

±30,245 RSF CREATIVE OFFICE | RETAIL BUILDING FOR SALE

THE LESLIE BUILDING

427 13TH STREET | 1240 BROADWAY
Oakland, CA


TRANSWESTERN
REAL ESTATE
SERVICES

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THE LESLIE BUILDING

±30,245 RSF Creative Office | Retail Building for Sale in Oakland

427 13th Street | 1240 Broadway



Built in 1930, the Leslie Building preserves its early 20th century architecture complete with stone façade and ornate sculpture. The property was recently modernized and earned a LEED-platinum rating, with upgrades to efficient HVAC, plumbing, and lighting.



Historic building constructed in 1930



3-story office and retail



Formerly the LUX movie theatre that opened in 1948



Located in central downtown

OFFICE HIGHLIGHTS

This is a one-of-a-kind, LEED-certified office space at the corner of Broadway in the heart of downtown Oakland, featuring exposed historic features and abundant natural light with views of downtown.

427 13th Street – ±17,200 RSF



17,200 RSF creative office available



High ceilings & abundant natural light



Space for approximately 110 employees



Open plan with 5 conference rooms



Exposed brick and timber



Ultra-efficient HVAC

RETAIL HIGHLIGHTS

This retail store is part of a 3-story office and retail building that is highly visible with a great deal of foot traffic at the corner of 13th street, just steps away from 12th St BART station and across from City Center, surrounded by residential and commercial buildings. 1240 Broadway also has an existing vent shaft, 19' ceilings, front 2 sides that can be demised, and is ideal for a retail store, coffee shop, restaurant, or other retail business. The total retail rentable square footage for the building is 13,600.

1220 Broadway – ±6,777 RSF

CURRENTLY UNAVAILABLE

Leased to Ceremony (concert venue/club)



±6,777 SF ground floor



±975 SF mezzanine



±1,376 SF basement



39' of frontage along Broadway



20' high ceilings

1240 Broadway – ±4,468 RSF



Ideal corner for restaurant space



Full basement with bathroom/shower



Prominent corner



19' high ceilings

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427 13th Street | 1240 Broadway



IN THE HEART OF DOWNTOWN OAKLAND

The Leslie Building is a unique purchase opportunity nestled in the heart of downtown Oakland's central business district.

The 30,245 SF building is located at the corner of 13th Street and Broadway, with only a 1-minute walk from the 12th Street/Oakland City Center BART station and over 7 parking garages within a ¼-mile of the building.

LOCATION HIGHLIGHTS



IDEALLY LOCATED

- ▶ Steps to 12th St BART entrance, Broadway 'B' shuttle, and other transit options
- ▶ Across from City Center, a 12-block complex with office, Marriott Hotel, restaurants, parking and free noontime concerts year-round
- ▶ ½ block away from City Hall and Frank Ogawa Plaza
- ▶ Surrounded by 10.7M SF of office and 7K of residential units
- ▶ Central Bay Area location

