



# BREUNER BUILDING

2201 BROADWAY | OAKLAND



## *ICONIC LANDMARK & MODERN OPPORTUNITIES*

Custom office environments  
from  $\pm 1,000$  SF to  $\pm 61,751$  SF

Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260



# In The Heart of Uptown

Surrounded by Oakland's celebrated theaters, boutique hotels, and eclectic dining, the Breuner Building rises above as the preferred address for forward-thinking professionals. Modern upgrades and premier amenities harmonize with timeless architecture, building an inspiring workplace for today.



## Key amenities:



Designed for collaboration



High ceilings



Panoramic windows allowing for ample light with each floor



Spacious 22,600 SF floor plates ideal for open-concept or hybrid layouts



## NEIGHBORHOOD ANCHORS:

- Paramount Theatre
- Fox Theater
- Lake Merritt



 BREUNER BUILDING

# Timeless & Tailored for Modern Business






2201 Broadway stands as a testament to Oakland's architectural heritage. Built in 1931, this striking building places you at the centerpiece of the Uptown scene—just two blocks from 19th Street BART and surrounded by the city's best social, dining, and entertainment options. The Breuner Building's reimagined interiors blend vintage character with today's innovation, offering a vibrant selection of lounge areas and amenities:



**Curated amenities:**

-  Fully renovated lobby & common areas
-  Landmark terra cotta façade, meticulously restored
-  On-site Bicycle Coffee Café
-  Tenant-exclusive conference suites
-  State-of-the-art fitness and training center (new in 2023)
-  Secure bike room & adjacent parking
-  24/7 security
-  Modernized building systems (HVAC, fire and life safety, elevators)



-  Uptown's Clean & Safe Ambassador Program
-  Moments from BART, restaurants, and theaters
-  Floor-to-floor heights up to 13'6"
-  Flexible on-site storage
-  LEED Gold & WELL Health-Safety certifications

# Current Availabilities

Suite	RSF
105 Ground + Mezz	±8,510 RSF
210	±2,435 RSF
304	±2,651 RSF
310	±2,261 RSF
318	±3,114 RSF
501	±2,319 RSF
502	±8,211 RSF
600	±6,168 RSF
604	±6,641 RSF
701	±3,784 RSF
702	±1,728 RSF
715	±5,089 RSF
814	±1,066 RSF
815	±15,716 RSF
Penthouse 2	±918 RSF

# Suite 105 Ground + Mezz | ±8,510 RSF



## Features

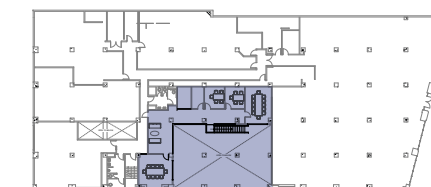
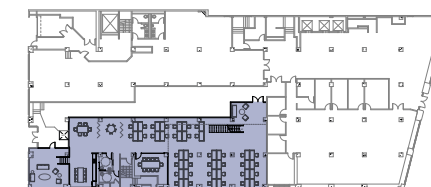
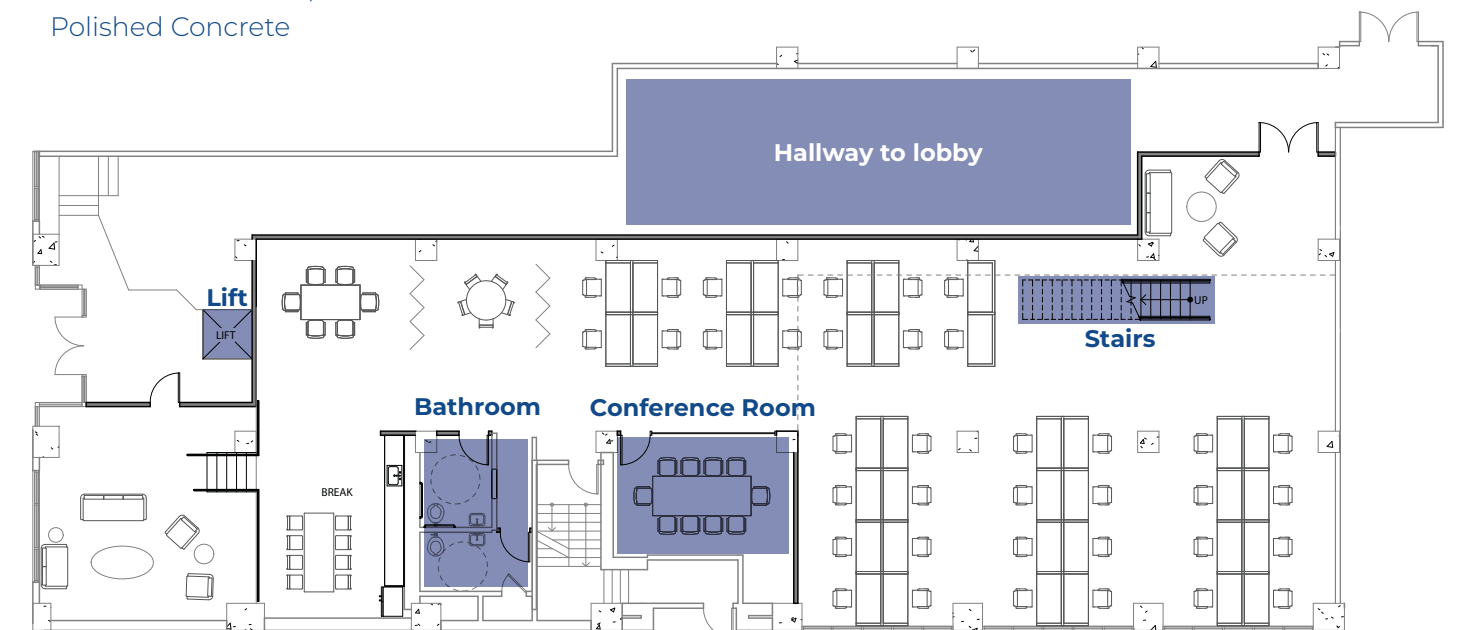
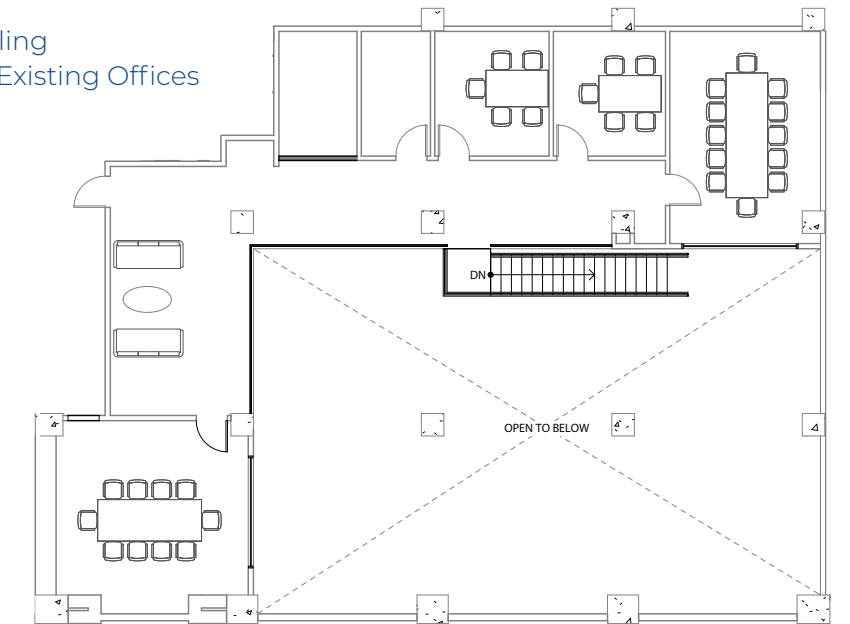
- Available Now
- 4 Offices
- 3 Conference Room
- Break Area
- Private Bathrooms

## Mezz Features

- Install Railing
- Clean up Existing Offices
- Paint
- Carpet

## Ground Floor Features

- Complete Build out of Hallway Connecting Rear Entrance to Lobby
- Install Lift
- Update Bathrooms
- Build out Conference Room
- Install Stairs up to Mezz
- Paint
- Combination of Carpet and Polished Concrete

