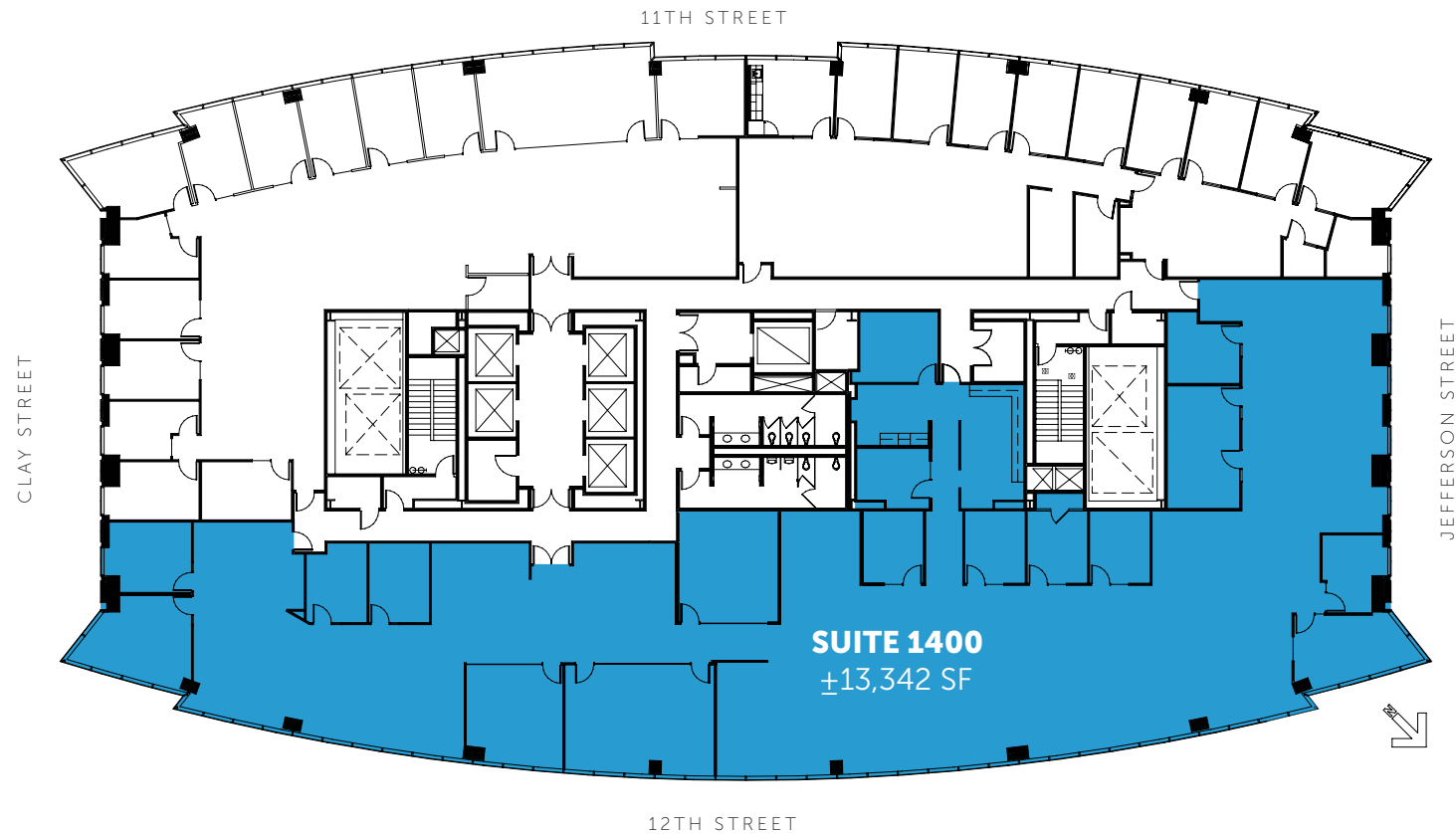


- Full Floor with great views
- Open layout great for tech
- Large open style kitchen