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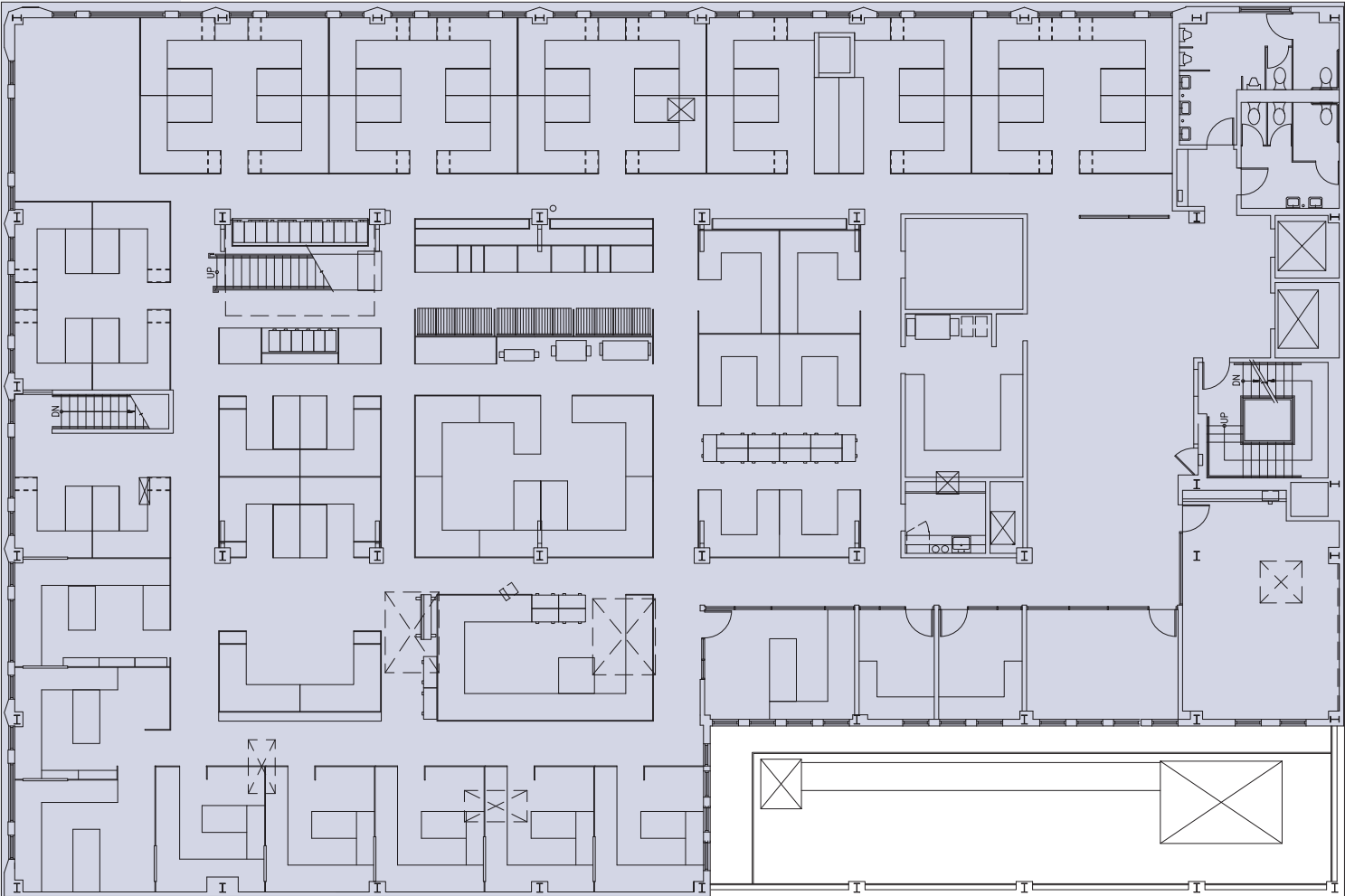


FLOOR PLAN

427 13TH STREET 2ND FLOOR (Office)