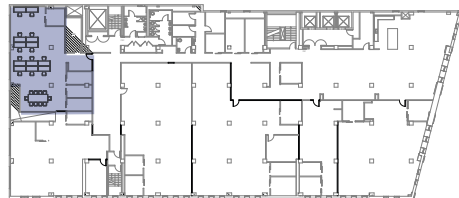
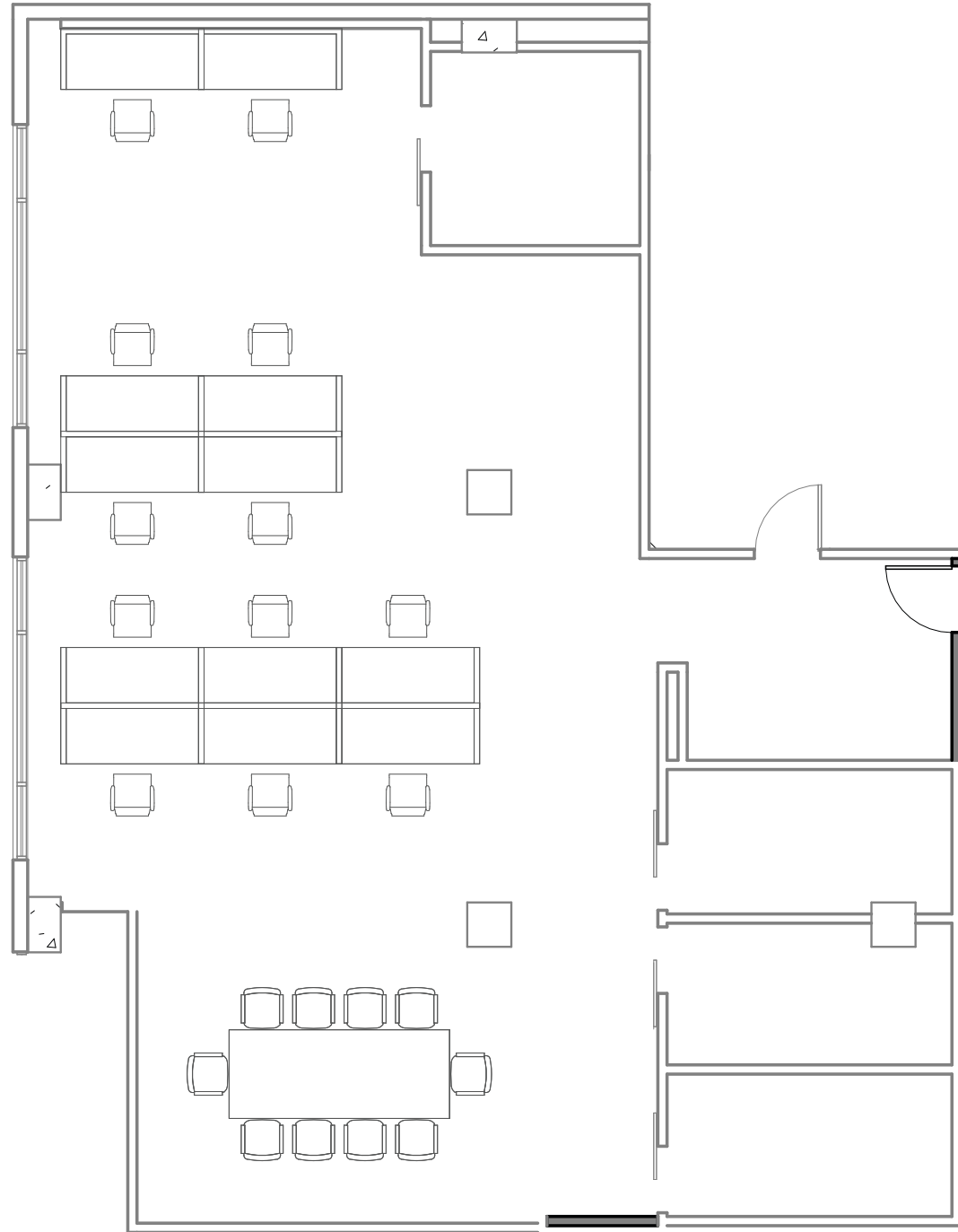