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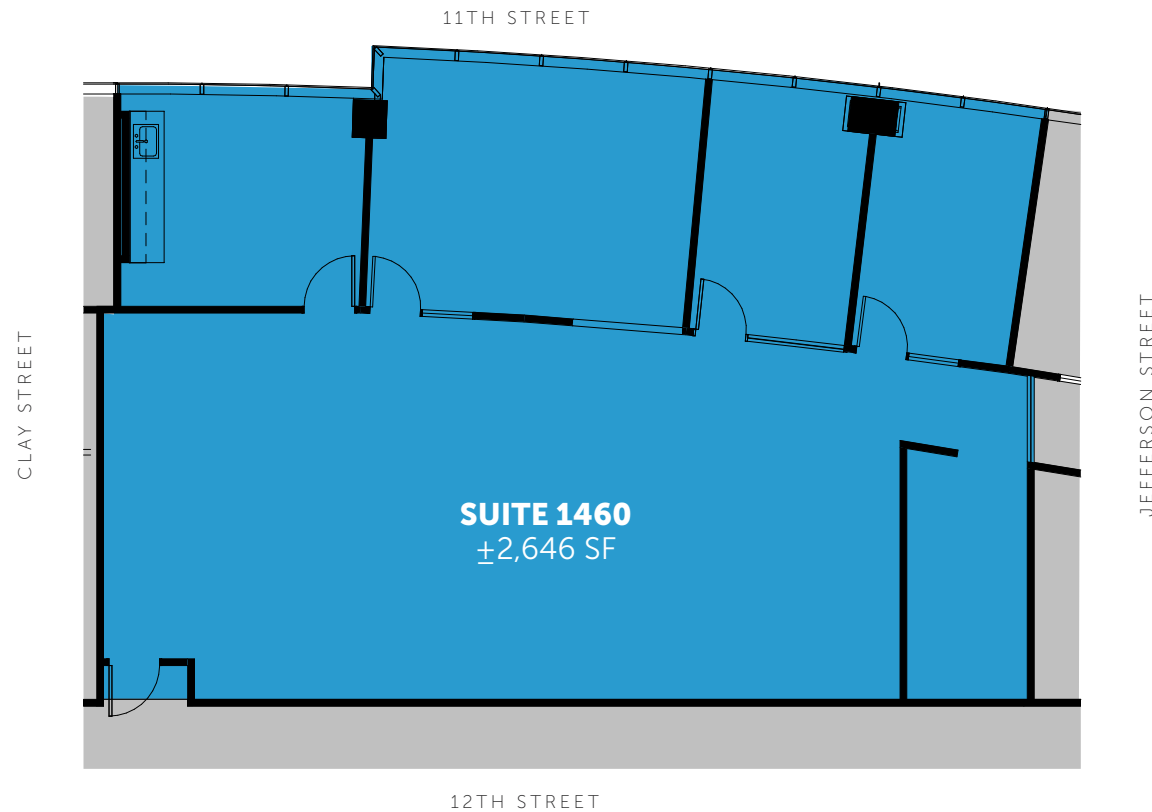


SUITE 1400 | ±13,342 SF



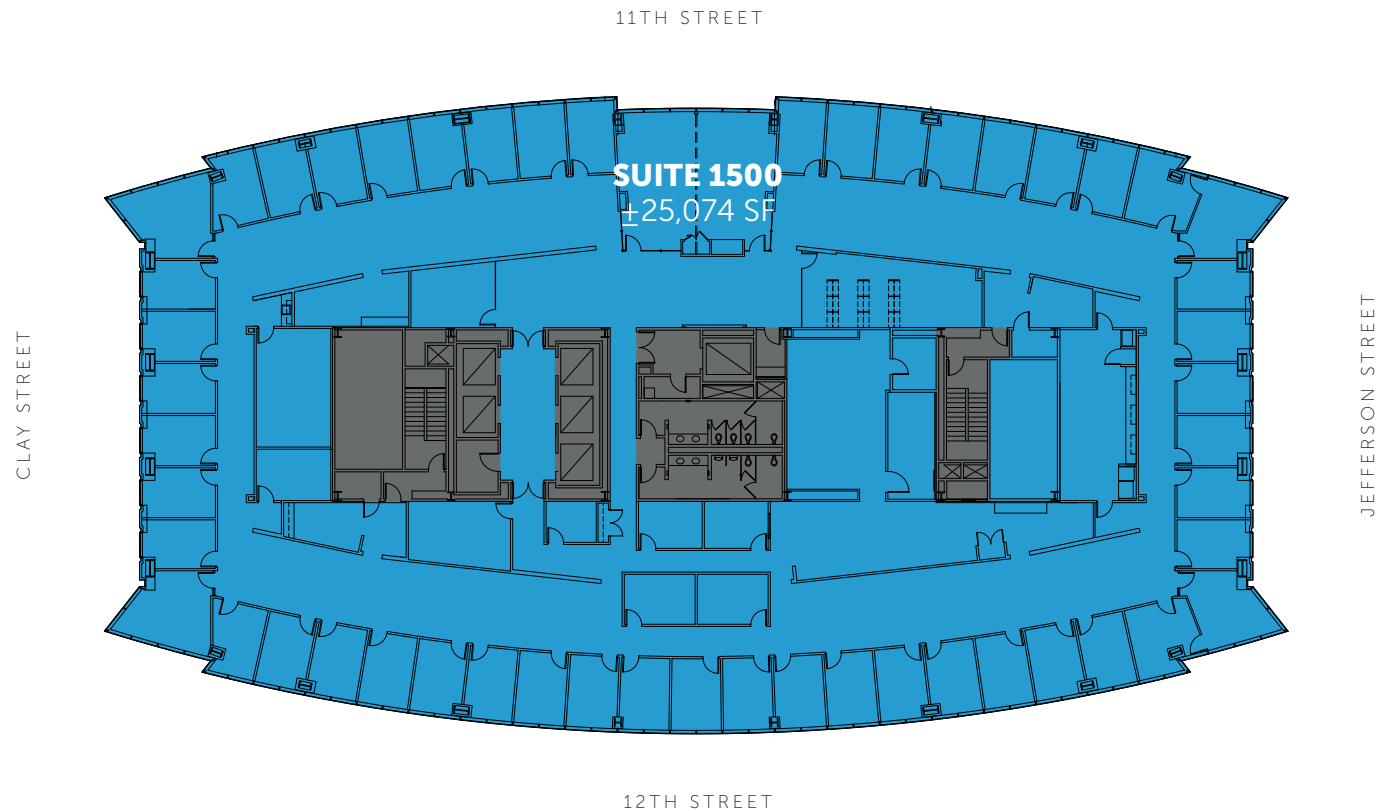
- 13 private offices
- 1 large conference room
- 2 small conference rooms
- IT closet
- Breakroom
- Double door entry
- 2 large open areas for cubes
- Floor to ceiling glass with great views

