

475

CITY CENTER

14th Street, Oakland

CLASS A WORKSPACE IN VIBRANT CITY CENTER LOCATION
BROAD RANGE OF SUITE SIZES & LAYOUTS



475
CITY CENTER



LEED PLATINUM BUILDING

UPGRADED

Lobby & Common Areas

BEST-IN-CLASS

Operations

SECURE

Key Card Access

EXCEPTIONAL

Natural Light

FULL HVAC

With Enhanced Filtration System

ON-SITE

Management & Security

SECURE

Building Parking

DIRECT ACCESS

To 12th Street BART

DEBT FREE OWNER

Long Term Hold





475
CITY CENTER





AVAILABILITIES

<u>Suite 100</u>	±4,751 RSF
<u>Suite 200</u>	±2,990 RSF
<u>Suite 230</u>	±2,949 RSF
<u>Suite 260</u>	±2,742 RSF
<u>Suite 520</u>	±2,676 RSF
<u>Suite 600</u>	±6,099 RSF
<u>Suite 850</u>	±8,829 RSF
<u>Suite 900</u>	±15,217 RSF

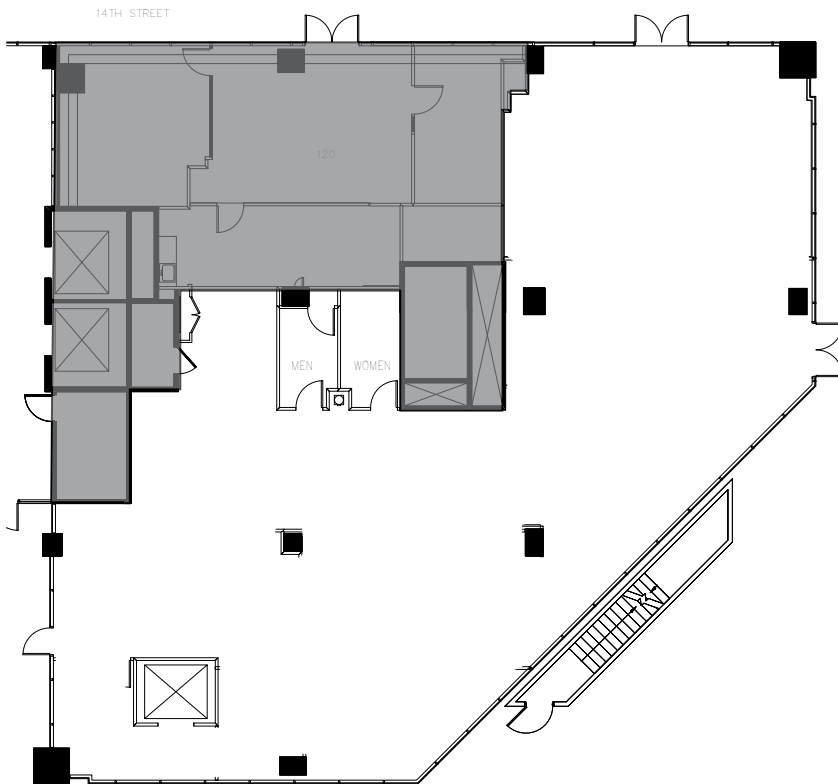
OPPORTUNITIES
IN EVERY SIZE RANGE

475
CITY CENTER

FLOORPLANS

BROAD RANGE OF LAYOUTS
TO FIT YOUR NEEDS

AKLAND CITY CENTER
AKLAND CITY CENTER



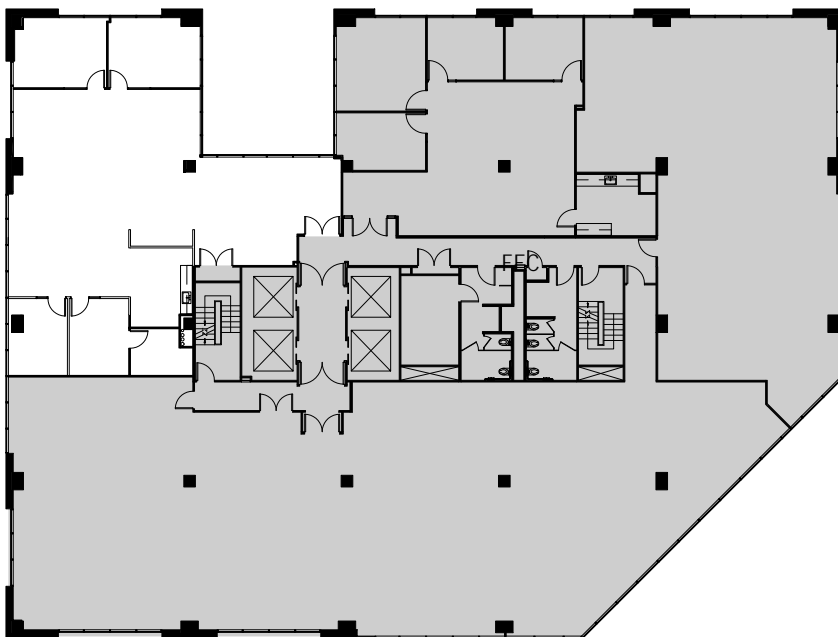
SUITE 100

±4,751 RSF



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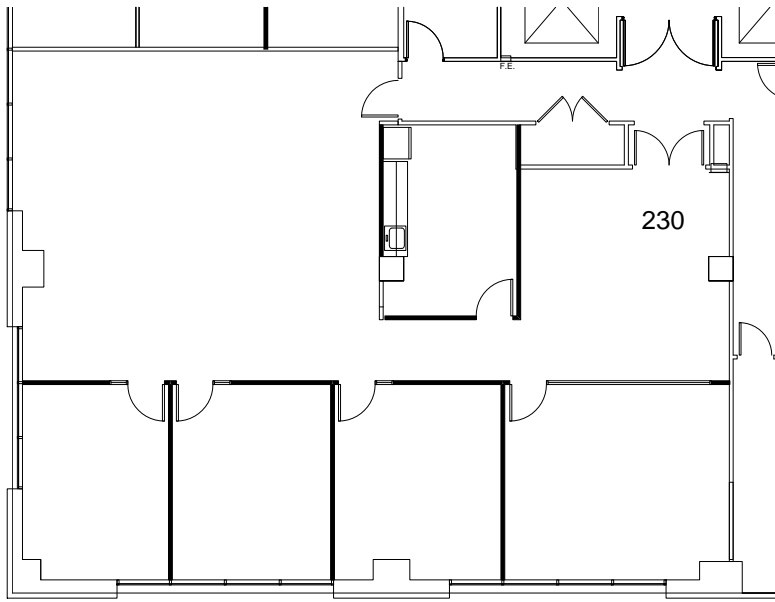
- Ground floor office suite with double door entry, prime visibility from City Center
- High ceilings
- Landlord improvements available
- Divisible



SUITE 200

±2,990 RSF

- Efficient corner suite
- Double door entry off elevator
- 2 private offices, 2 conference rooms
- Open style kitchen