# Suite 210 | ±2,435 RSF



## Features

- Available Now
- 4 Offices
- Conference Room

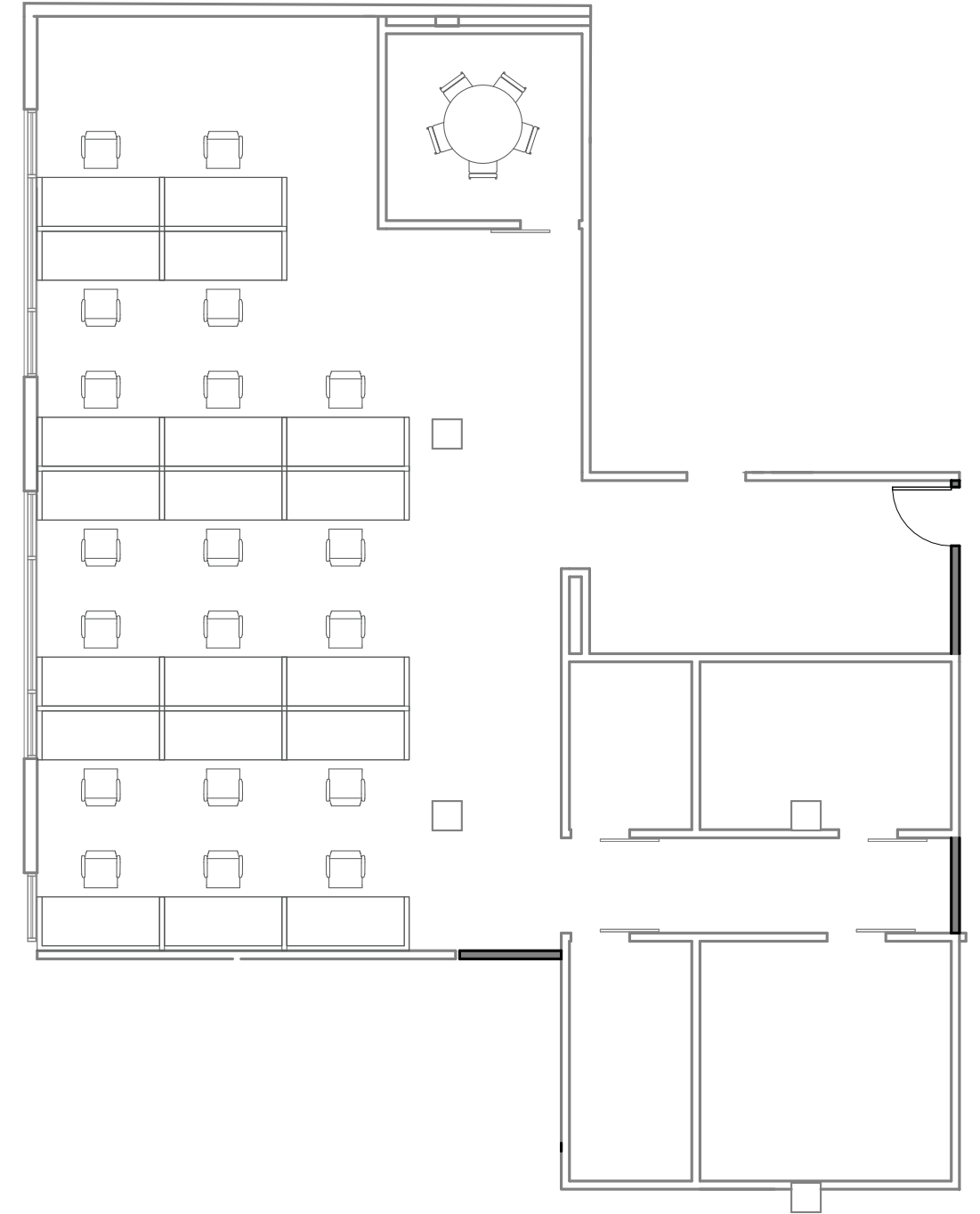


# Suite 304 | ±2,651 RSF



## Features

- Available Now
- 4 Offices
- Conference Room

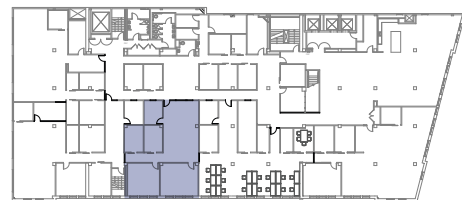
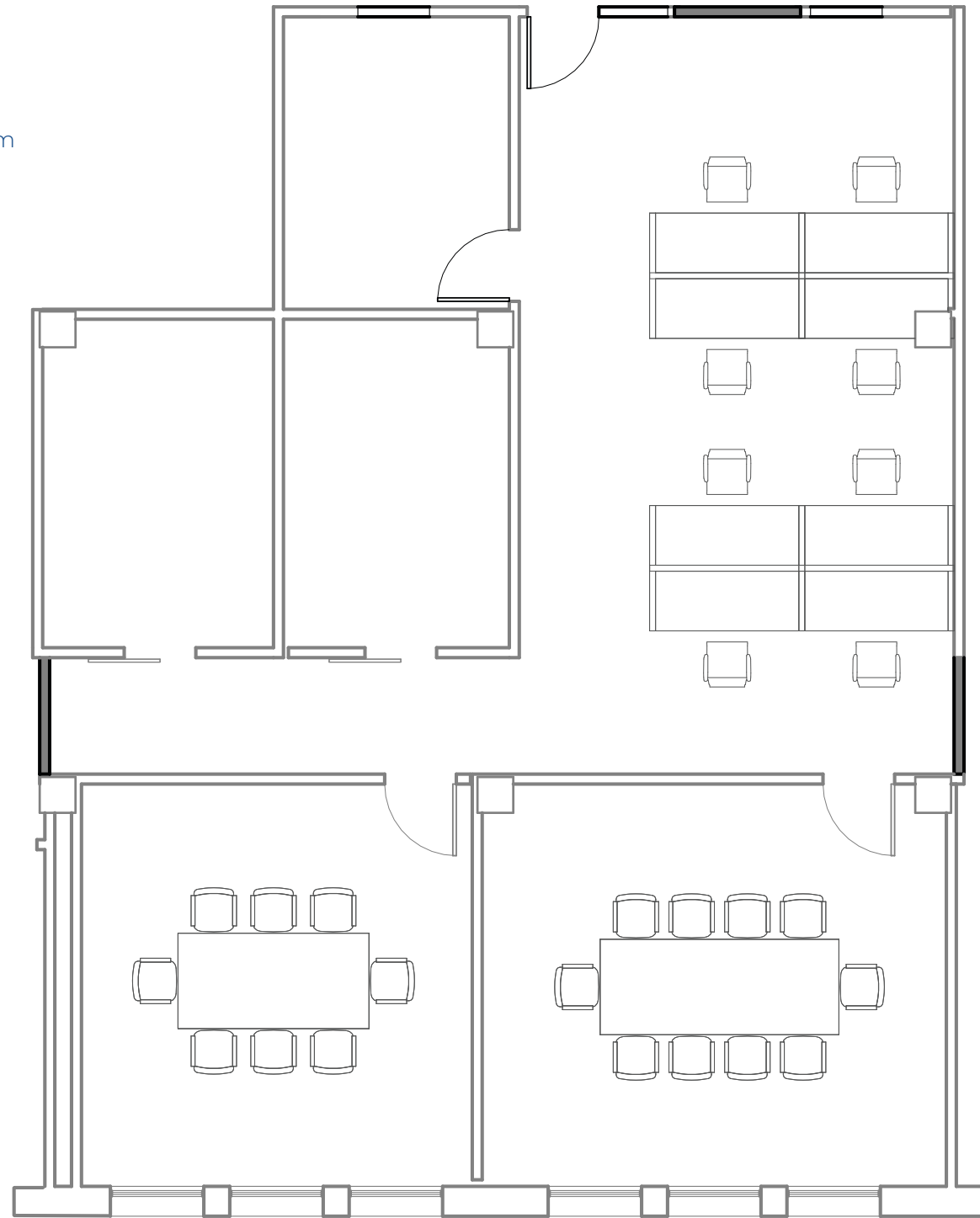