SUITE 1460 | $\pm 2,646$ SF



- 2 Offices
- Conference room
- Breakroom
- Floor to ceiling glass
- Amazing views
- Move in ready

SUITE 1500 | ±25,074 SF

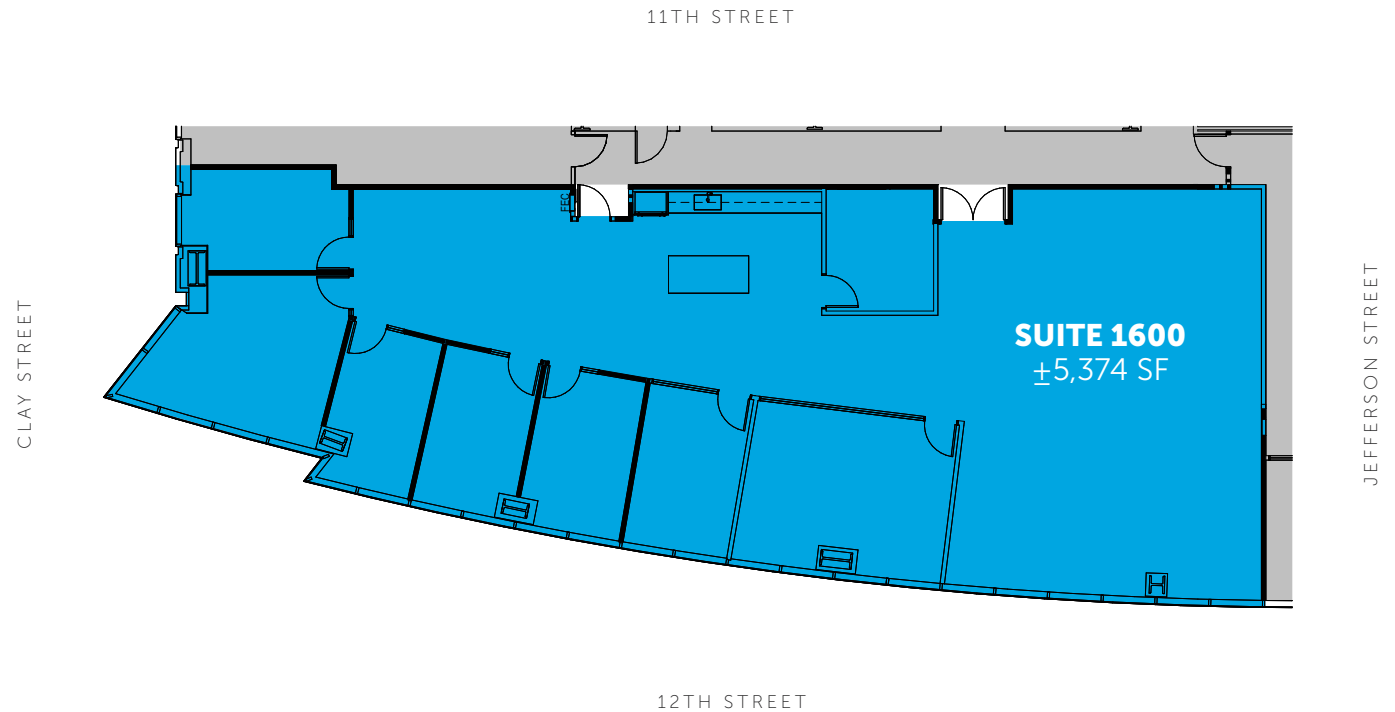


- 51 exterior private offices
