

**FOR LEASE**

**409 13TH ST OAKLAND**

THE MOST ICONIC BUILDING IN ALL OF OAKLAND AND WIDELY RECOGNIZED THROUGHOUT THE BAY AREA.

THE TRIBUNE TOWER STANDS AS FULLY RENOVATED CLASS B OFFICE TOWER IN THE EPICENTER OF DOWNTOWN OAKLAND.

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**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS

# Tribune Tower



# Tribune Tower

409 13TH ST OAKLAND

## PROPERTY SUMMARY

### ADDRESS

409 13th Street, Oakland, CA 94612

### RENTAL RATE

\$36 / SQ FT / YEAR, FS

### AVAILABLE

Immediately

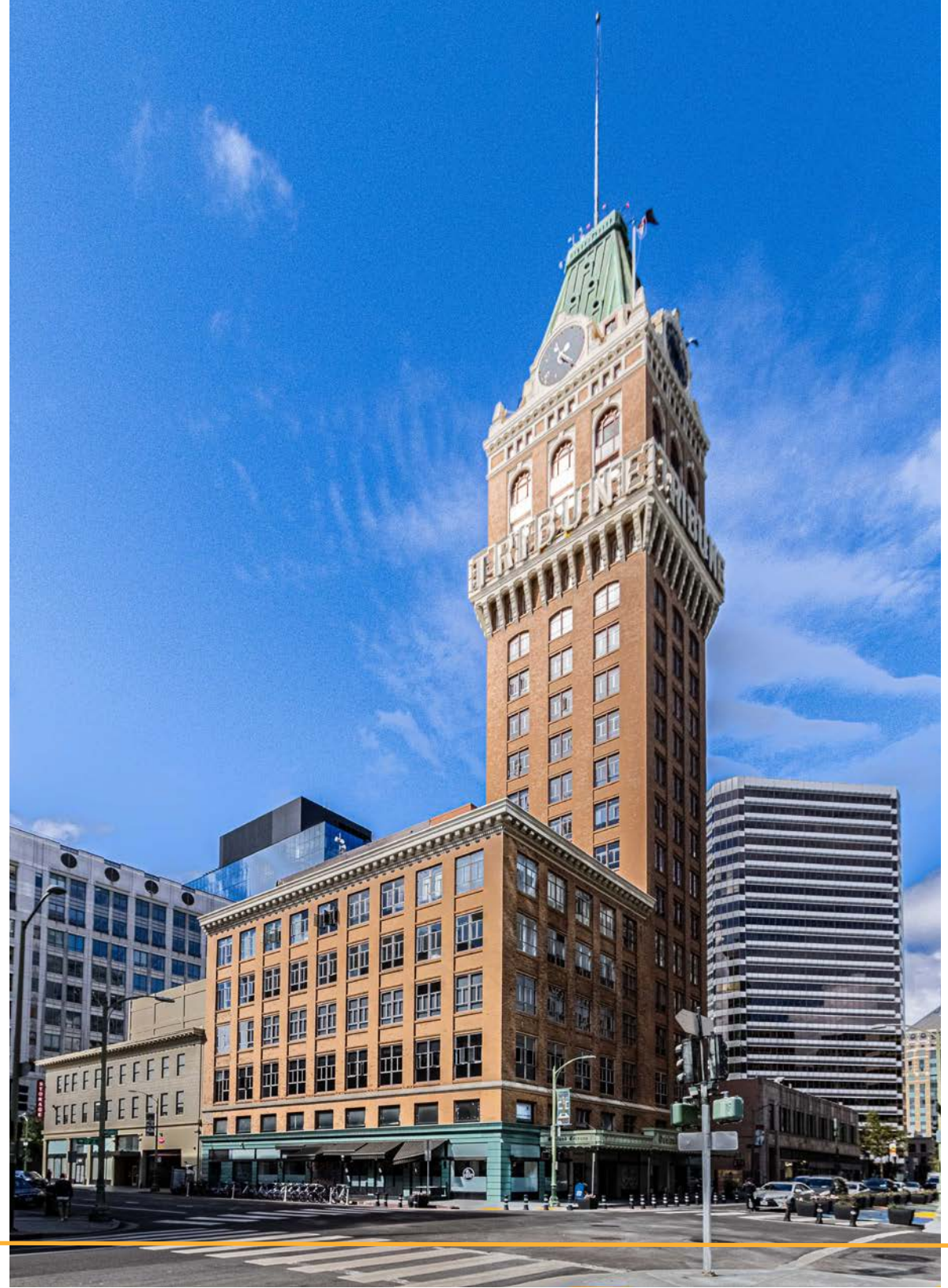


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## AVAILABLE SPACE

20TH	±1,219 Square Feet
19TH	±1,903 Square Feet
18TH	±1,915 Square Feet
16TH	±1,915 Square Feet
15TH	±1,915 Square Feet
14TH	±1,915 Square Feet
12TH	±1,915 Square Feet
11TH	±1,915 Square Feet
5TH	±10,200 Square Feet
4TH	±10,200 Square Feet
2ND	±10,200 Square Feet