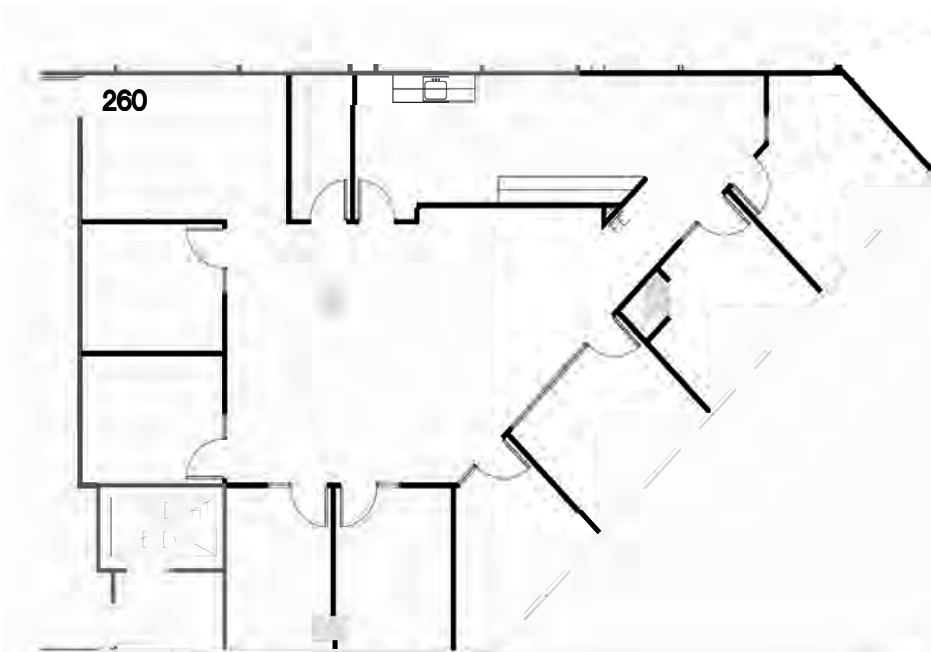
SUITE 230

±2,949 RSF



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- Newly modernized suite
- 3 private offices
- 1 conference room
- Efficient open area
- Enclosed kitchen area



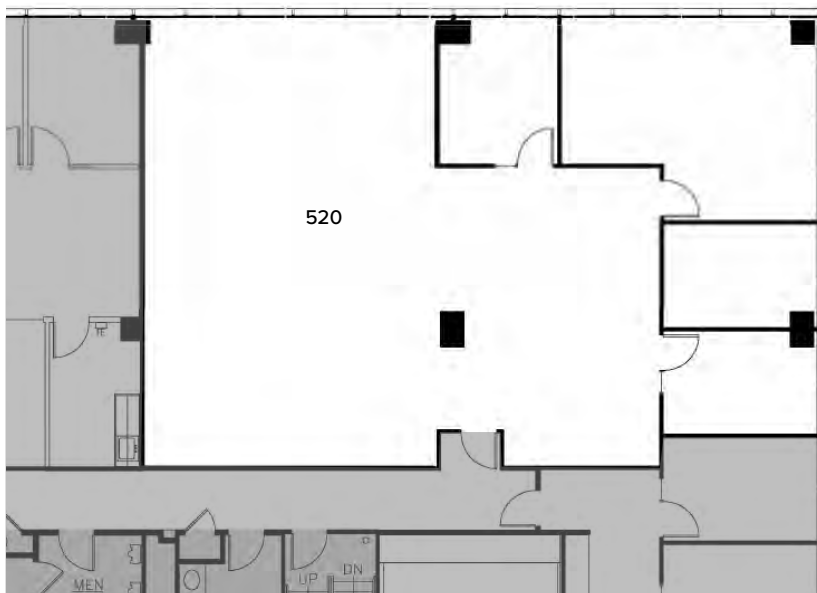
SUITE 260

±2,742 RSF



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- 6 window lined private offices, interior IT/storage
- Large kitchenette/break room
- Great natural light
- Views of City Center



