

# 155 GRAND AVENUE

LAKE MERRITT TOWER



**NEWMARK**

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# Property Specifications

## THE SUBJECT PROPERTY HAS THE FOLLOWING FEATURES

<b>Ownership Entity</b>	California Nurses Association
<b>Completed</b>	1990
<b>Architect</b>	Skidmore Owings Merrill
<b>Building SF</b>	214,099
<b>Floors</b>	10-Story
<b>Lot Size</b>	1.58 Acres
<b>Building Exterior</b>	Glass and Masonry
<b>Structural Framing</b>	Steel
<b>Structural Foundation</b>	Concrete and Steel
<b>Slab to Slab</b>	12' 9"
<b>Parking</b>	219 Spaces - Subterranean Level
<b>Typical Floor Plates</b>	22,000 Square Feet
<b>HVAC</b>	Dual Deck with a Supply & Return
<b>Awards</b>	LEED Gold Certification
<b>Hours</b>	Mon-Fri, 8am - 6pm
<b>Amenities</b>	<ul style="list-style-type: none"><li>• On-Site Security, 24 hrs/7 days</li><li>• Bicycle Racks</li><li>• On-Site Car Charging Stations</li><li>• AM/PM BART Shuttle Service</li><li>• 10 Minute Walk to/from BART</li><li>• Circular Dropoff / Pick-Up Driveway</li></ul>
<b>Elevators</b>	<ul style="list-style-type: none"><li>• 4 Passenger Elevators to Floors 1-10</li><li>• Freight Elevator with a Permissible Load of 4,000 lbs is Accessed via the Loading Dock</li><li>• 1 Passenger Elevator from Parking Garage to Lobby</li></ul>
<b>Management</b>	Lake Merritt Management 155 Grand Avenue, Suite 105 Oakland, CA 94612



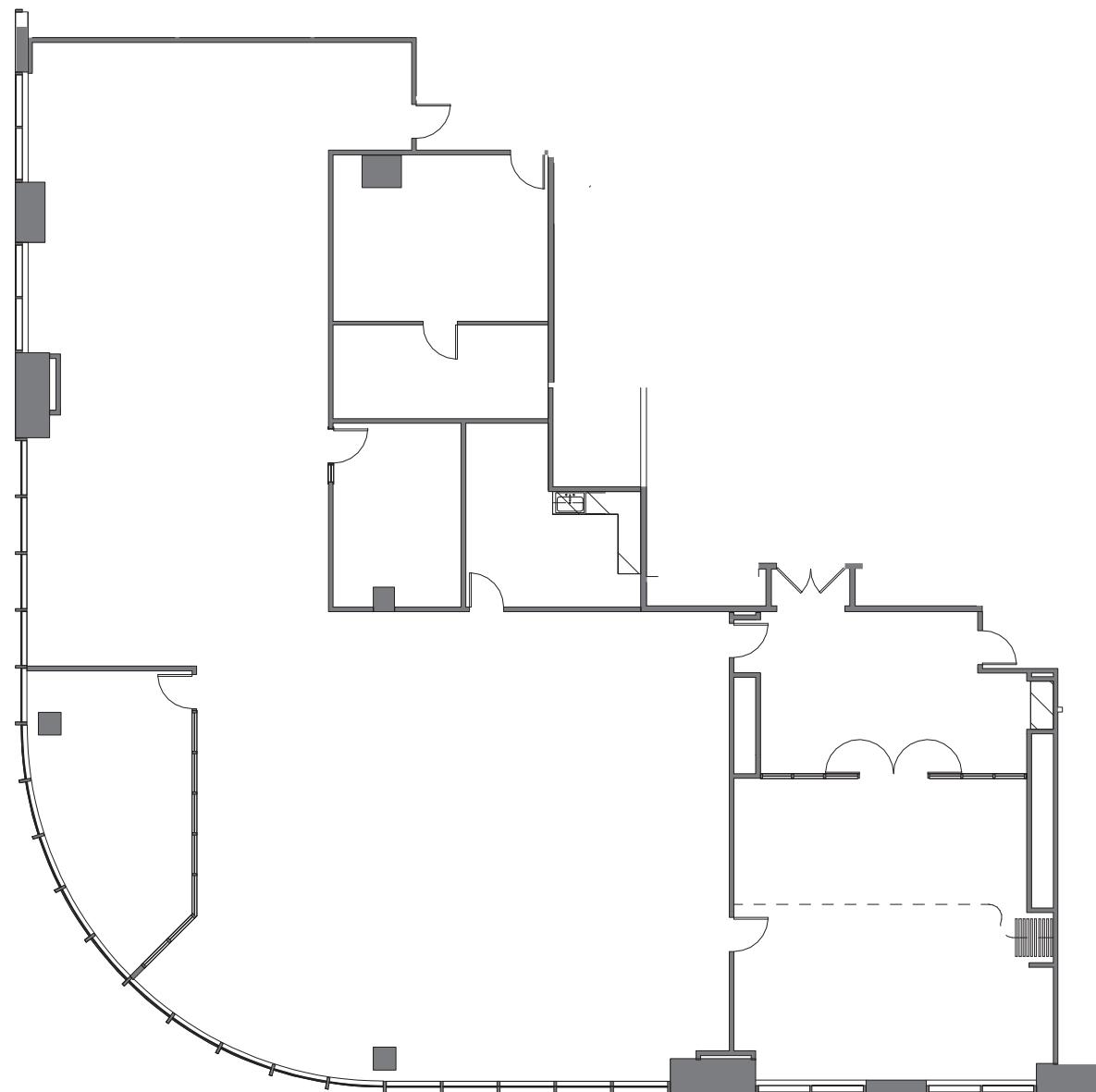
<b>SUITES</b>	<b>SIZE</b>
500	$\pm 7,415$ SF
504	$\pm 2,538$ SF
600	$\pm 22,209$ SF
800	$\pm 22,182$ SF
905	$\pm 3,040$ SF
950	$\pm 5,545$ SF
1075	$\pm 4,462$ SF