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## BUILDING ATTRIBUTES



LARGE ICONIC, CORNER BUILDING



18-STORY BRICK AND CONCRETE BUILDING



LOCATED IN DOWNTOWN OAKLAND



TWO (2) FULL ELEVATOR



FLOOR PLANS WITH ABUNDANT NATURAL LIGHT



HVAC SYSTEM IN ALL FLOORS



CLOSE CIRCUIT CAMERAS AND KEY CARD ACCESS



NEWLY RENOVATED LOBBY

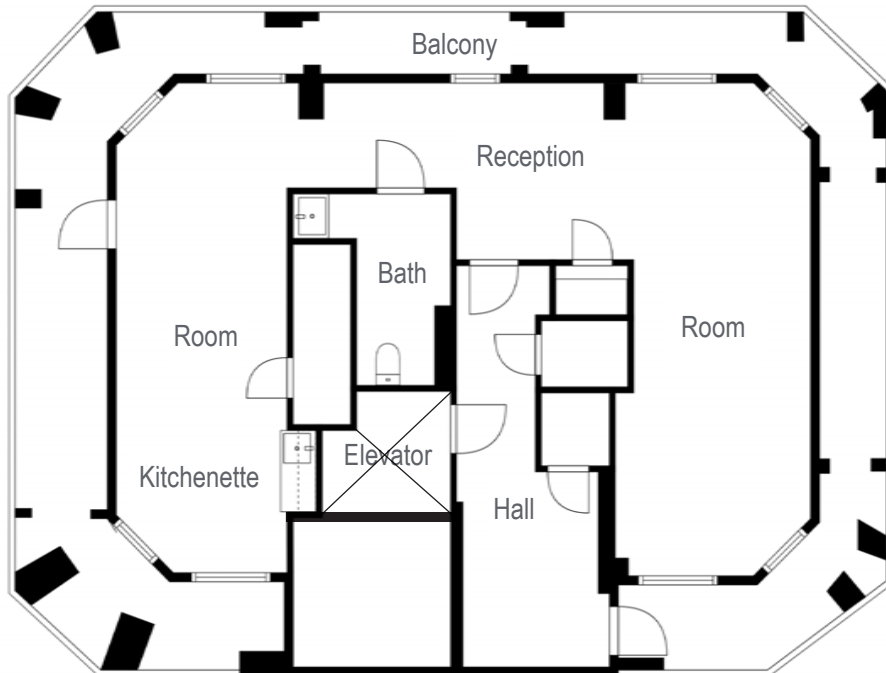


# Tribune Tower

409 13TH ST OAKLAND

## 20th Floor - ±1,219 SF

- Access to Balcony
- Restroom and Kitchenette
- HVAC
- Operable Windows

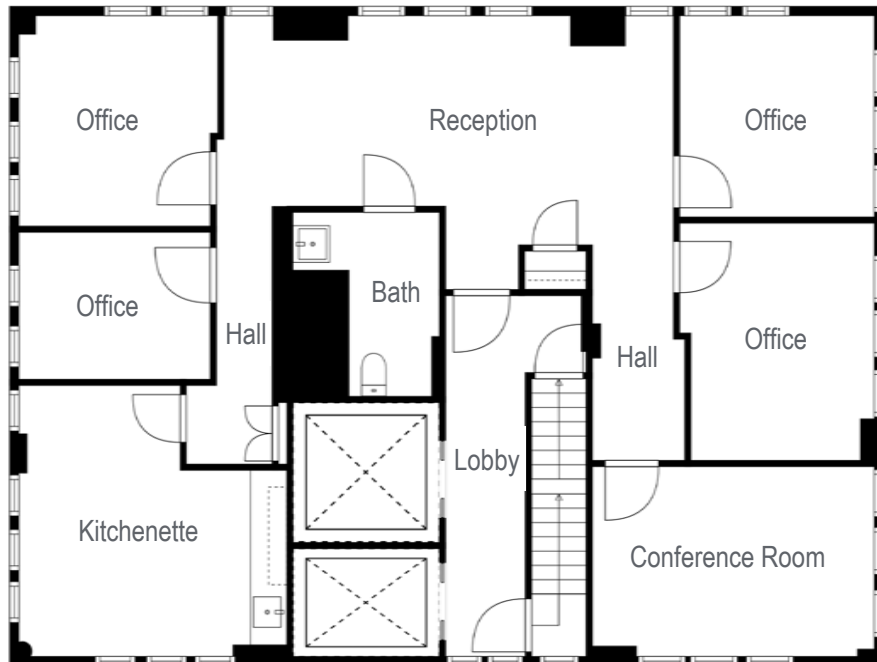


# Tribune Tower

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## 19th Floor - ±1,903 SF

- Four (4) Private Offices
- One (1) Conference Room
- Restroom and Kitchenette
- HVAC
- Operable Windows