# Suite 310 | ±2,261 RSF



## Features

- Available Now
- 3 Offices
- 2 Conference Room

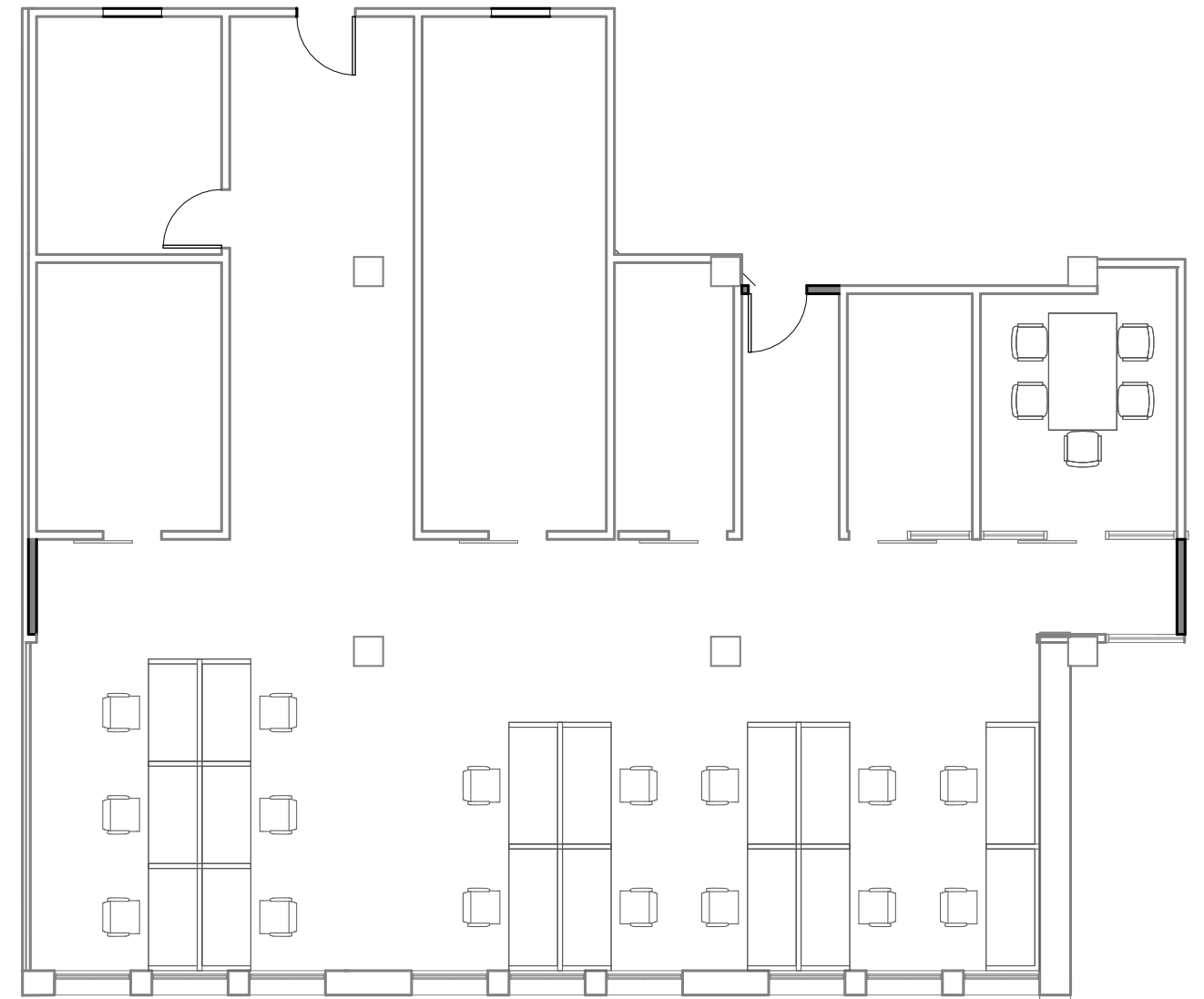


# Suite 318 | ±3,114 RSF



## Features

- Available Now
- 5 Offices
- Conference Room

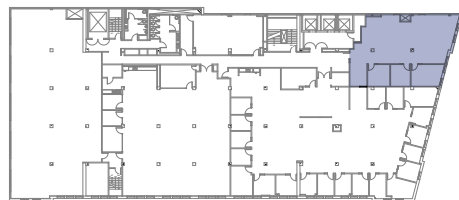
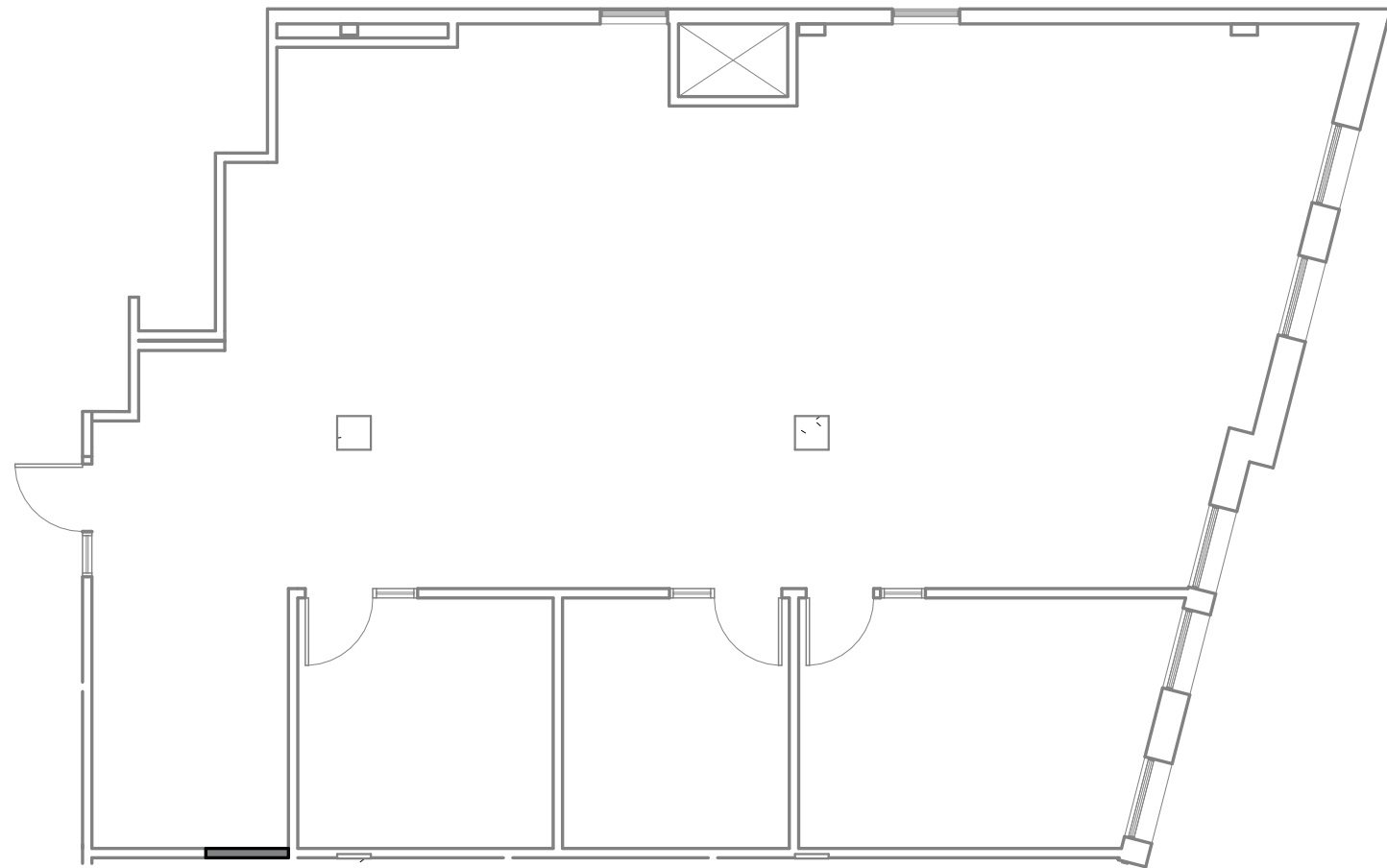


# Suite 501 | ±2,319 RSF



## Features

- Available Now
- 3 Offices

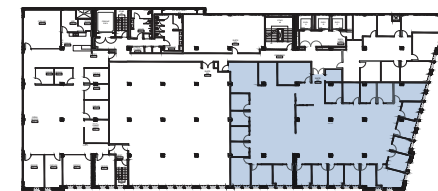


# Suite 502 | ±8,211 RSF



## Features

- 19 Offices
- 2 Conference Rooms
- Break Area
- Storage
- Divisible to 5,100 & 3,100 SF
- Spec as one suite with the ability to split into 2 suites later if needed
- Paint
- Carpet
- New 2x4 2nd look ceiling tiles with smooth finish
- New 2x4 indirect LED light fixtures
- Keep existing grid
- Update kitchenette

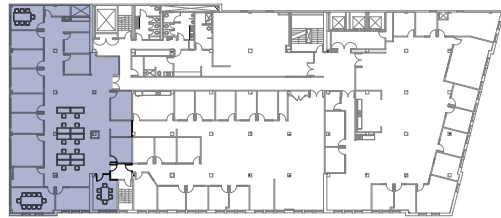
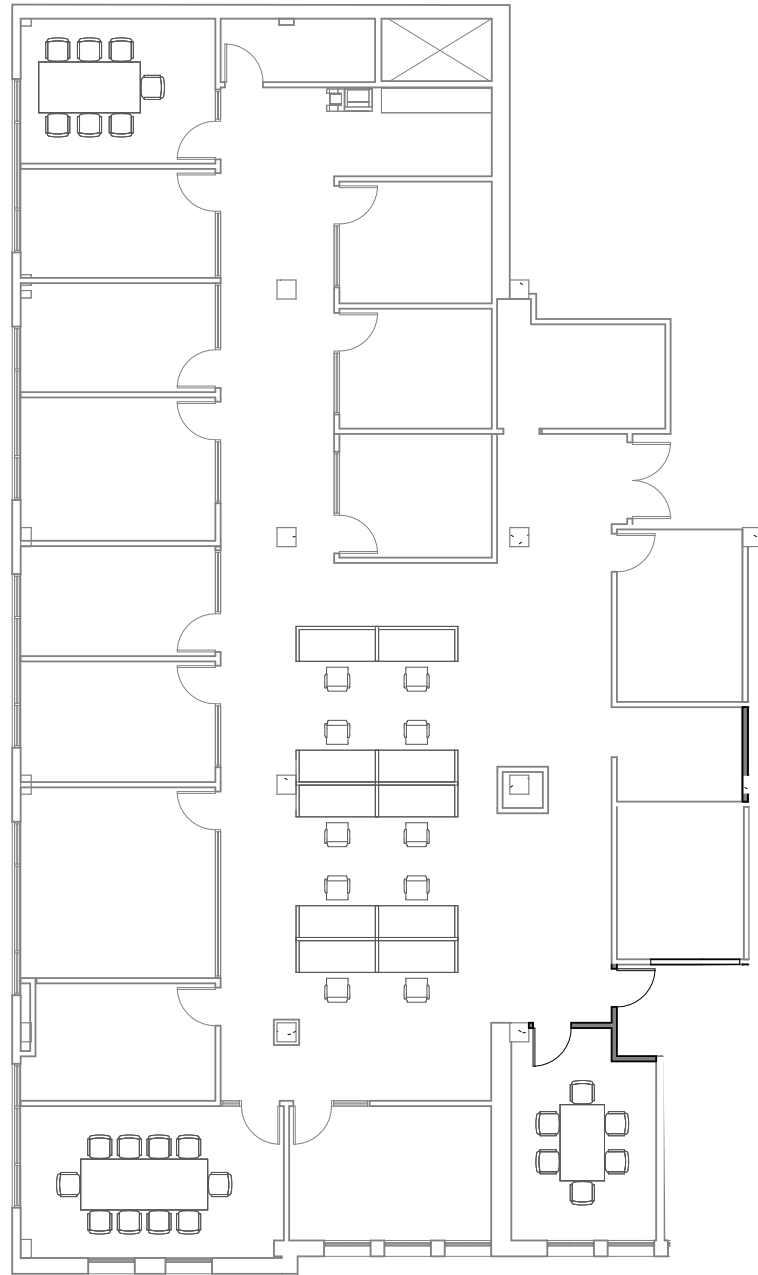