# Suite 500

**±7,415 RSF**

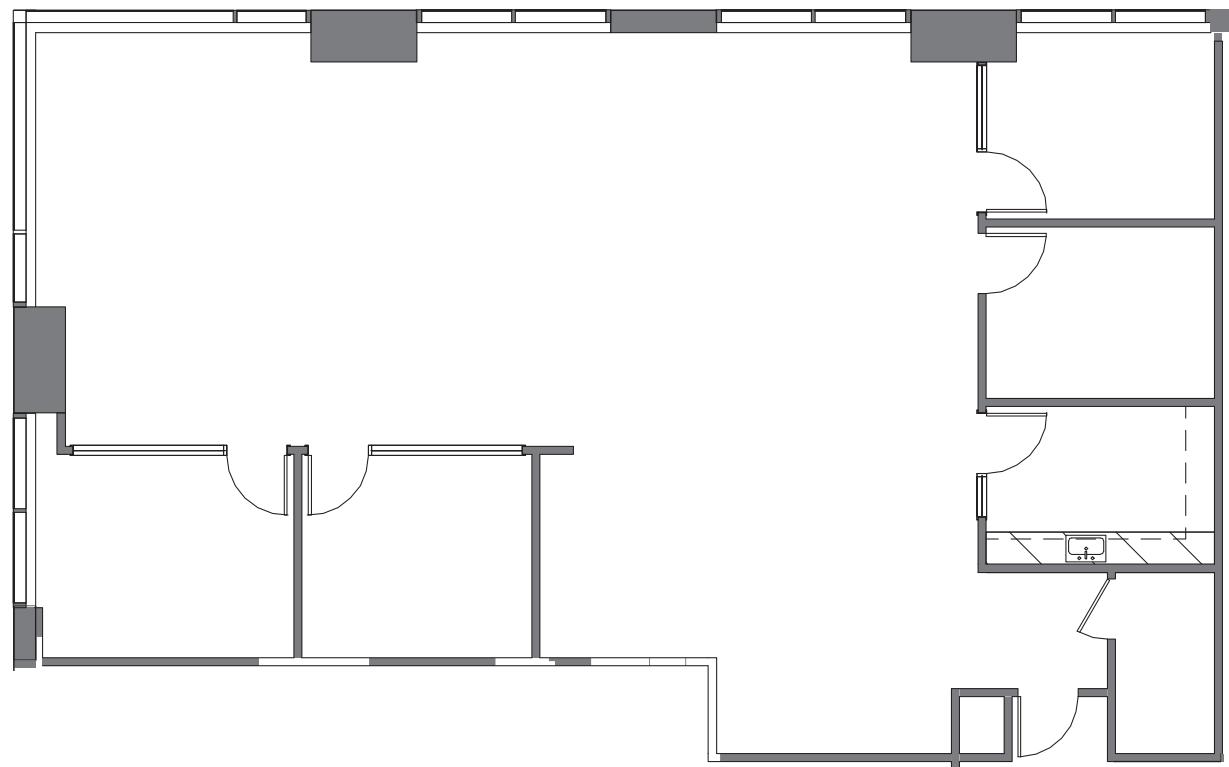
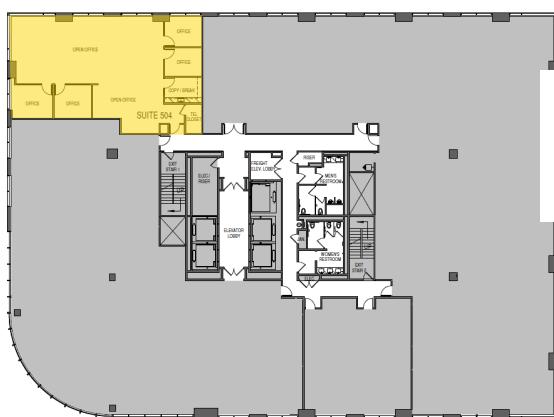
- Reception
- Large Conference Room w/ Accordion Wall
- Conference Room
- Break Room
- IDF/Server Room
- Can Be Combined w/ Suite 504
- Rental Rate PSF: \$3.75 FS**