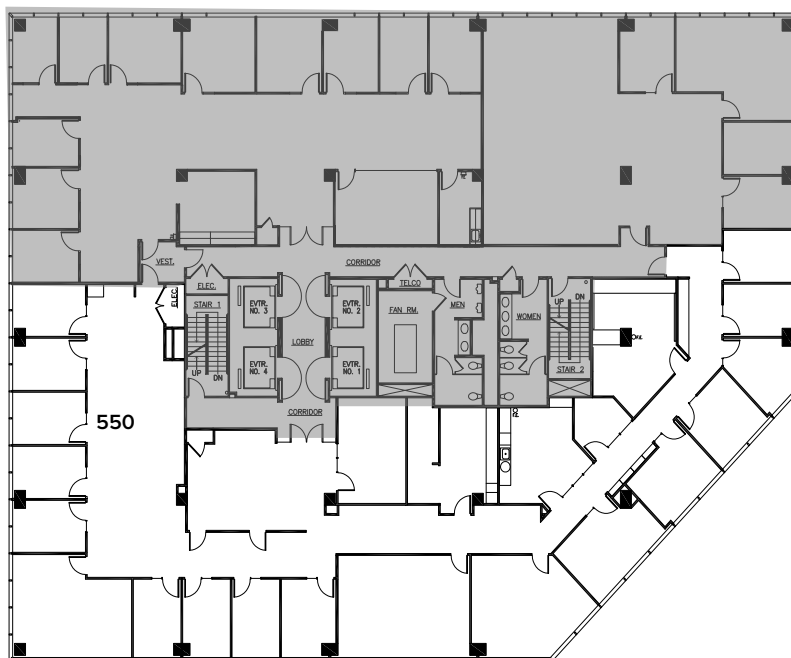
SUITE 520

±2,676 RSF



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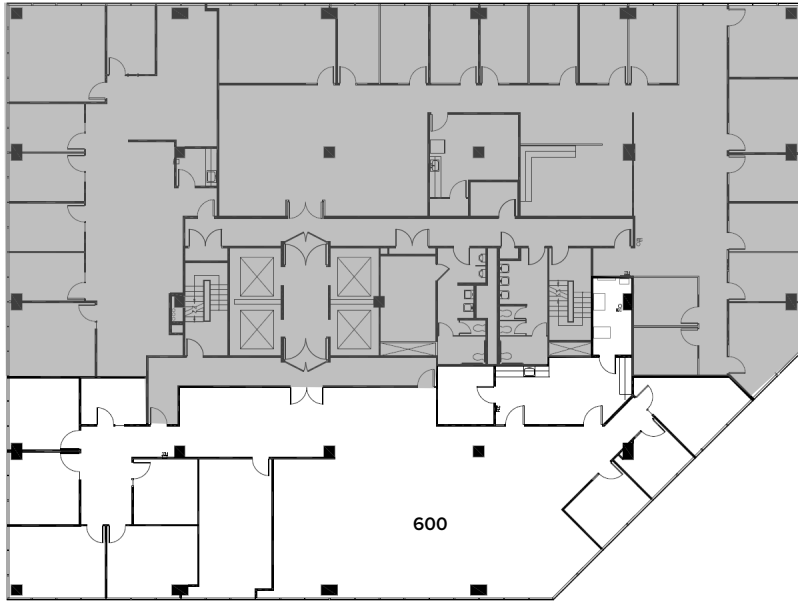
- Efficient corner suite with 3 private offices, 1 conference room, and open area
- Views out to Frank Ogawa Plaza



SUITE 550

±8,278 RSF

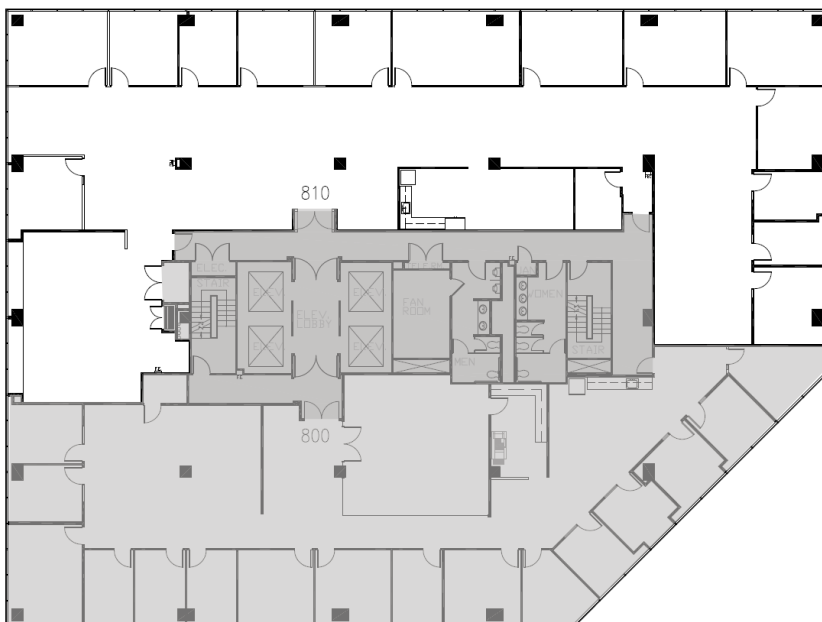
- 15 private offices, and 3 conference rooms
- Kitchen and file/copy room
- Formal reception area
- Ample natural light
- Double door entry off of elevator lobby