# Suite 600 | ±6,168 RSF



## Features

- 12 Private Offices
- 3 Conference Rooms
- Break Area
- Storage Area

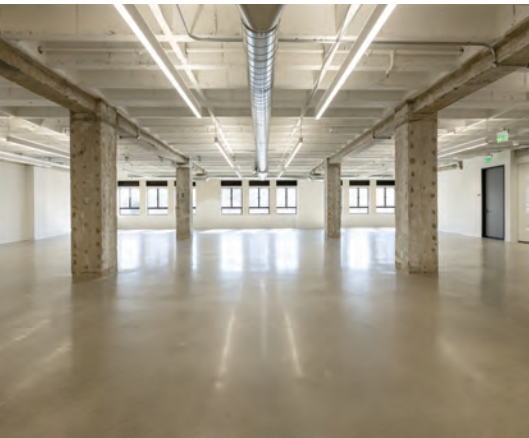
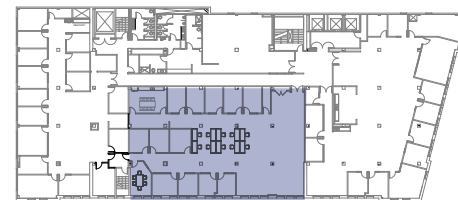
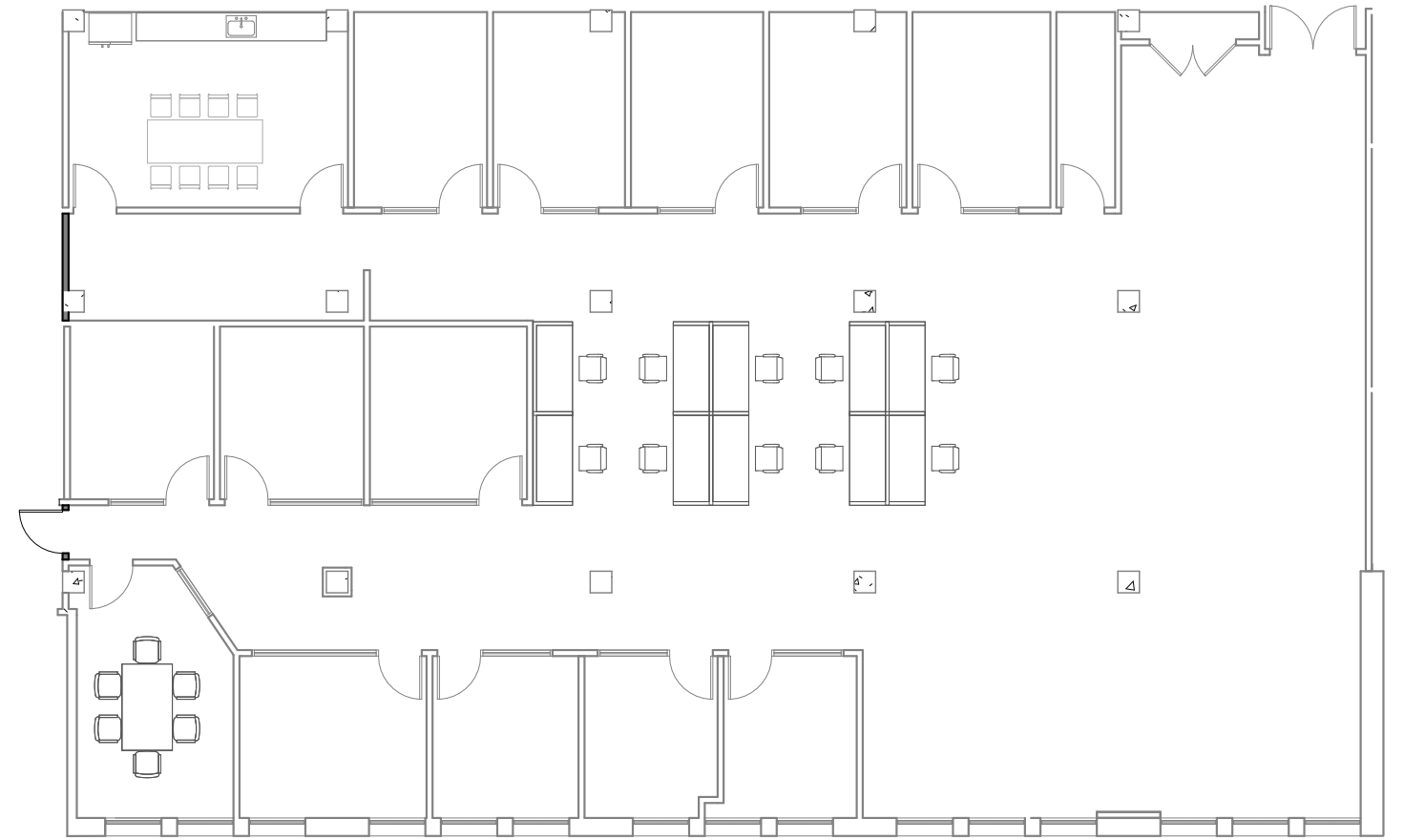


# Suite 604 | ±6,641 RSF



## Features

- 12 Office
- 2 Conference Rooms
- Break Area
- Storage

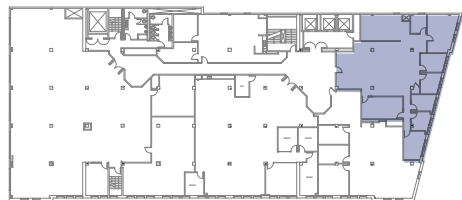
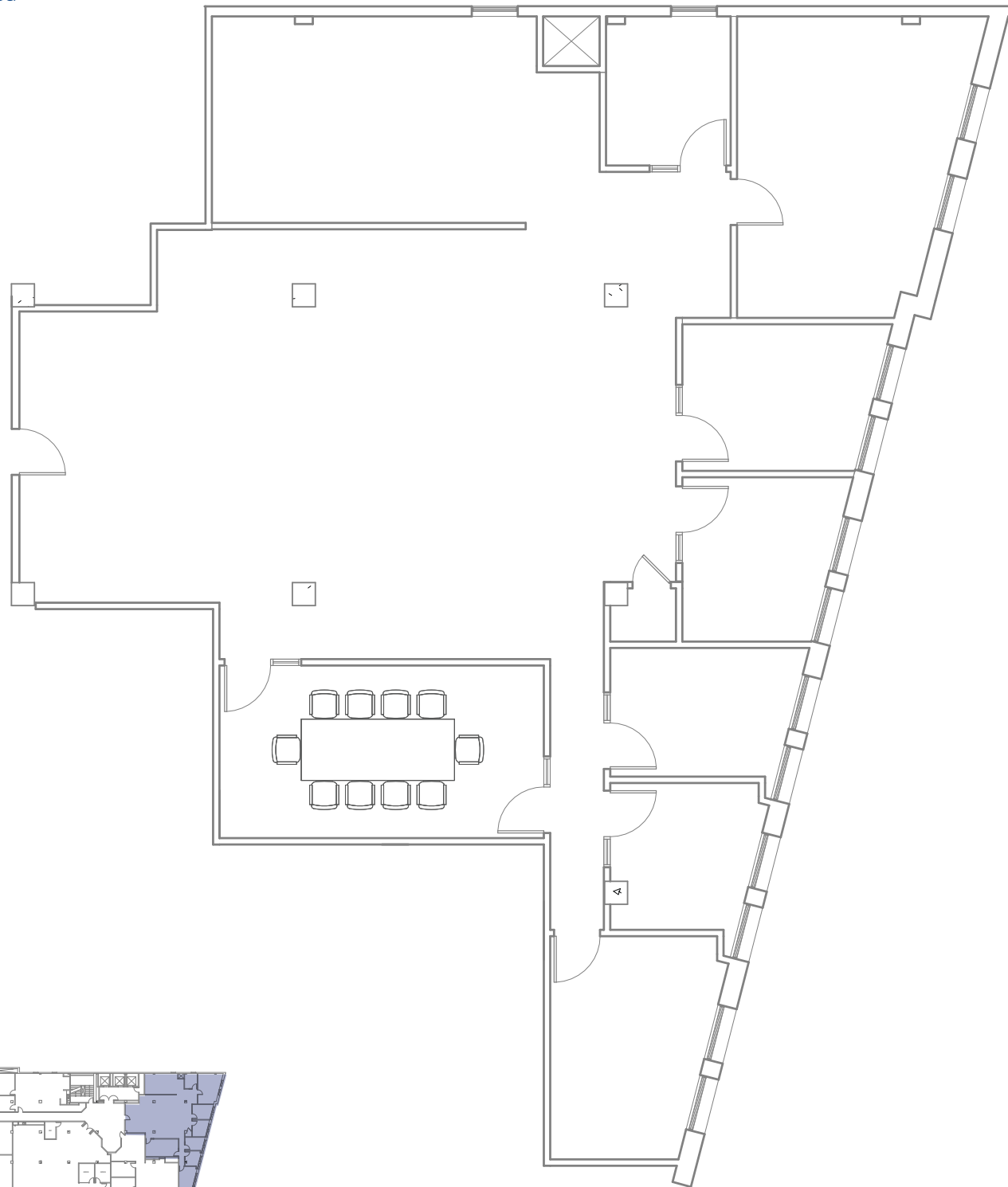