# Suite 504

**±2,538 RSF**

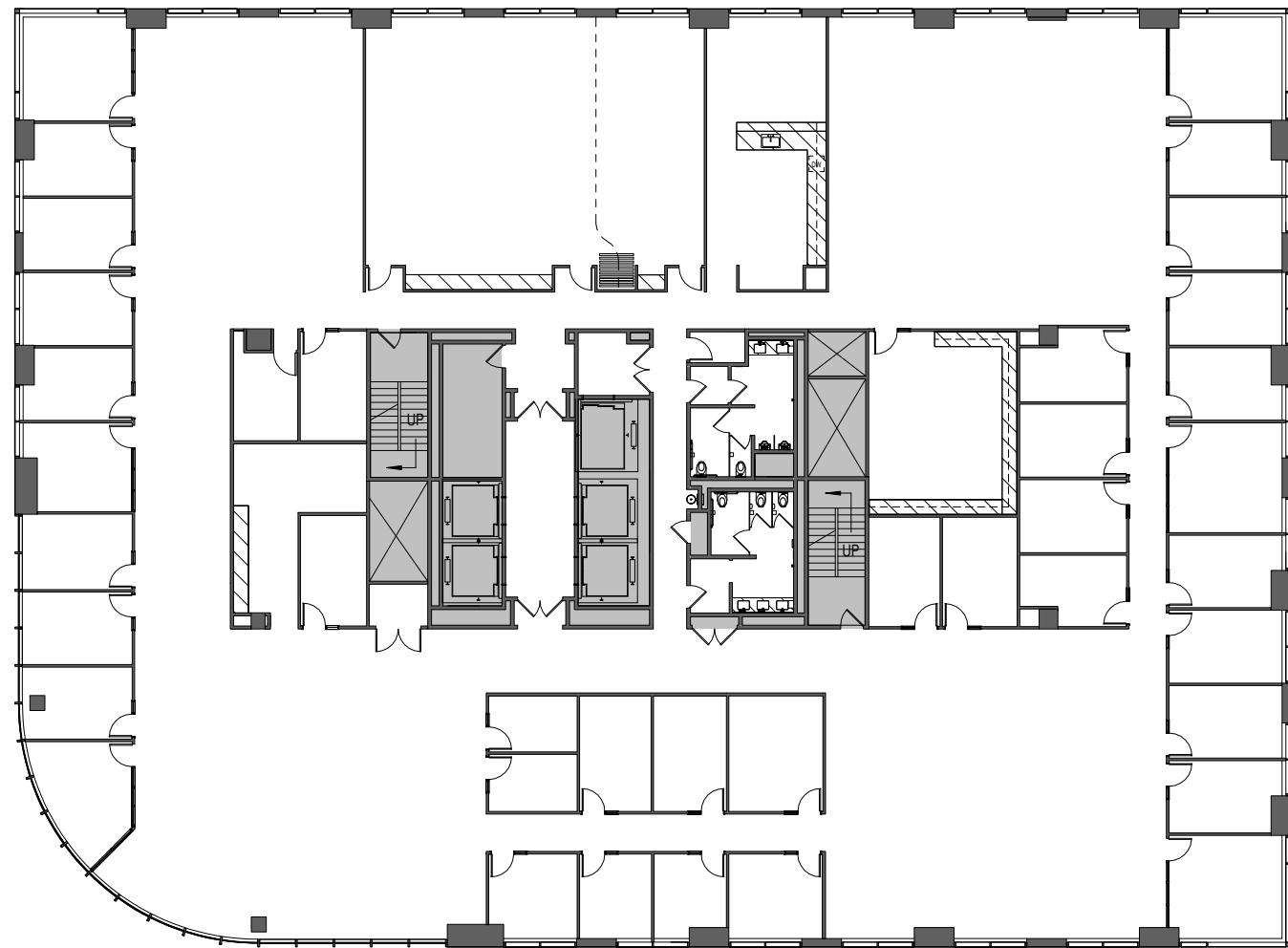
- 4 Private Offices
- Kitchenette
- Corner Suite
- Can Be Combine w/ Suite 500
- **Rental Rate PSF: \$3.75 FS**