- Three large conference rooms
- Great views

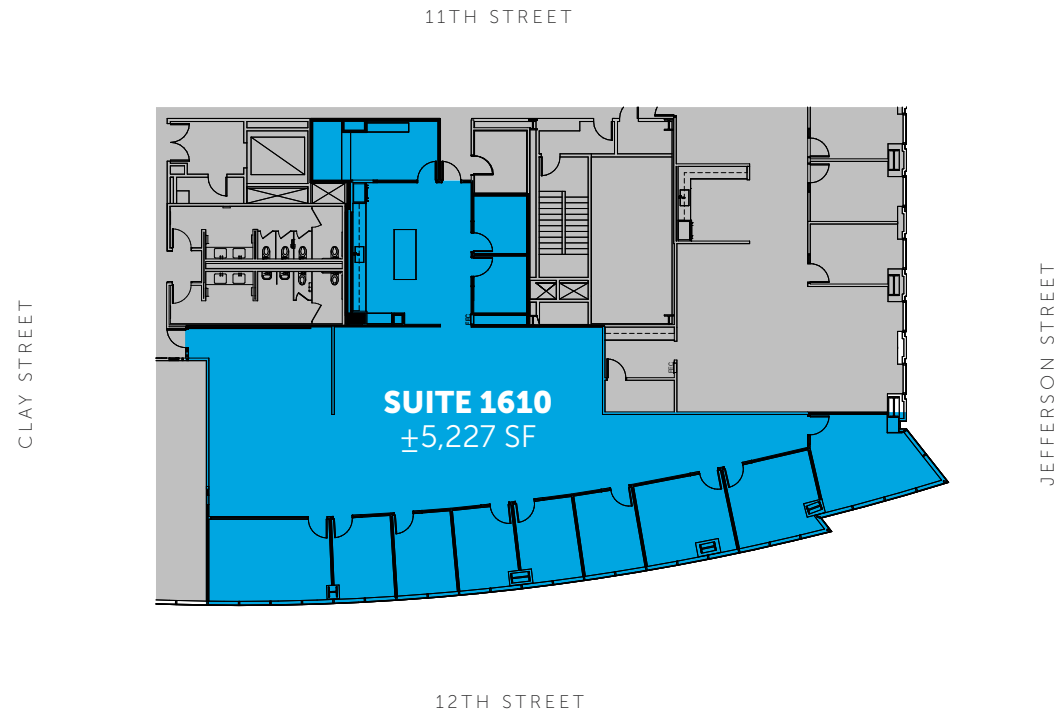
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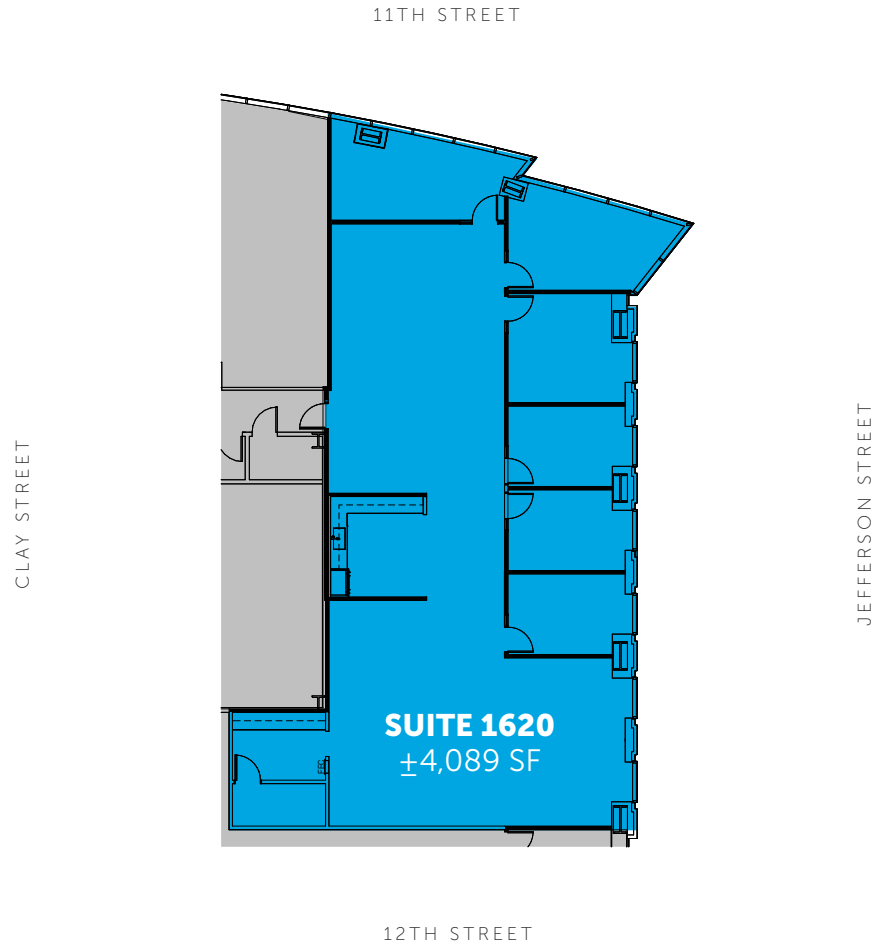
SUITE 1600 | $\pm 5,374$ SF