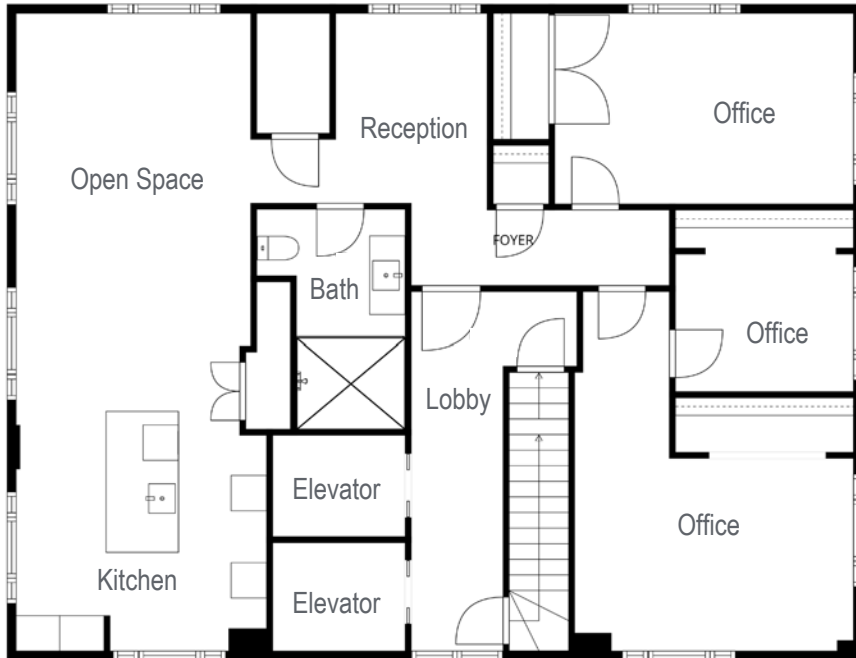


# Tribune Tower

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## 18th Floor - ±1,915 SF

- Three (3) Offices
- One (1) Bath with Shower
- One (1) Full Kitchen
- HVAC
- Operable Windows
- Creative Space

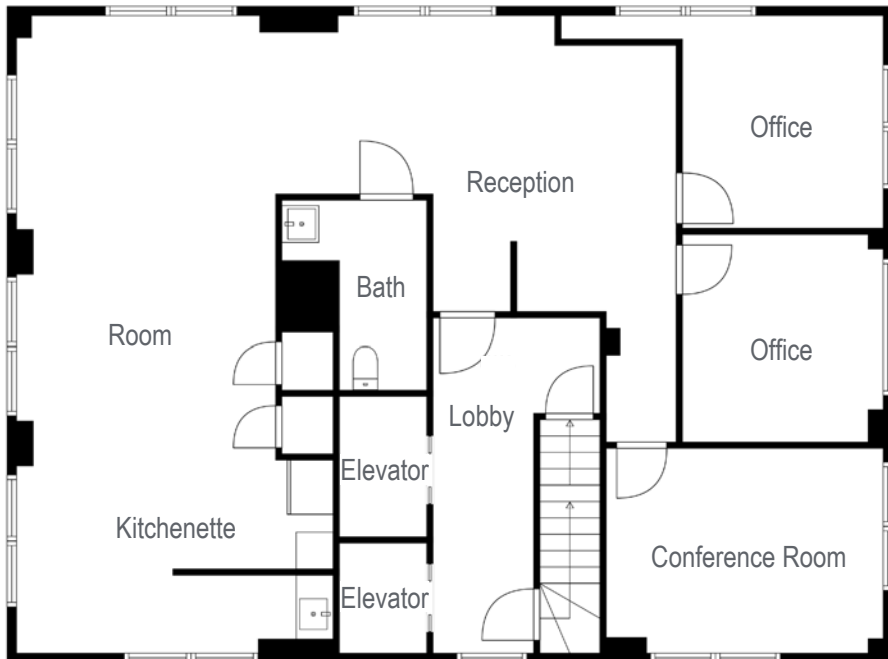


# Tribune Tower

409 13TH ST OAKLAND

## 16th Floor - ±1,915 SF

- Two (2) Private Offices
- One (1) Conference Room
- Restroom and Kitchenette
- HVAC
- Operable Windows
- Creative Space