SUITE 600

±6,099 RSF

- Prestigious suite with double door entry off elevator
- 9 private offices
- Conference room
- Break room
- Copy room and enclosed IT closet
- City Center views



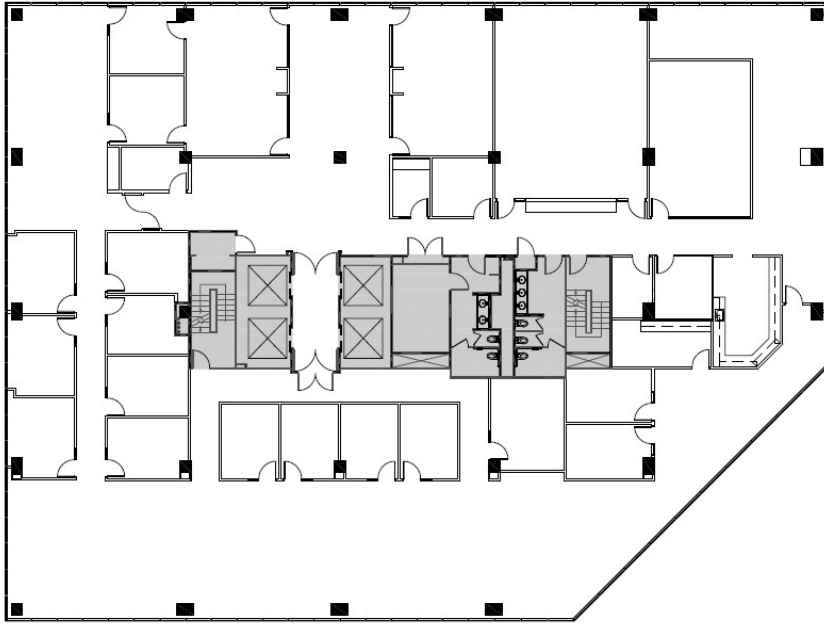
SUITE 850

±8,829 RSF



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- Double door entry immediately off elevator
- 13 Private Offices
- Conference room
- Enclosed copy room, breakroom and IT closet
- Great natural light and views out to Frank Ogawa Plaza



SUITE 900

±15,217 RSF



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- Prestigious full floor with excellent natural light and Downtown Oakland views