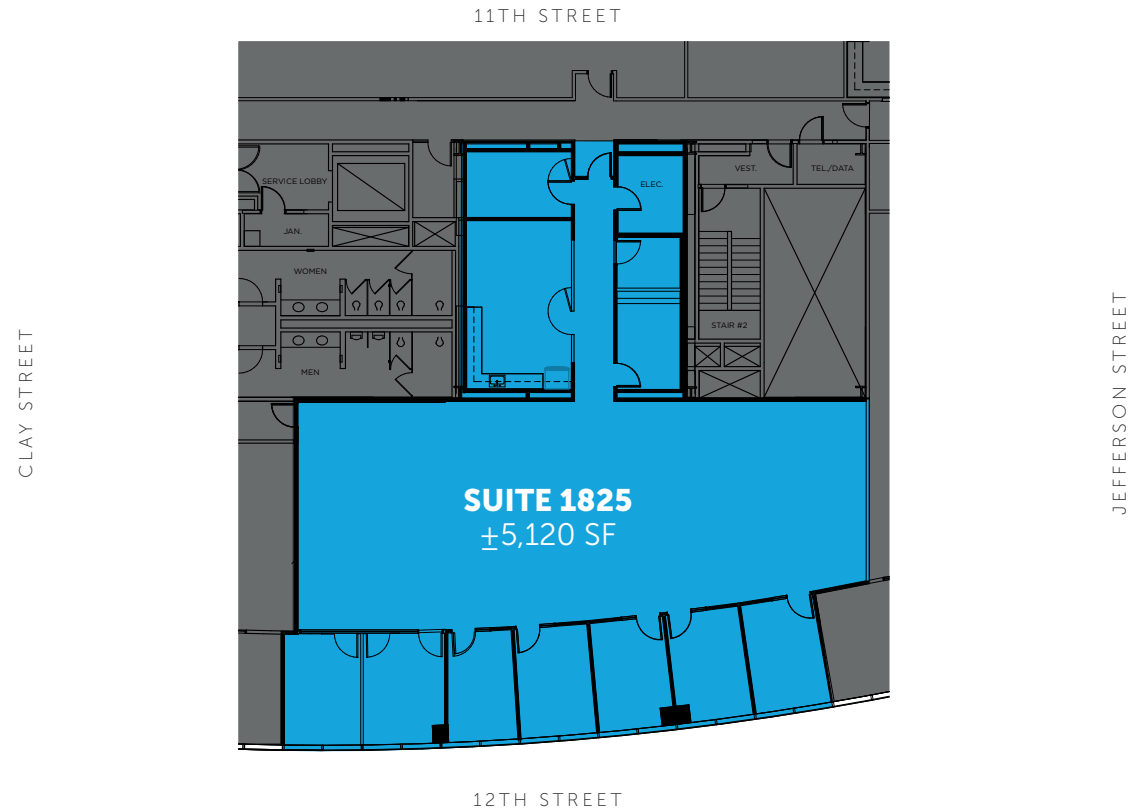
SUITE 1610 | ±5,227 SF



SUITE 1620 | ±4,089 SF

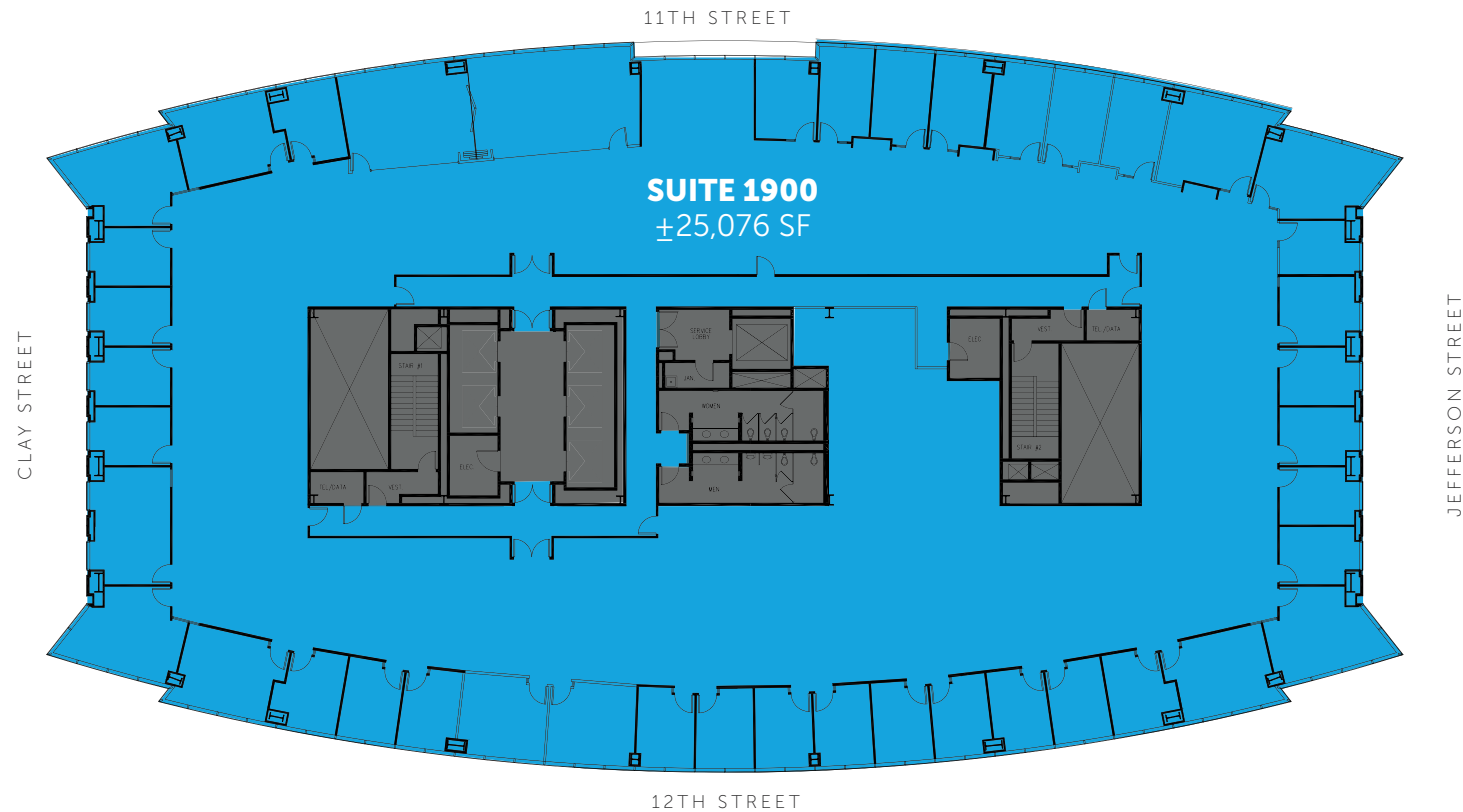