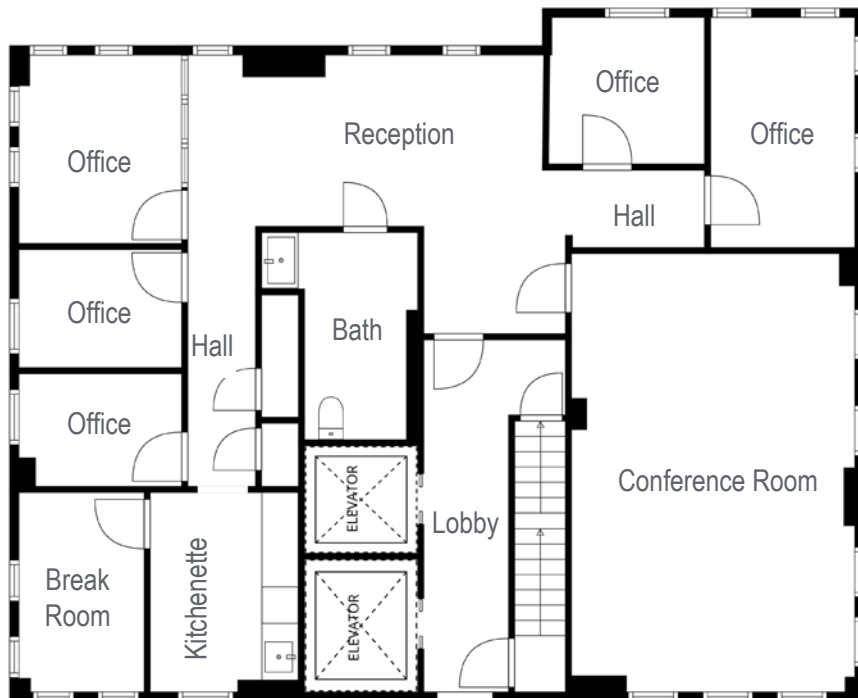


# Tribune Tower

409 13TH ST OAKLAND

## 15th Floor - ±1,915 SF

- Five (5) Private Offices
- One (1) Conference Room
- Restroom and Kitchenette
- HVAC
- Operable Windows

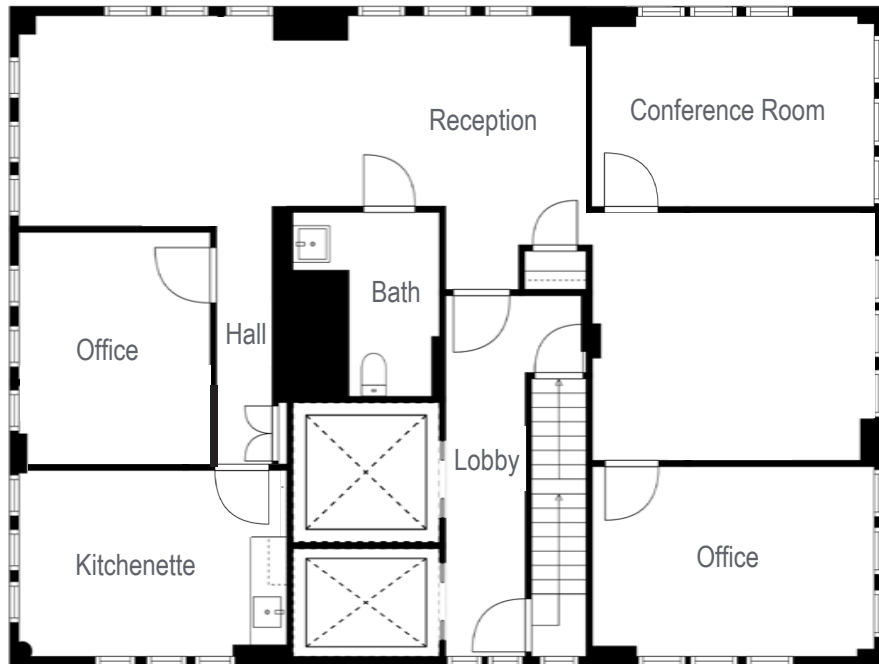


# Tribune Tower

409 13TH ST OAKLAND

## 14th Floor - ±1,915 SF

- Two (2) Private Offices
- One (1) Conference Room
- Restroom and Kitchenette
- HVAC
- Operable Windows