For more information or to schedule a tour
please contact

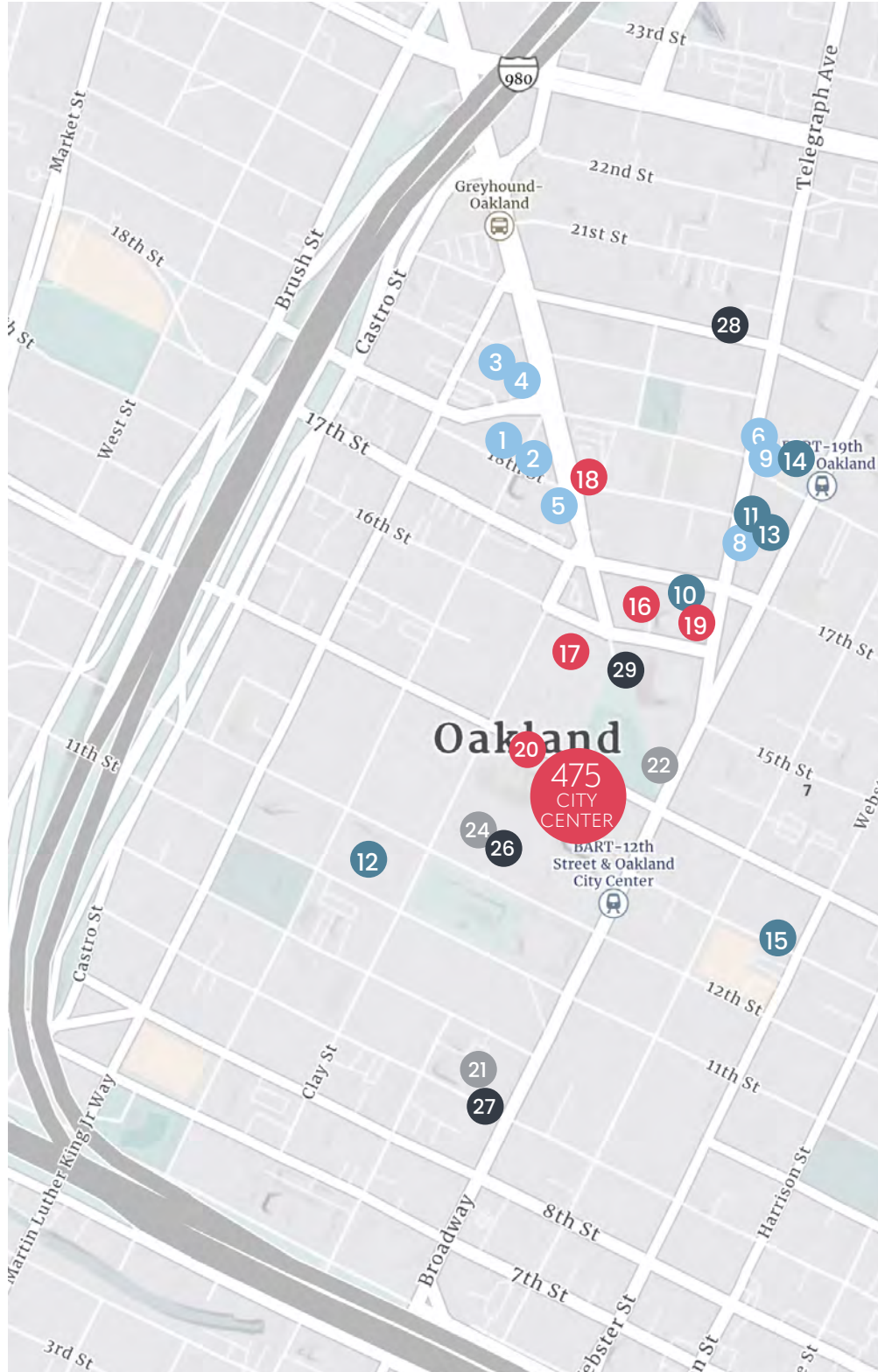
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TOP TIER
AMENITIES





SUPERIOR ACCESS & LOCATION

EATERIES

- 1 Shinmai
- 2 Plenty
- 3 Belly
- 4 Hopscotch
- 5 Curry Up Now
- 6 Palmetto
- 7 Pintoh Thai
- 8 Itanni Ramen
- 9 Xolo Taqueria

SPIRITS

- 10 Bar Shiru
- 11 The Miranda
- 12 Penelope
- 13 The Punchdown
- 14 First Edition
- 15 CoCo Noir Wine Shop & Bar

PARKING

- 16 The Rotunda Garage
- 17 Dalziel Garage
- 18 18th Street Uptown Lot
- 19 Latham Square Garage
- 20 Oakland City Center


COFFEE

- 21 Blue Bottle
- 22 Awaken Café
- 23 Timeless Coffee
- 24 Starbucks
- 25 Coco Café

FITNESS

- 26 The Club at City Center
- 27 Hot Spot Yoga
- 28 Great Western Climbing Gym
- 29 FOUR Elements Fitness

 **100**
TRANSIT SCORE

 **99**
WALK SCORE

CITY CENTER
AMENITIES



BUSINESS SERVICES

Essential business services including dining options for entertaining clients, FedEx Center, underground parking, and the health and fitness facility The Club at City Center.



TRANSIT ORIENTED

Exclusive City Center entrance to the 12th Street BART station and direct freeway access.



OCC CONFERENCE CENTER

Premier conference space with concierge service offers five flexible-format meeting rooms ideal for tenant meetings, group trainings or events.



EVENTS & TENANT ACTIVITIES

Ongoing events featuring well known regional entertainers and musicians, including the popular Summer Sounds Concert series.

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