SUITE 1825 | ±5,120 SF



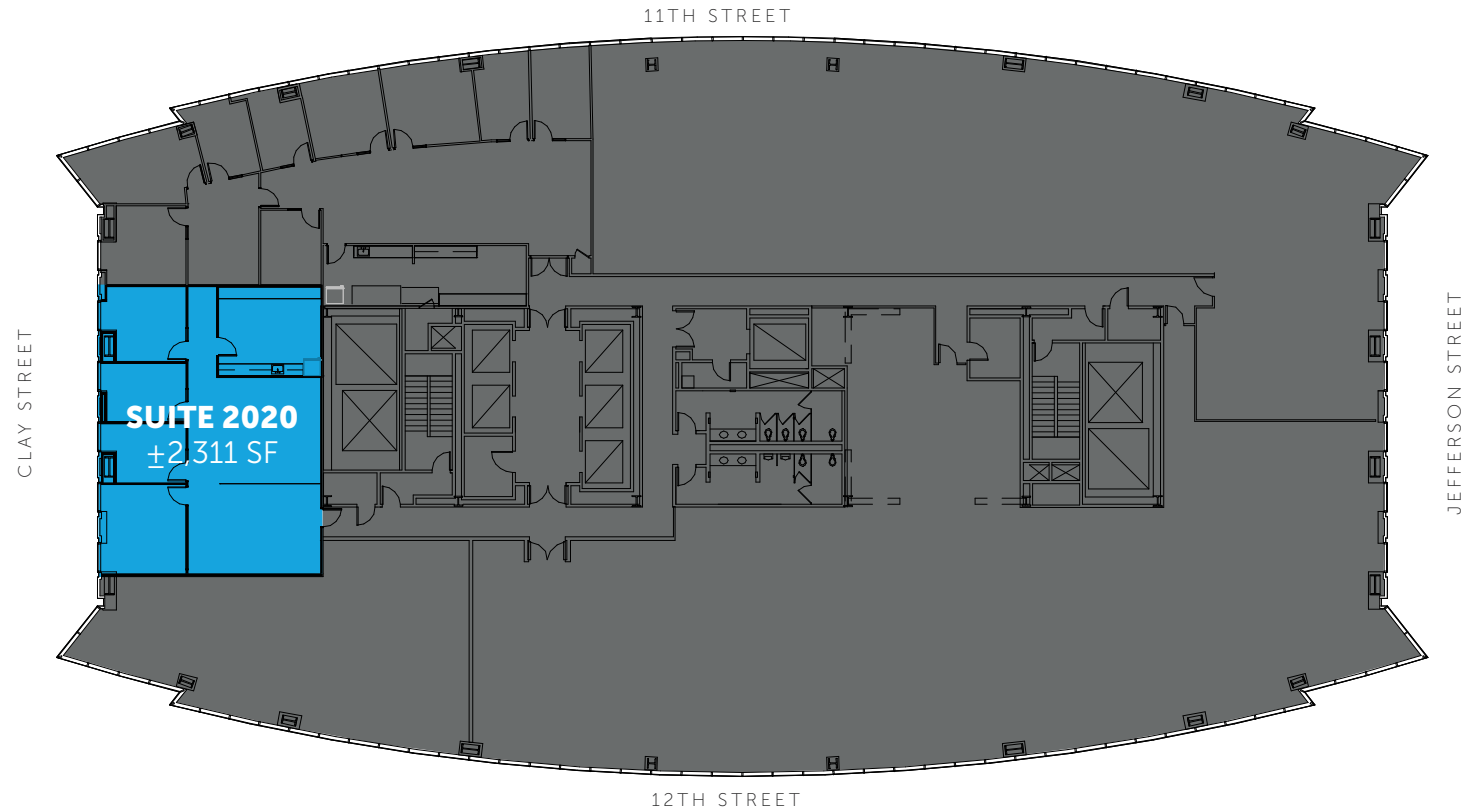
- 7 private offices
- Breakroom
- Storage

SUITE 1900 | ±25,076 SF