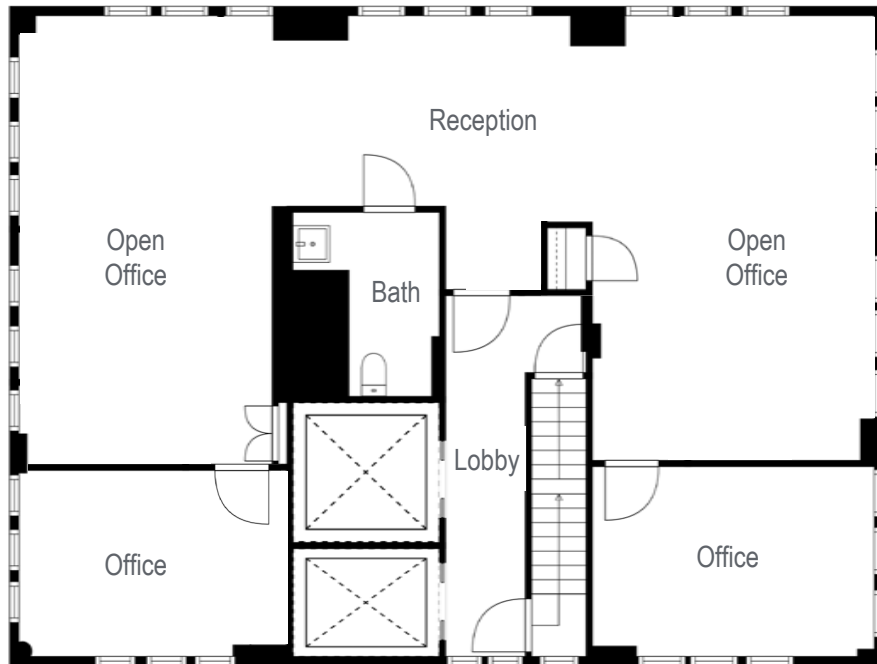


# Tribune Tower

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## 12th Floor - ±1,915 SF

- Two (2) Private Offices
- Two (2) Open Space Room
- Restroom
- HVAC
- Operable Windows

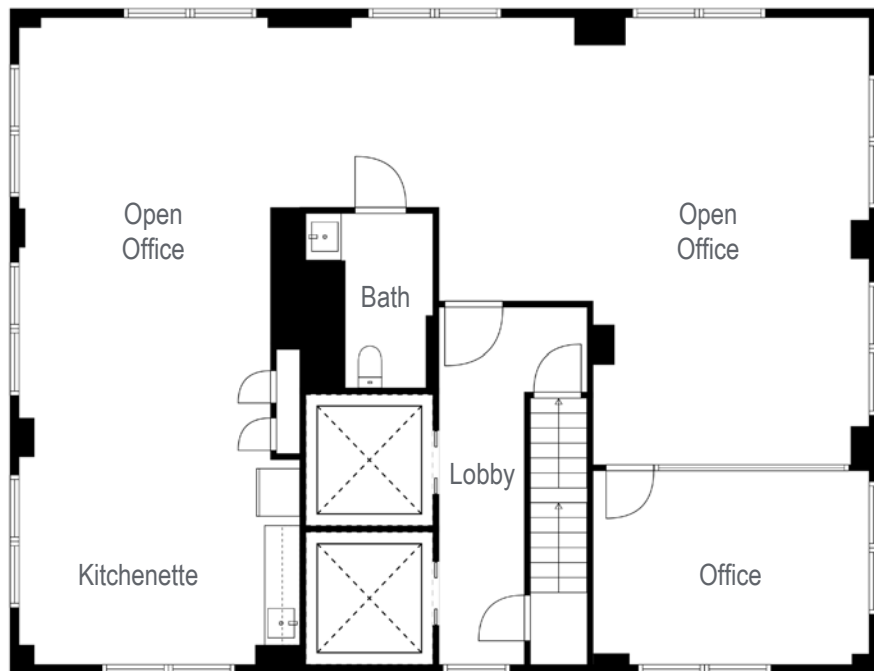


# Tribune Tower

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## 11th Floor - ±1,915 SF

- Two (2) Private Offices
- Two (2) Open Space Room
- Restroom and Kitchenette
- HVAC
- Operable Windows