# Suite 701 | ±3,784 RSF



## Features

- 7 Offices
- 1 Conference Room
- Break Area

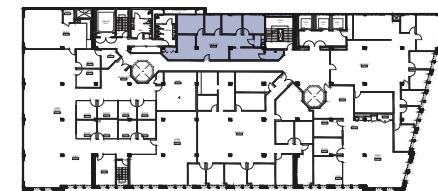
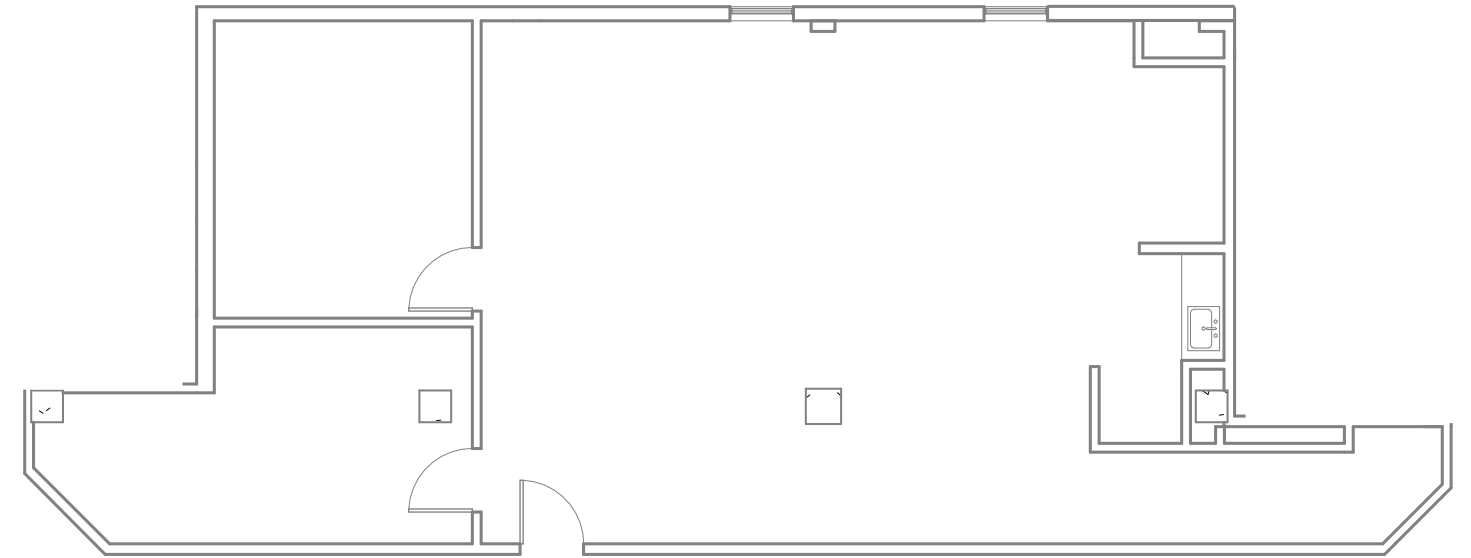


# Suite 702 | ±1,728 RSF



## Features

- Available Now
- 2 Offices
- Kitchen



# Suite 715 | ±5,089 RSF

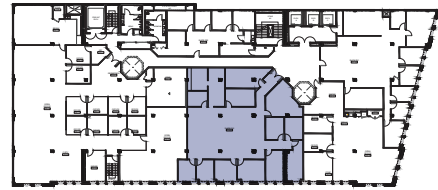
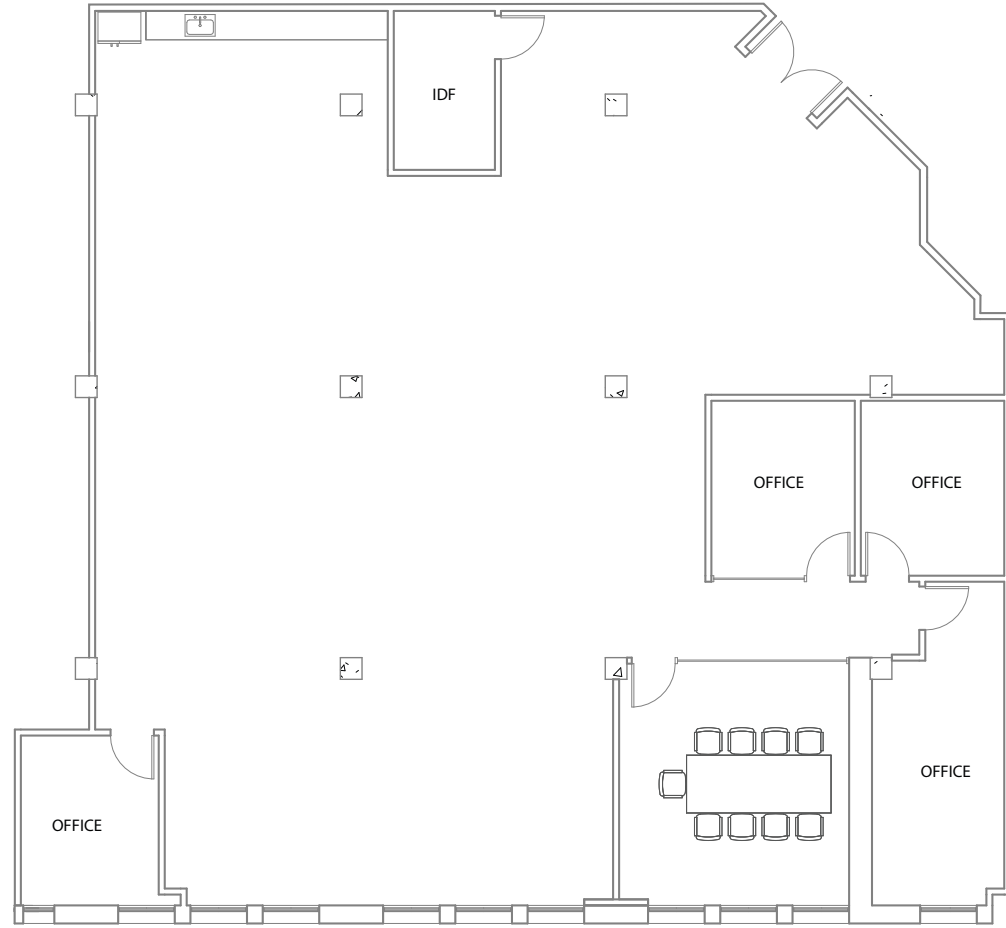


## Features

- Available Now

### Newly Constructed Market Ready Improvements Include:

- 4 Private Offices
- Conference Room
- Break Area
- IDF Area



# Suite 814 | ±1,066 RSF

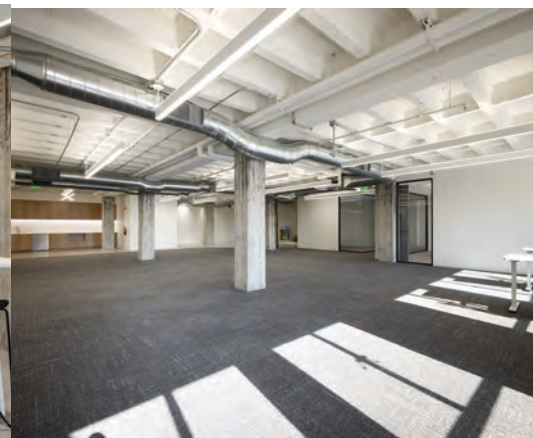
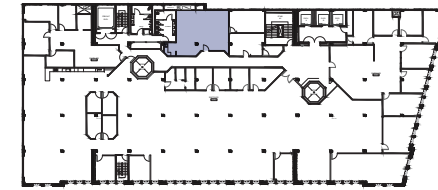
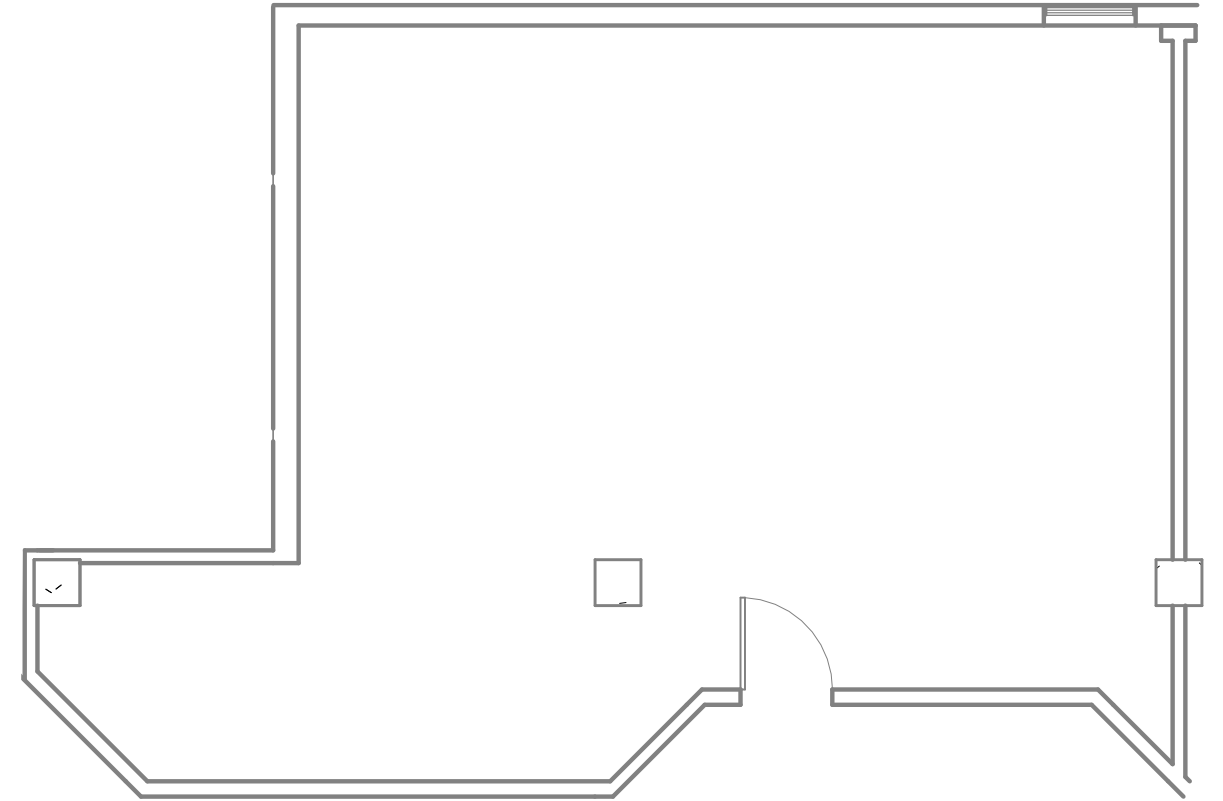