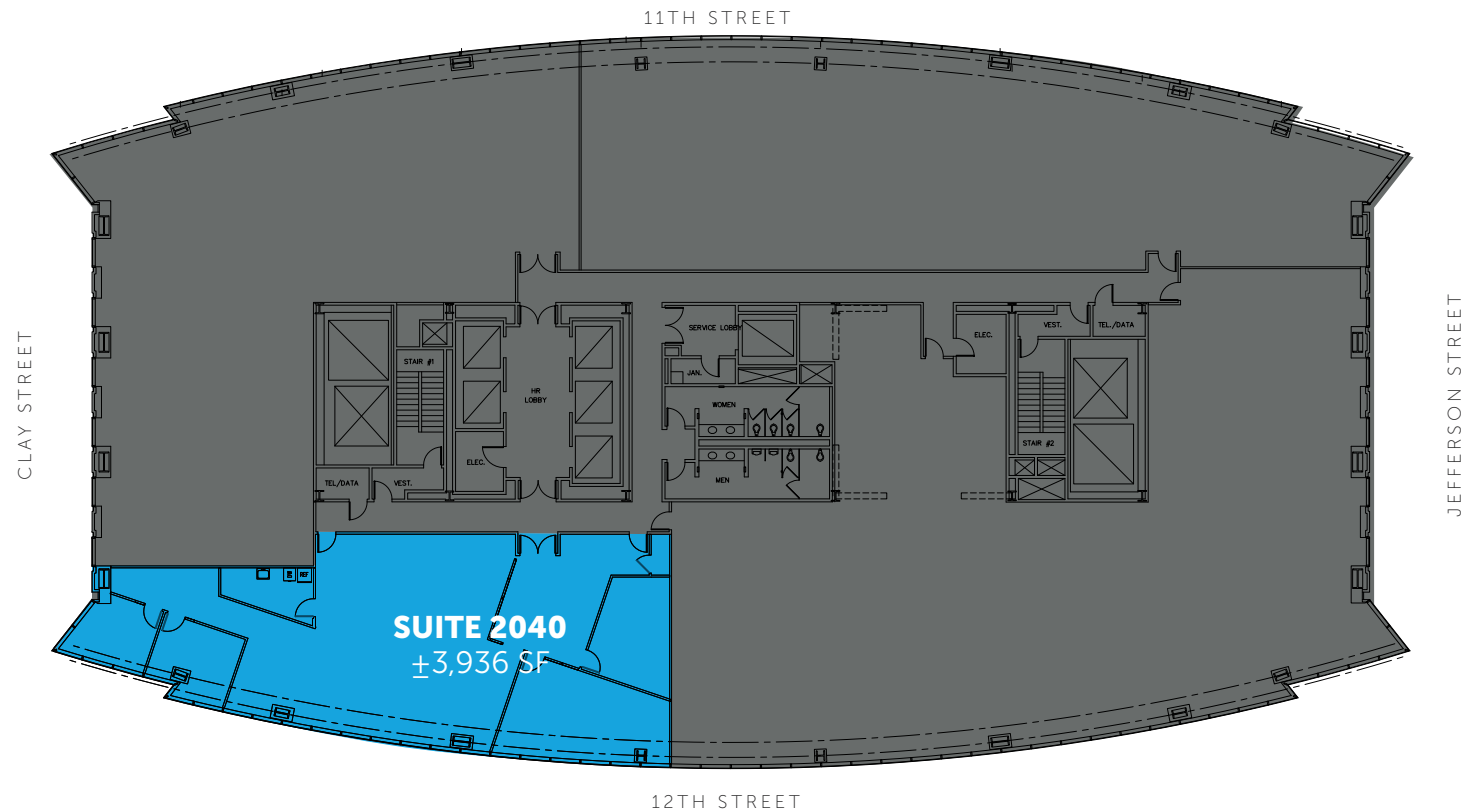
- Available Now
- Beautiful upper floor views with floor to ceiling glass