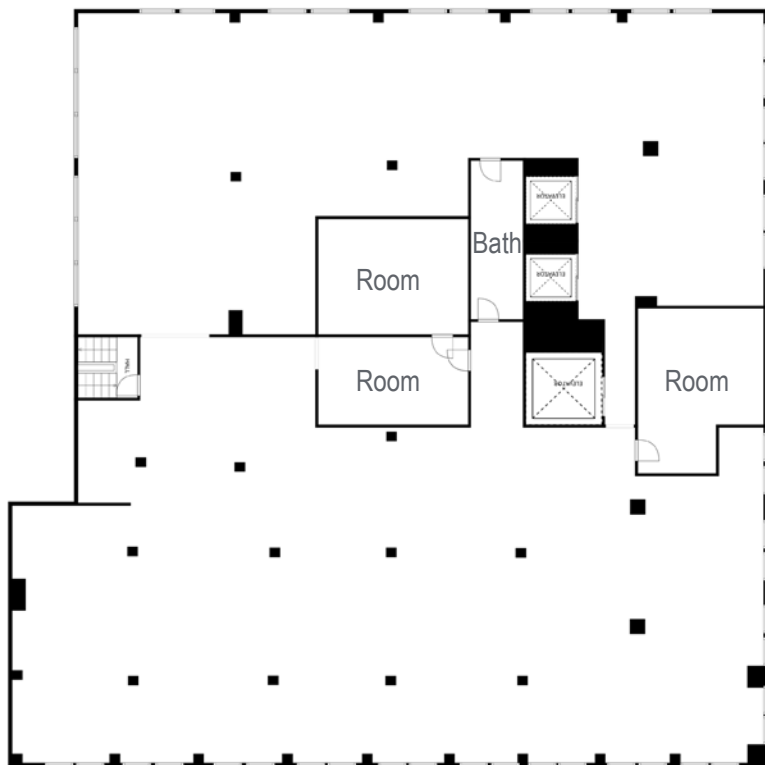


# Tribune Tower

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## 5th Floor - ±10,200 SF

- Three (3) Rooms
- Restroom
- HVAC
- Operable Windows
- Creative Space

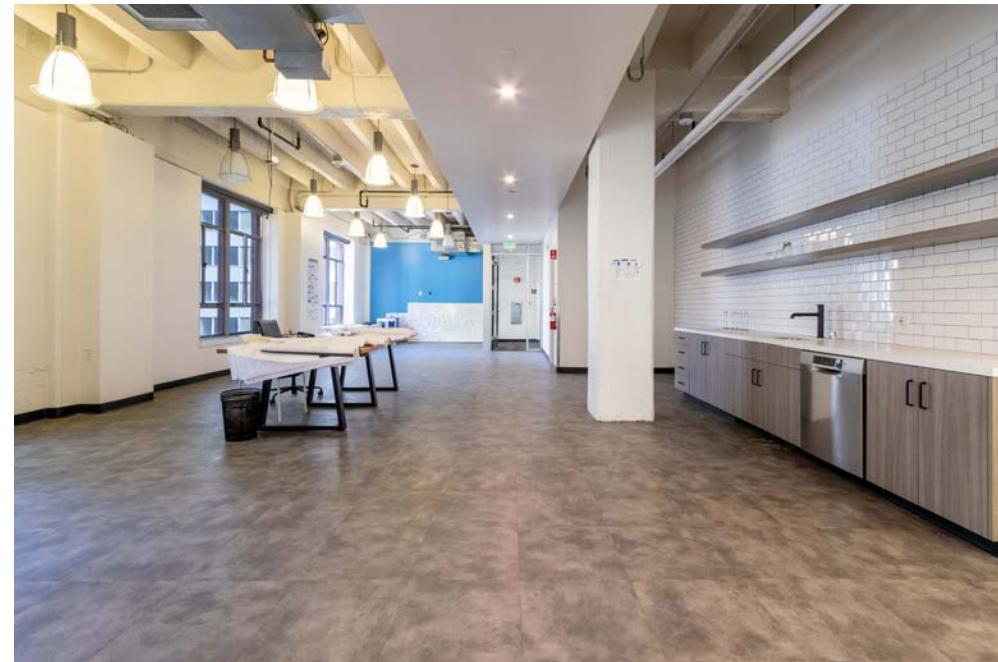


# Tribune Tower

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## 4th Floor - ±10,200 SF

- Seven (7) Private Offices
- Two (2) Conference Rooms
- Restroom and Kitchenette
- HVAC
- Operable Windows
- Creative Space

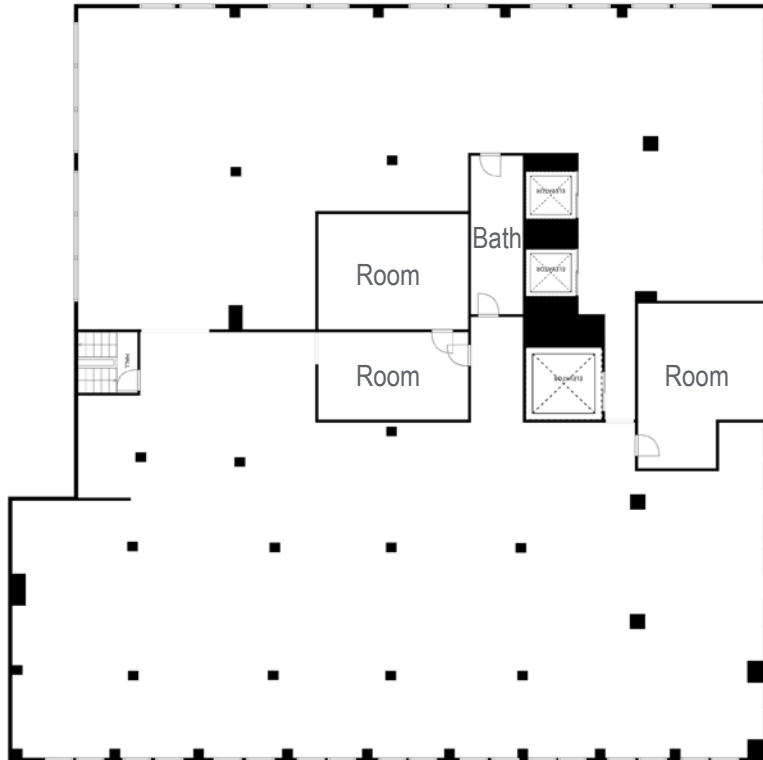


# Tribune Tower

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## 2nd Floor - ±10,200 SF

- Three (3) Rooms
- Restroom
- HVAC
- Operable Windows
- Creative Space



# Tribune Tower

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## INTERIOR PHOTOS



# Tribune Tower

## 409 13TH ST OAKLAND



### DESIRABLE NEW CONSTRUCTION RESIDENTIAL OPTIONS NEARBY

The Oakland CBD offers several attractive residential options for its employees, including several Class A mid and high-rises that have delivered in the past five years, yielding 6,000 best-in-class units to the area.