# Suite 600

**±22,209 RSF**

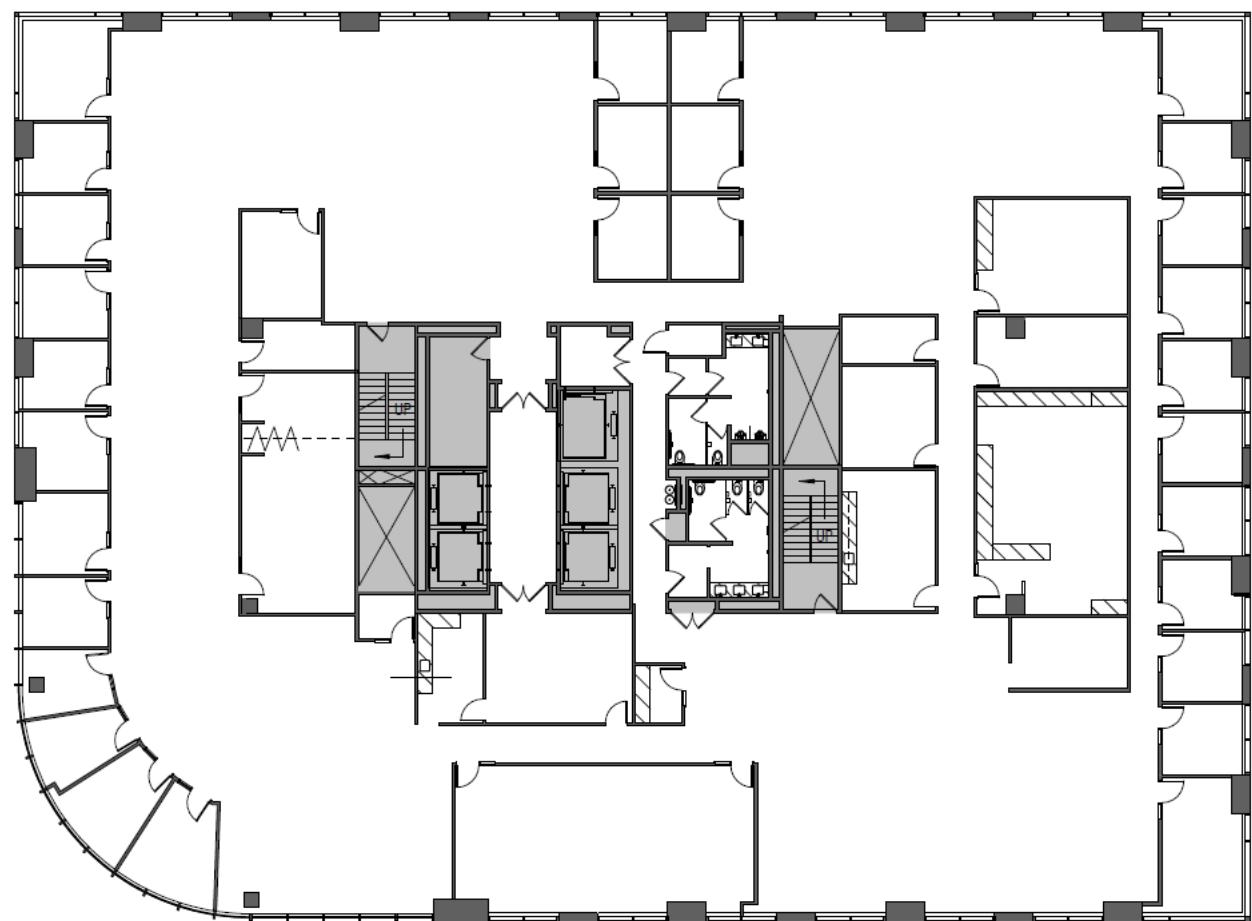
- Full Floor Identity
- Lake Merritt Views
- Large Devisable Training Room
- 33 Private Offices
- 4 Meeting Rooms
- Wellness Room
- Break Room
- Large Storage Area
- Print/Copy Area
- Rental Rate PSF: \$3.75 FS**