SUITE 2020 | ±2,311 SF



- Move in ready
- 3 private offices
- Conference room
- Break/storage room
- Nice views and light

SUITE 2040 | ±3,936 SF

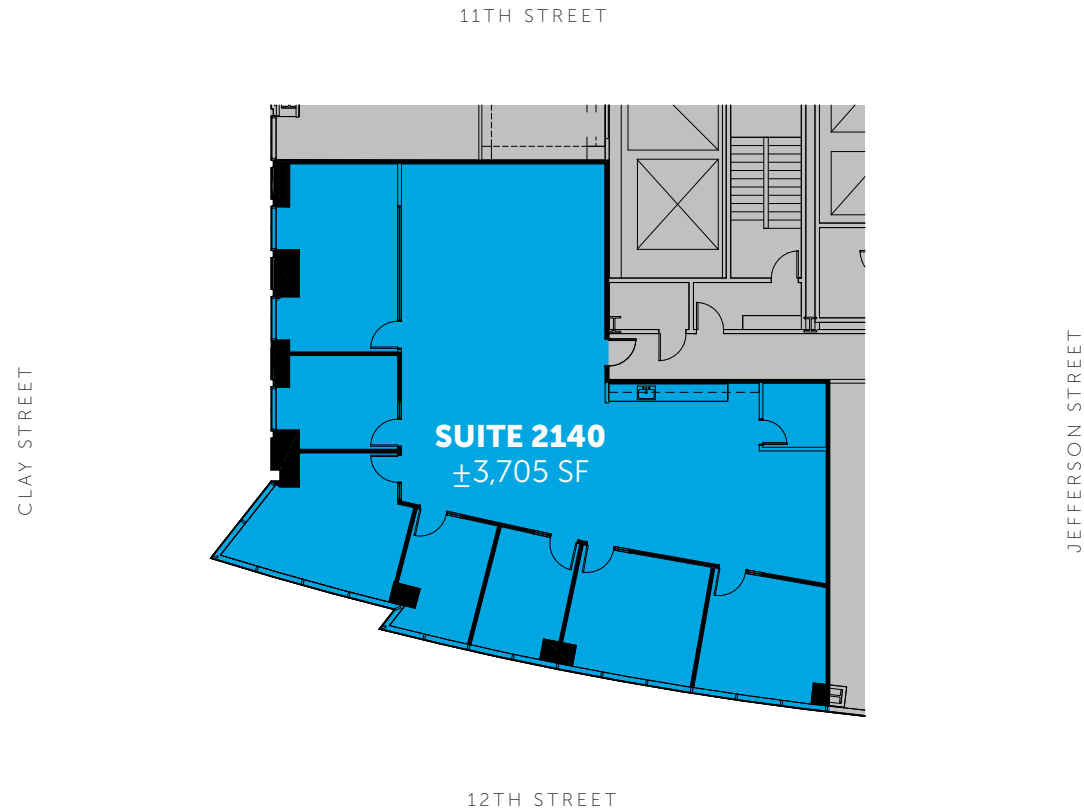


- Corner location with great views
- 2 offices
- Breakroom
- Open area
- Small server room
- 2 large conference rooms
- Double door entry off the elevator lobby

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SUITE 2140 | ±3,705 SF





For More Information, Please Contact:

John Dolby

Executive Director

+1 510 267 6027

john.dolby@cushwake.com

LIC#00870630

David Englert

Director

+1 510 267 6037

david.englert@cushwake.com

LIC#01291709



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