## Features

- Available Now

### Move in Ready Improvements Include:

- Kitchen
- Open Area

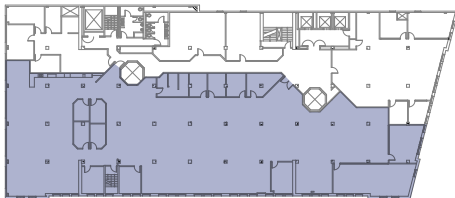
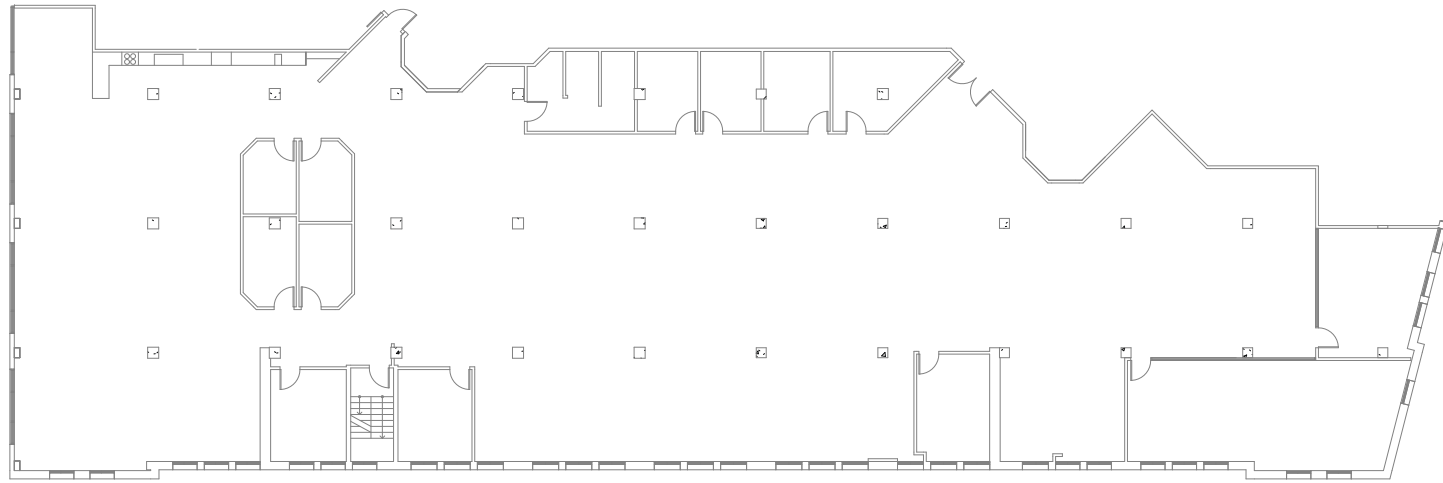


# Suite 815 | ±15,716 RSF



## Features

- 7 Offices
- 3 Breakout Rooms
- 2 Conference Rooms
- Break Area
- Private Showers
- Server Room



# Penthouse 2 | ±918 RSF

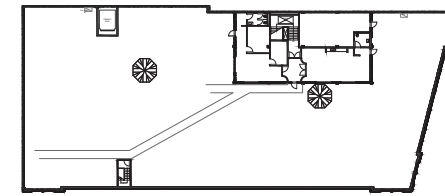
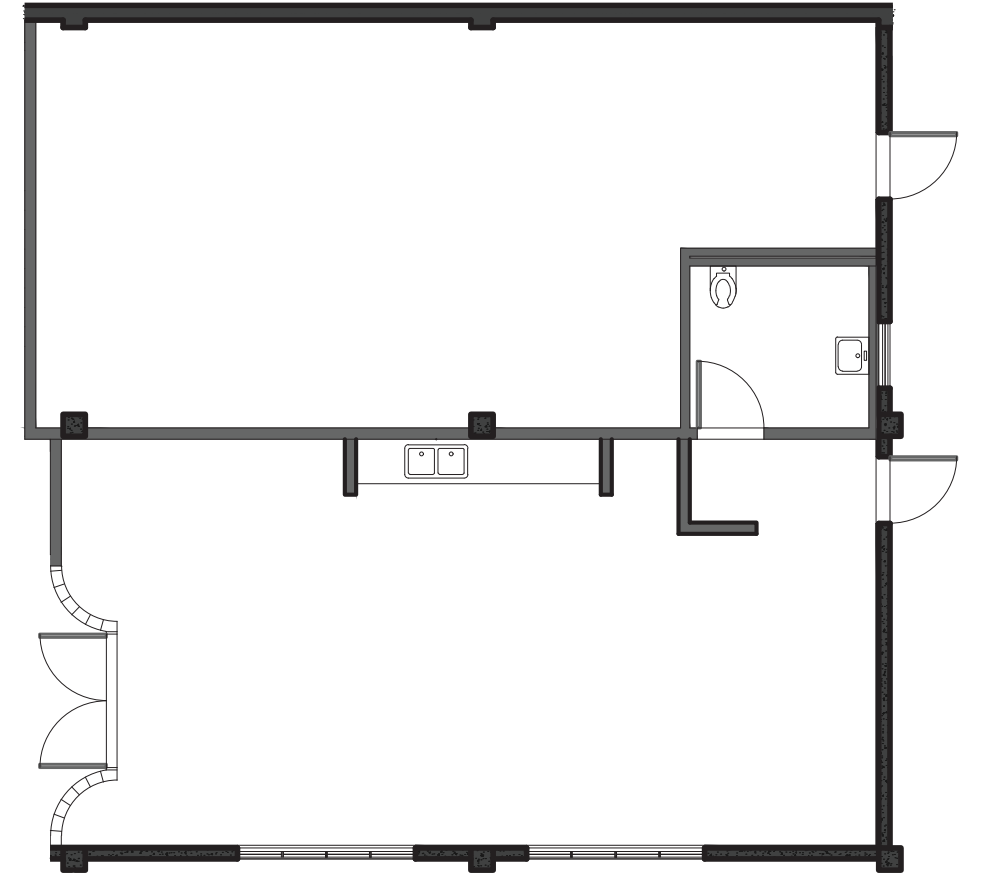