# Suite 800

**±22,182 RSF**

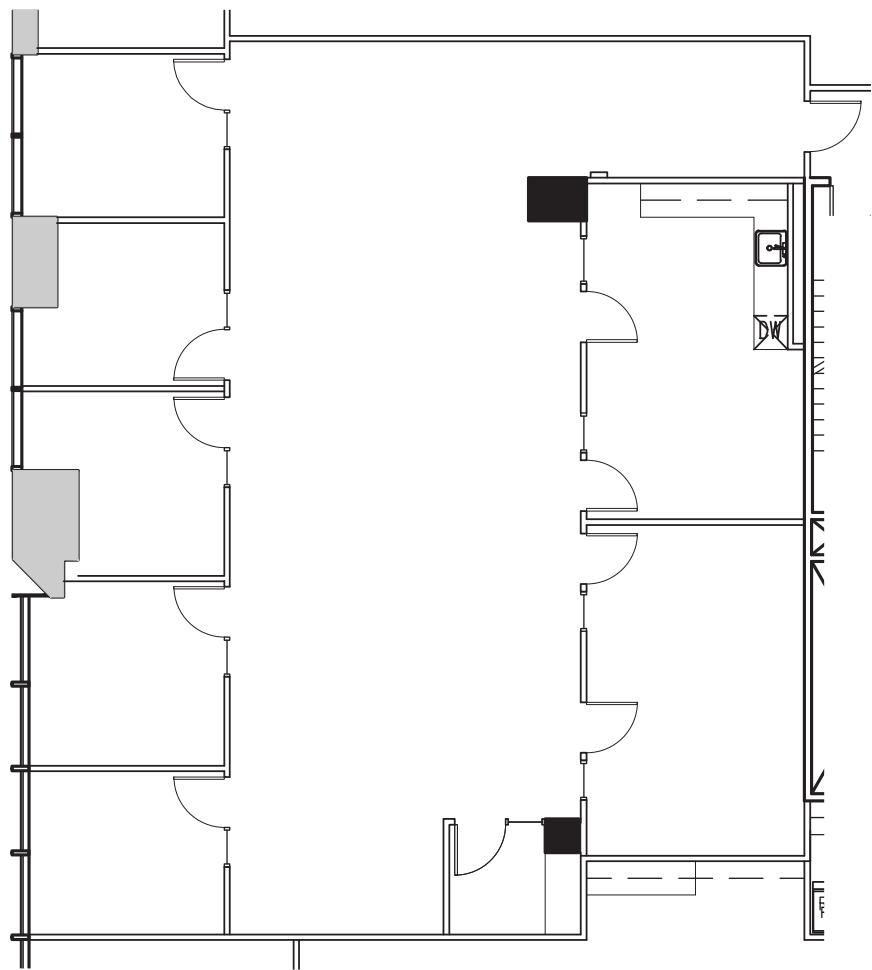
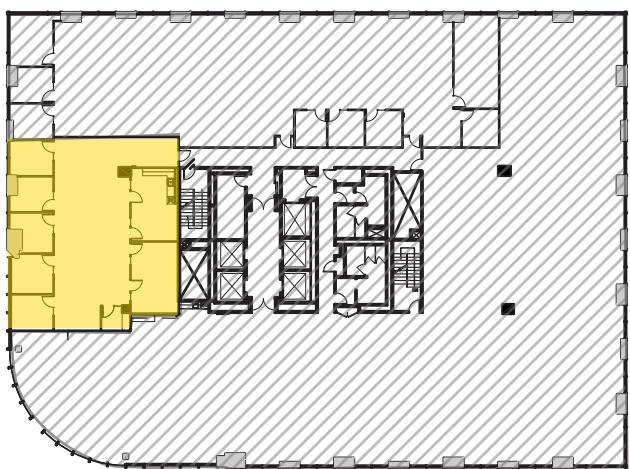
- Available 11/01/2025
- Full Floor Identity
- Lake Merritt Views
- 27 Private Offices
- 1 Large Divisible Meeting Room
- 3 Conference Rooms
- Copy/ Printer Room
- IT Room
- 2 Break Rooms
- **Rental Rate PSF: \$3.75 FS**