Continuous to the 3rd floor
via open stairwell

Available
Office Space



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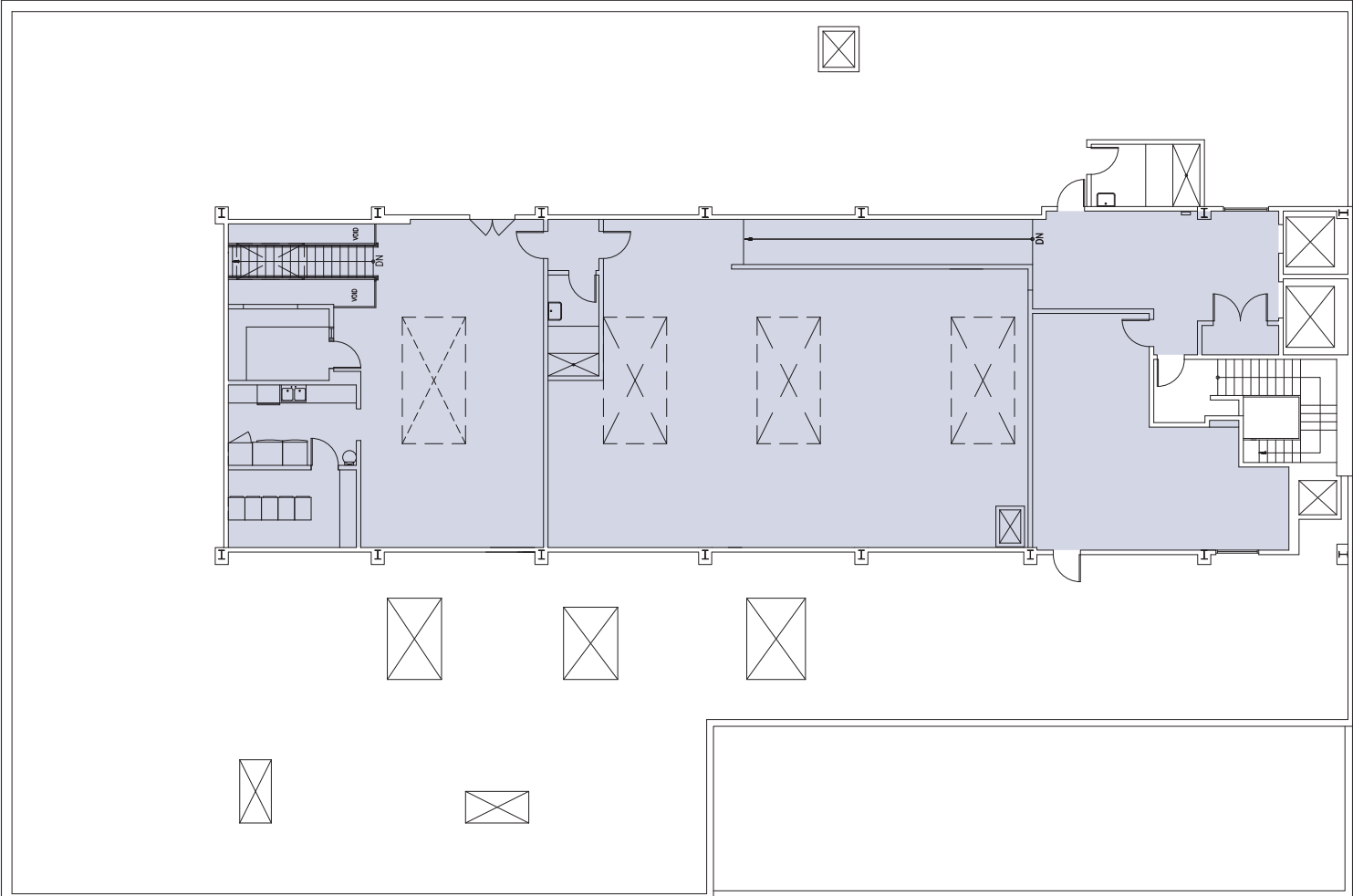


FLOOR PLAN

427 13th STREET 2ND FLOOR MEZZANINE (Office)

Elevator served

Available Office Space



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**CREATIVE
OFFICE SPACE**
in Downtown Oakland
±17,200 RSF

The property features an office layout that is ideal for a single-tenant tech or creative firm that wants to utilize the private stand alone entrance, large open areas, private offices and conference rooms that feature an exposed ceiling and abundant natural light from gorgeous window line and skylights.

