



LAKE MERRITT PLAZA

OAKLAND







LAKE MERRITT
PLAZA

ICONIC UPTOWN WORKSPACE

High above the popular Uptown District, Lake Merritt Plaza's iconic curved tower stands 27 stories tall. A blend of life and light, open plans feature large windows bringing in warm natural light and spectacular panoramic views of Lake Merritt, the City, San Francisco Bay and beyond.

Now considered Oakland's hottest neighborhood, the Uptown District never fails to impress with its chef-owned restaurants and cultural scene. The building's Lake Merritt address has something for everyone. Most notably is its park-like setting with open green space and 3.2 mile path for walkers, runners and bikers. So much to explore and enjoy nearby.

492,918 RSF OF CLASS A WORKSPACE

LEED® GOLD CERTIFIED & ENERGY STAR® RATED

VIBRANT UPTOWN DISTRICT LOCATION

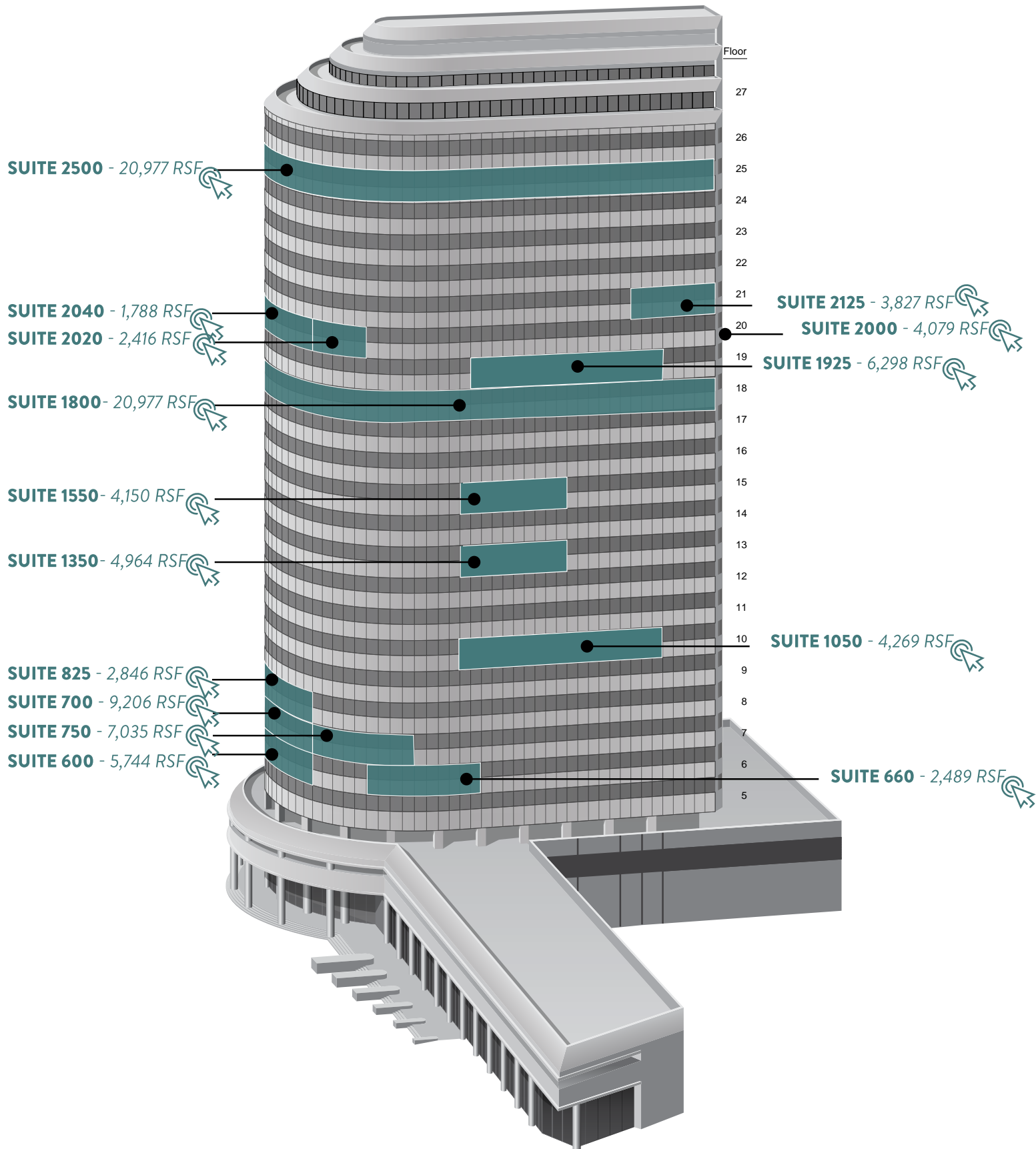
QUICK ACCESS TO BART AND AC TRANSIT

WELCOMING MODERN LOBBY DESIGN



FIND YOUR SPACE

492,918 SF OF CLASS A WORKSPACE



AMENITIES



VIEWS

Panoramic views of Lake Merritt, Oakland and San Francisco Bay



MODERN LOBBY

Newly renovated lobby features welcoming modern design



RETAIL & OUTDOOR SEATING AREAS

Spaces and places to grab a bite, and relax



BIKE STORAGE

Secure bike parking and repair station with lockers & showers



ON-SITE PARKING

Accommodates a .75/1,000 RSF ratio; 401 parking spaces



NEW ELEVATOR SYSTEM & CABS

Newly renovated Destination Dispatch elevator service and systems



SECURITY

Manned, 24-hour security; after hours key card access to elevators and garage system



NEW FITNESS CENTER

Newly renovated fitness center for tenants



WELCOMING LOBBY



ON-SITE RETAIL OUTDOOR SEATING



BIKE ROOM



SNOW PARK / ADJACENT GREEN SPACE

BEACON

CAPITAL PARTNERS

Beacon Capital Partners is a tenant-focused private real estate investment firm with a legacy of successful real estate development, ownership, and management dating back over 75 years. Beacon invests in high-quality office and life science properties in core markets with highly educated workforces. Beacon has refined a proprietary investment sourcing model and developed a robust operating platform to transform properties into distinctive workplaces that attract today's tenants. This hands-on approach transforms properties through innovative design, state-of-the-art connectivity, modern amenities, risk management and award-winning sustainability initiatives. From Fortune 100 firms to the leading innovative and growth companies, Beacon's tenants are proud to call its distinctive workplaces home. Beacon is headquartered in Boston with offices in Chicago, Los Angeles, Denver, New York, San Francisco, Seattle, and Washington, D.C.

Beacon has raised nine investment vehicles as well as multiple joint ventures and co-investments totaling over \$19 billion in equity since 1998 from a diverse investor group including endowments, foundations, public, private, and foreign pension funds, financial institutions, and sovereign wealth funds. This equity has fueled over 205 office and life science investments with a projected total value of \$49 billion (including leverage and JV partner equity). Through its funds and joint ventures, Beacon currently owns approximately 28 million square feet of office properties either under management or development. For more information, visit www.beaconcapital.com.



LEASING

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ALL MATERIALS HEREIN ARE SUBJECT TO CHANGE.

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