	PROPERTY	# UNITS	YEAR BUILT
1	1900 Broadway	452	2024
2	Vespr	419	2022
3	Forma	223	2022
4	Eleven Fifty Clay	288	2021
5	1717 Webster	247	2021
6	Atlas	633	2020
7	17th & Broadway	254	2019
8	Zo Apartments	206	2019
9	Lydian	261	2021
10	Hanover Broadway	254	2019
11	Webster Eleven	333	2021
12	19th & Harrison	224	2020
13	Residences at Lake Merritt	173	2022
	<b>TOTAL</b>	<b>3,967</b>	

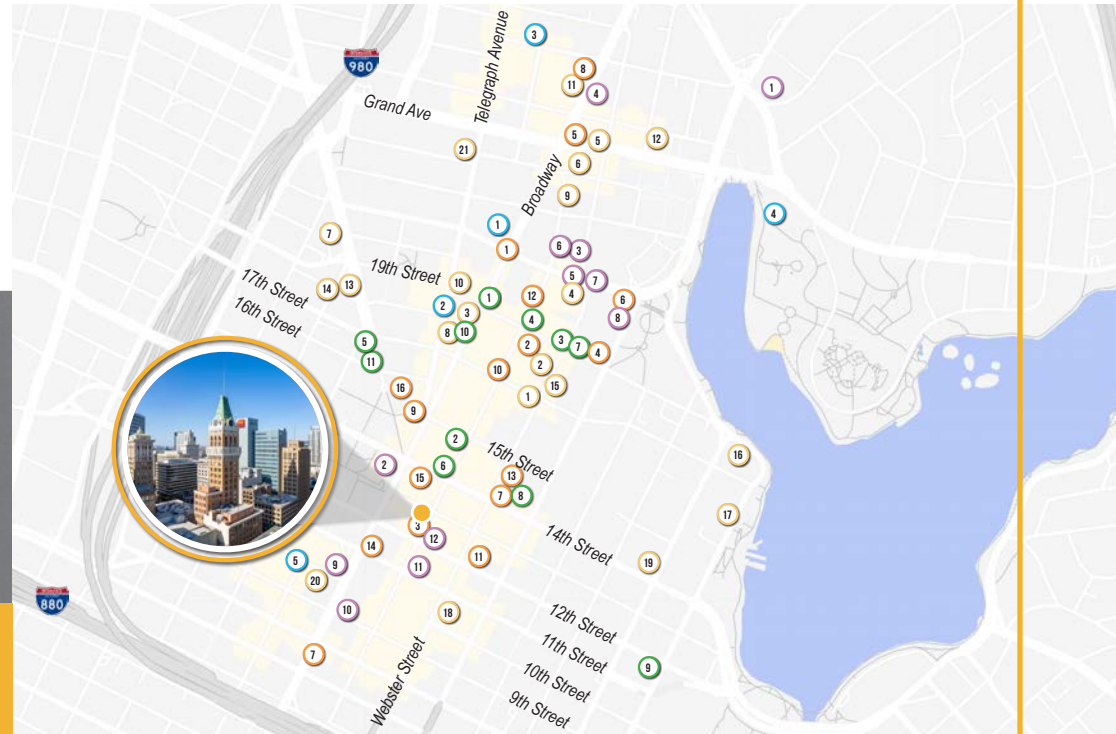
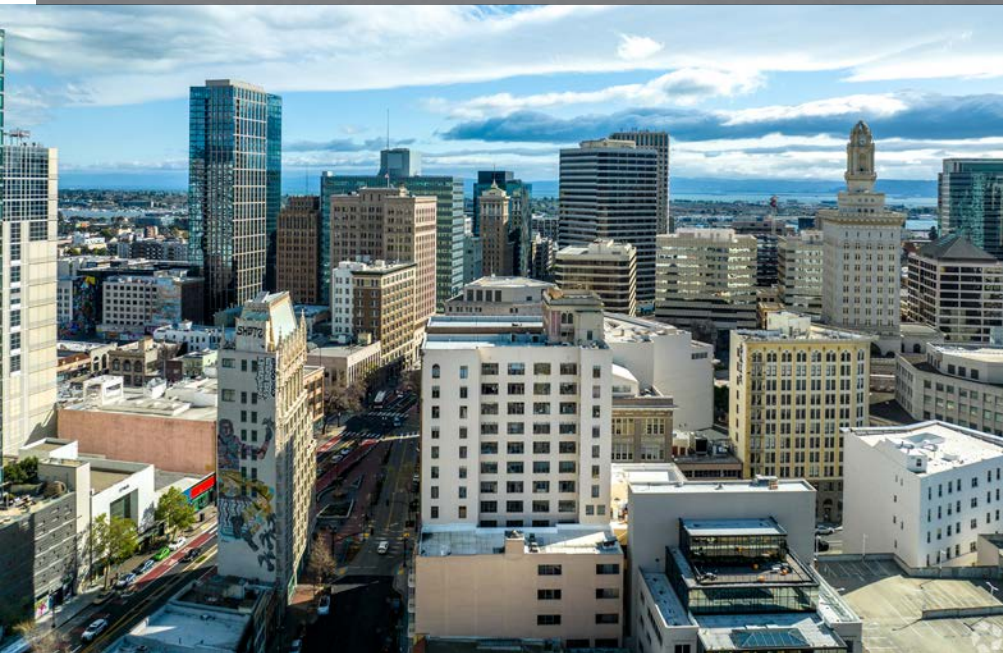
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## 409 13TH ST OAKLAND