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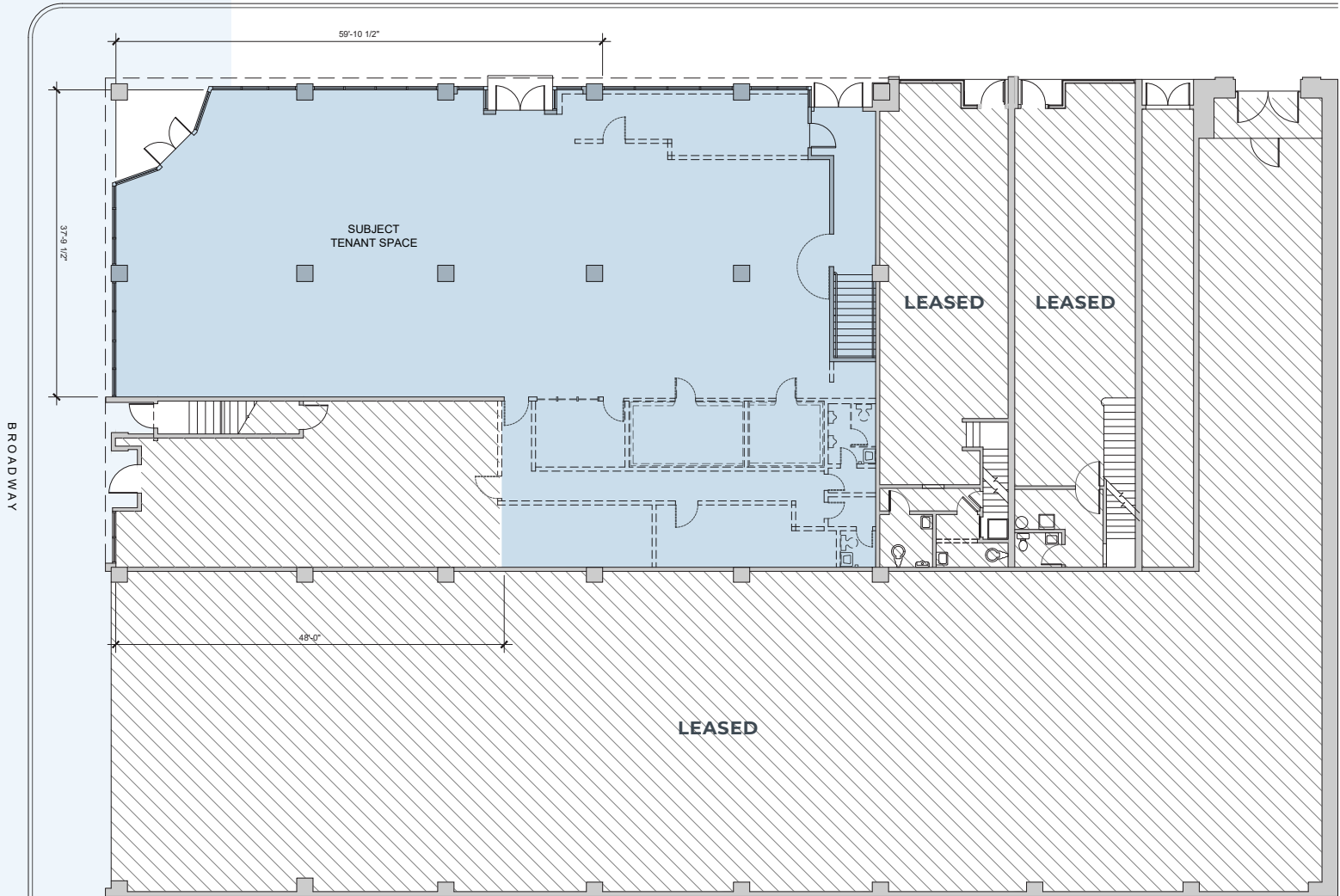


13TH STREET

FLOOR PLAN

1240 BROADWAY
1ST FLOOR
(Retail)

Available
Retail Space
(±4,468 RSF)



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427 13th Street | 1240 Broadway



AMPLE AMENITIES

Downtown Oakland's retail scene is thriving with new restaurants, galleries, bars and boutiques and The Leslie Building adds to that with the availability of an existing corner restaurant site as well as a rare, large-level retail space.

- Arts / Culture
- Hotel
- Restaurant / Bar
- Retail
- Services