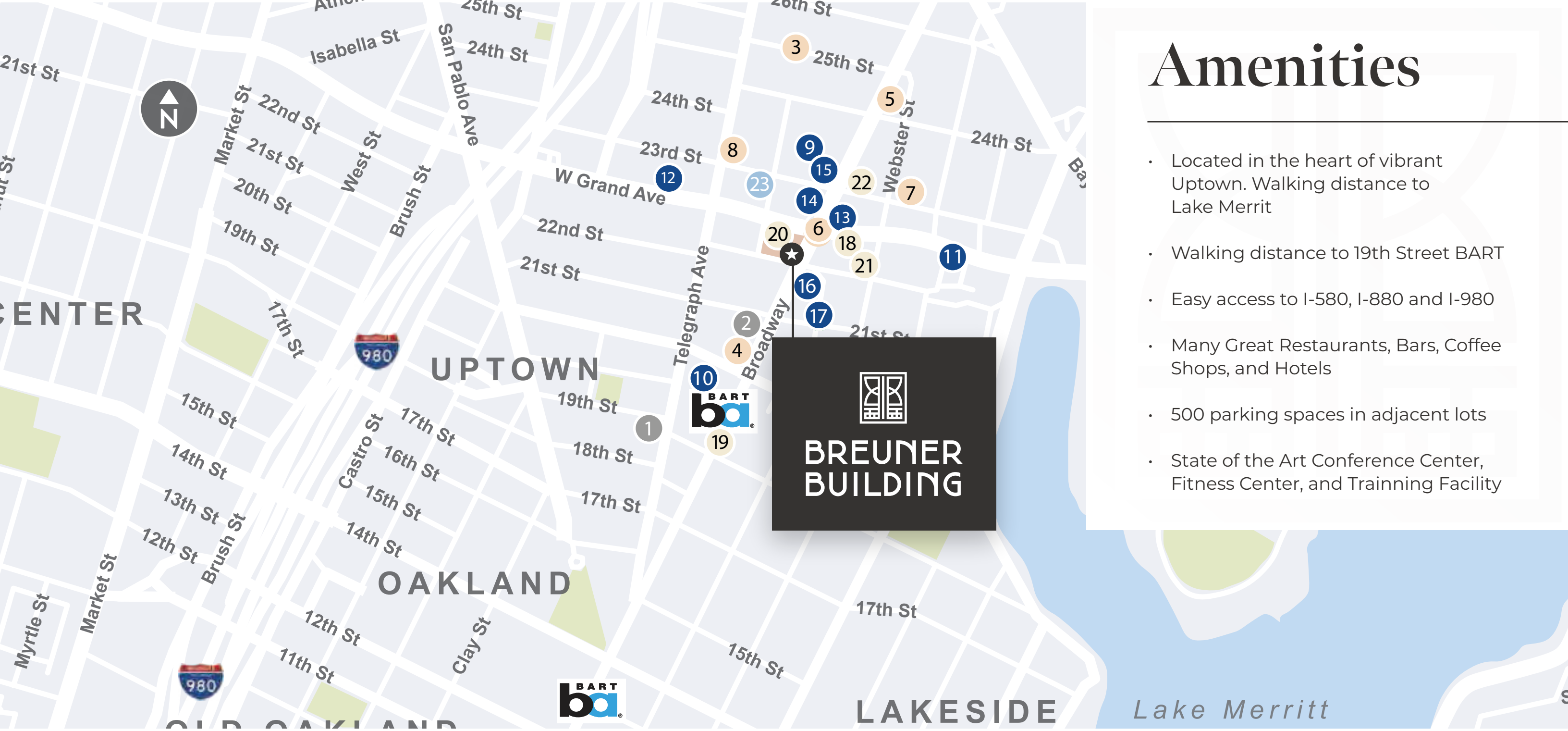
## Features

- Available Now

### Move in Ready improvements include:

- Open Area
- Private Restroom
- Kitchen





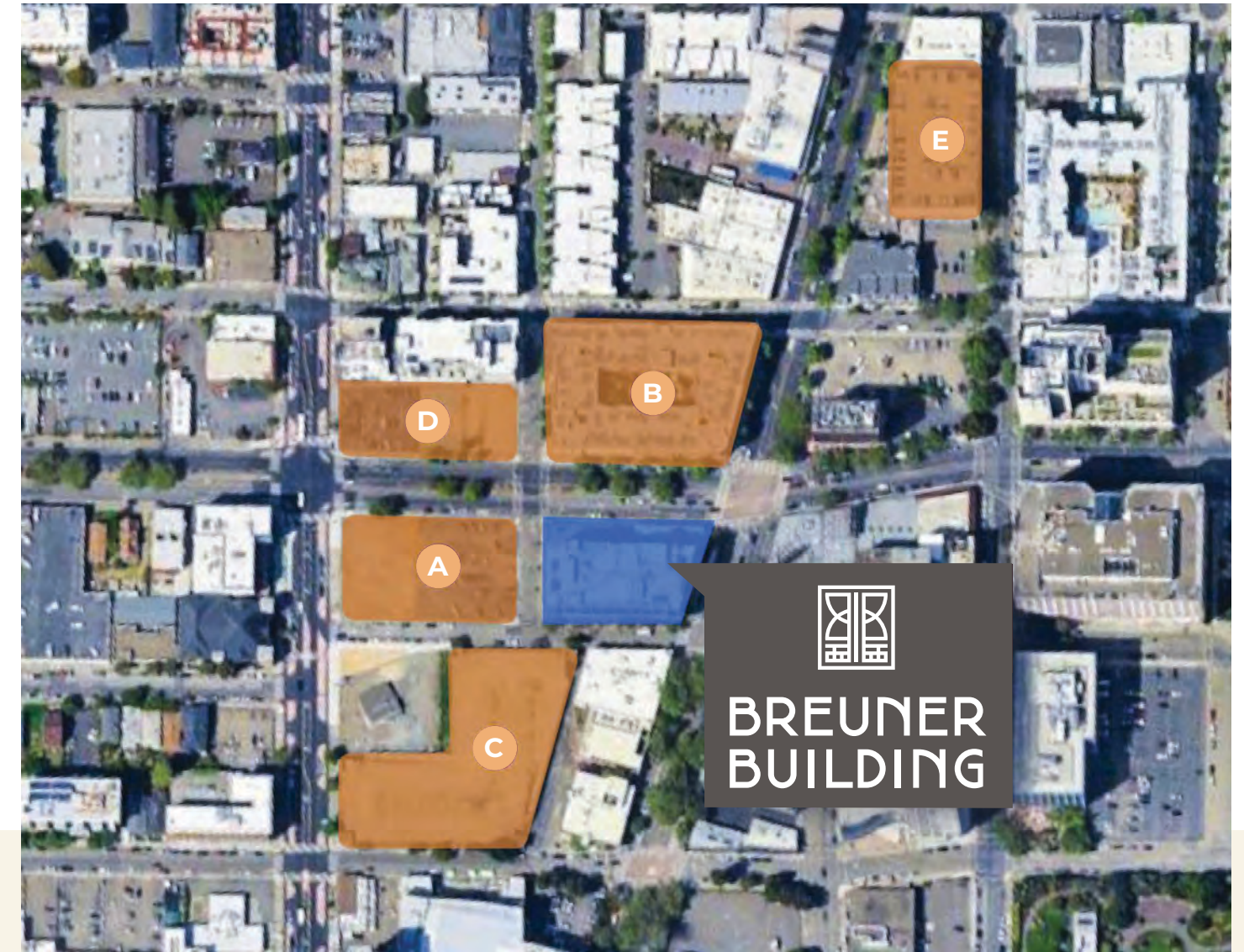
# Amenities

- Located in the heart of vibrant Uptown. Walking distance to Lake Merritt
- Walking distance to 19th Street BART
- Easy access to I-580, I-880 and I-980
- Many Great Restaurants, Bars, Coffee Shops, and Hotels
- 500 parking spaces in adjacent lots
- State of the Art Conference Center, Fitness Center, and Training Facility

Entertainments	Bars	Restaurants & Light Bites	Coffee
1 Fox Theater	3 Friends & Family	6 Viridian	18 Farley's East
2 Paramount Theater	4 The Port Bar	7 Low Bar	19 Zaya Cafe
	5 Sandbar	8 Telegraph	20 Bicycle Coffee (in building)
		9 Drake's Dealership	21 Jitters Espresso Bars
		10 Xolo Taqueria	22 Wooden Table Cafe
		11 TrueBurger	
		12 Taco Bell	
		13 The Melt	
		14 Mixt	
		15 Mama's Boy	
		16 Agave Uptown	
		17 Shawarmaji	

# Parking Convenient Access

1,600 spaces across 10 lots within a two block radius. Preferred parking agreements in place with multiple operators.



## MARKET PRICING AS OF Q2-2026:

#	Address	Operator	Stalls	Type	Hourly	Daily	Monthly
A	2201 Valley St	Dougals Parking	75	Lot	N/A	\$10	\$225
B	438 W Grand Ave	Ace Parking	63	Garage	\$3/15 min	\$30	\$275
C	2100 Telegraph Ave	City of Oakland	350	Garage	\$2/20 min	\$30	\$250
D	2250 Telegraph Ave	Douglas Parking	30	Lot	N/A	\$8	\$200
E	2353 Webster St (YMCA)	Ace Parking	578	Garage	\$2/15 min	\$20	\$280
<b>Total/Average</b>			<b>1,096</b>			<b>\$20</b>	<b>\$246</b>



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