### EXCEPTIONAL ACCESS TO AMENITIES & TRANSIT

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.

**180+** RESTAURANTS      **50+** CAFES      **40+** BAR & LOUNGES



#### 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 Café'
- 13 Café' Uccello
- 14 The Caffè' by Mr. Espresso
- 15 Brewja Coffee
- 16 Café' Teatro

#### NEARBY BARS & LOUNGES

- 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

#### POINTS OF INTEREST

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

#### 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

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## TRANSPORTATION ACCESS



The BART system is the major public regional commuter transportation system in the Bay Area. BART consists of a heavy rail system connecting most major municipalities with 50 stations in four Bay Area counties. Nearly every train in BART's entire system stops at one of three Oakland CBD stops. The Tribune Tower is 1 block from the 12th Street BART Station.



AC Transit is a public transit agency that primarily serves the western portion of Alameda and Contra Costa counties in the East Bay and downtown San Francisco. The fleet is comprised of more than 600 buses that run 150 routes with more than 5,500 total stops. Daily ridership is approximately 109,000. More than a dozen AC Transit buses stop within a quarter mile of Tribune Tower.



Amtrak Capitol Corridor is a 168-mile passenger route that operates in Northern California. The route runs from Auburn to San Jose across 18 stops. It is the fourth busiest Amtrak route by ridership. The Oakland Jack London Square station is one mile south of Tribune Tower.



San Francisco Bay Ferry serves cities throughout the Bay Area with eight terminals across San Francisco, Alameda, Oakland, South San Francisco, and Vallejo. The Bay Ferry has experienced a tremendous surge in ridership and now boasts more than 2 million riders annually. Passengers can also connect to Golden Gate transit ferries in San Francisco. Jack London Square, Oakland's main ferry terminal, is one mile south of Tribune Tower.



1440 Broadway is convenient to several interstate freeways including I-980, I-880, I-580, and I-80 that provide easy access to the East Bay, South Bay, and San Francisco.

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## UPTOWN STATION

Uptown Station is a landmark mixed-use project in the former Sears building that was recently renovated and fully leased to Square. The building is above the 19th Street BART station and features over 355,000 square feet of Class A creative office space and over 28,000 square feet of retail and market space in an open-air environment.



## THE HIVE

The Hive is a mixed-use development in the heart of Uptown that includes 100,000 square feet of commercial and retail space and 104 apartments on a site formerly occupied by car dealerships. The commercial space, half retail and half office, is fully leased to a number of tenants including Drake's Brewery.

## POINTS OF INTEREST



## JACK LONDON SQUARE

Named after famed author Jack London, a native Oaklander, Jack London Square is one of Oakland's oldest and most vibrant destinations. Situated along the Oakland/Alameda estuary, the waterfront allows for access to a plethora of recreational activities including kayaking, biking and strolling. Jack London Square also offers world-class dining, shopping, entertainment, and exciting events year-round.

## FOX THEATRE

The Fox Oakland Theatre is a historic 2,800-seat concert hall built in 1929 that underwent a \$75 million restoration in 2009. Today, the Fox Theatre operates as a popular live concert venue in Oakland's Uptown District.



## PARAMOUNT THEATRE

Designed by renowned architect Timothy Pleuger, Oakland's Paramount Theatre is one of the finest examples of Art Deco design in the United States. The theatre now serves all the arts, including the Oakland Symphony, popular music concerts, variety shows, theatre, and movies.



## LAKE MERRITT

Lake Merritt is a large heartshaped tidal lagoon in the center of Oakland that serves as the City's top recreational destination. Its 3.4 mile scenic shoreline, surrounded by gardens, parks, walking paths, and boating centers, allow visitors to enjoy the outdoors walking, jogging, biking, or out on the water.



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