# Suite 905

**±3,040 RSF**

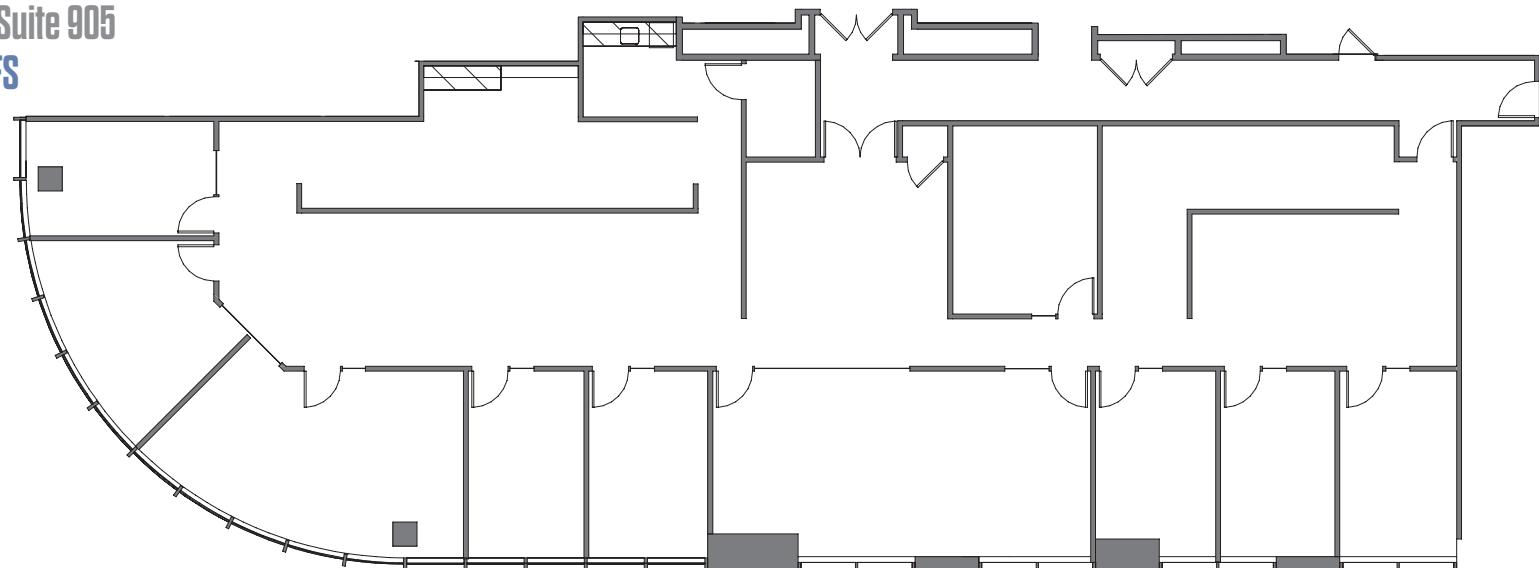
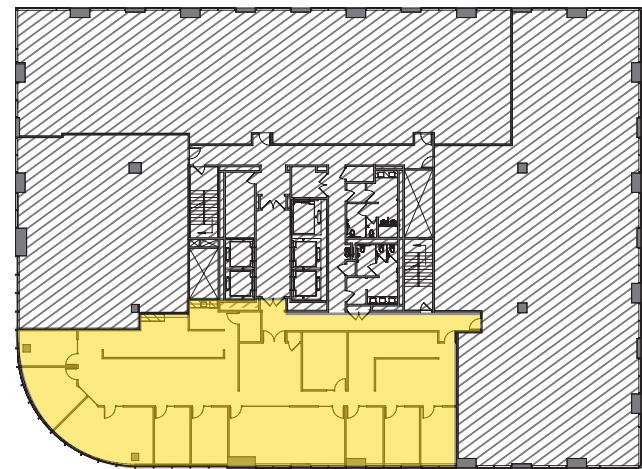
- Available Immediately
- 5 Private Offices
- 1 Conference Room
- Kitchenette / Breakroom
- Can Be Combined with Suite 950
- **Rental Rate PSF: \$3.75 FS**



# Suite 950

**±5,545 RSF**

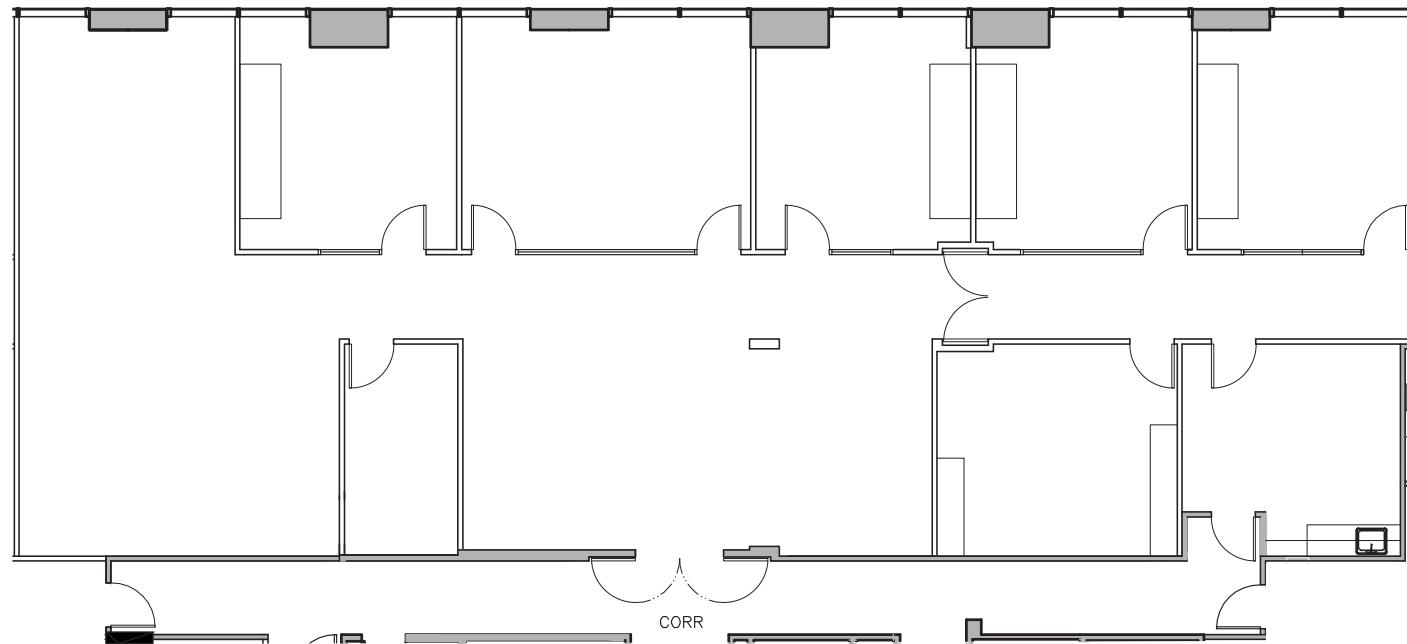
- Available April 1, 2024
- Lake Merritt Views
- Double Door Entry
- Large Conference Room
- Reception
- Large Executive Office
- Seven Private Offices
- Huddle Room
- Two Open Office Areas
- Two Work/Copier Areas
- Data/Tech Closet
- Kitchenette
- Can Be Combined With Suite 905
- **Rental Rate PSF: \$3.75 FS**



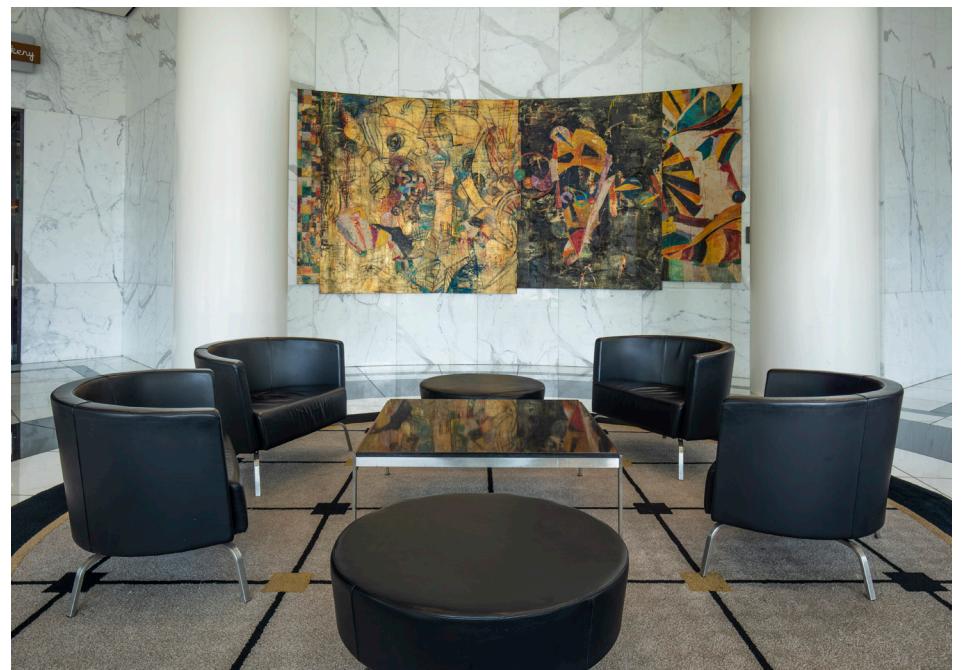
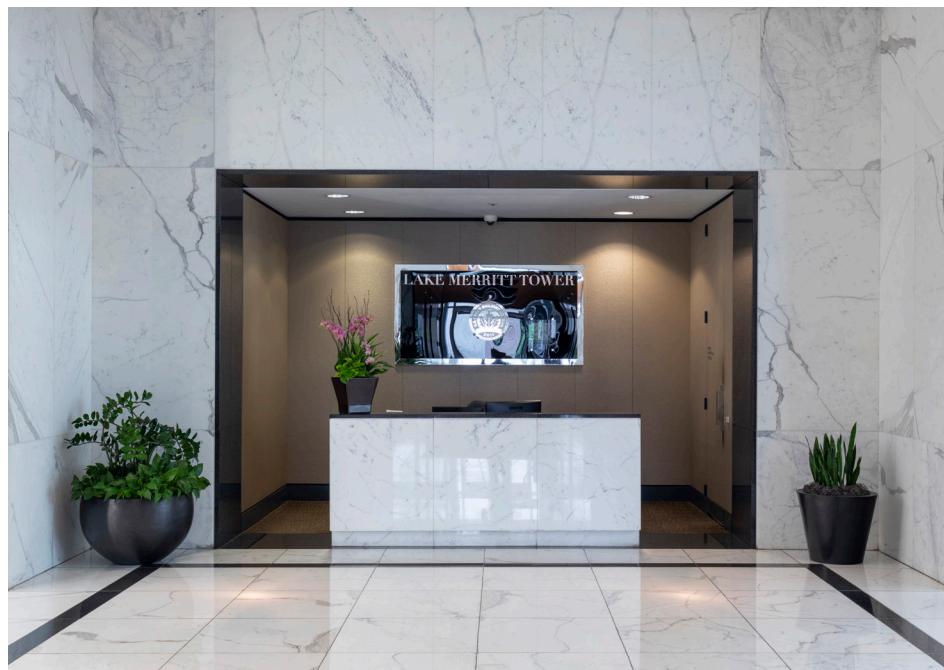
# Suite 1075

**±4,462 RSF**

- Available Now
- Corner Suite
- Double Door Entry off Elevator Lobby
- 4 Private Offices
- Conference Room
- Kitchenette
- Open Area
- Copy/Break Room
- Rental Rate PSF: \$3.75 FS**







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