

# 155 GRAND AVENUE

LAKE MERRITT TOWER



**NEWMARK**

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# Property Specifications

## THE SUBJECT PROPERTY HAS THE FOLLOWING FEATURES

### Ownership Entity

California Nurses Association

### Completed

1990

### Architect

Skidmore Owings Merrill

### Building SF

214,099

### Floors

10-Story

### Lot Size

1.58 Acres

### Building Exterior

Glass and Masonry

### Structural Framing

Steel

### Structural Foundation

Concrete and Steel

### Slab to Slab

12' 9"

### Parking

219 Spaces - Subterranean Level

### Typical Floor Plates

22,000 Square Feet

### HVAC

Dual Deck with a Supply & Return

### Awards

LEED Gold Certification

### Hours

Mon-Fri, 8am - 6pm

### Amenities

- On-Site Security, 24 hrs/7 days
- Bicycle Racks
- On-Site Car Charging Stations
- AM/PM BART Shuttle Service
- 10 Minute Walk to/from BART
- Circular Dropoff / Pick-Up Driveway

### Elevators


- 4 Passenger Elevators to Floors 1-10
- Freight Elevator with a Permissible Load of 4,000 lbs is Accessed via the Loading Dock
- 1 Passenger Elevator from Parking Garage to Lobby

### Management

Lake Merritt Management  
155 Grand Avenue, Suite 105  
Oakland, CA 94612





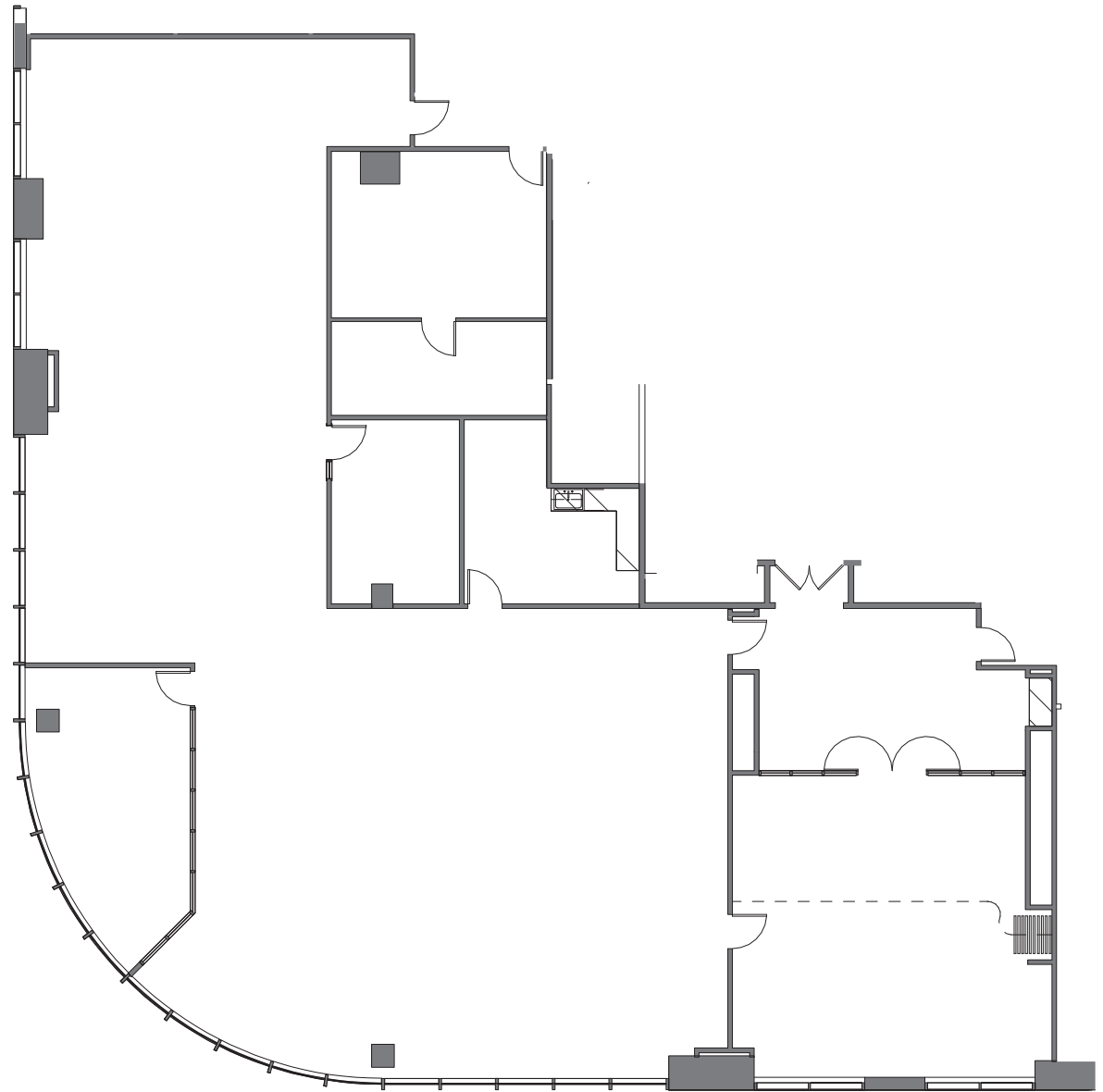


SUITES	SIZE
500	±7,415 SF
504	±2,538 SF
600	±22,209 SF
800	±22,182 SF
905	±3,040 SF
950	±5,545 SF
1075	±4,462 SF

# Suite 500

±7,415 RSF

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

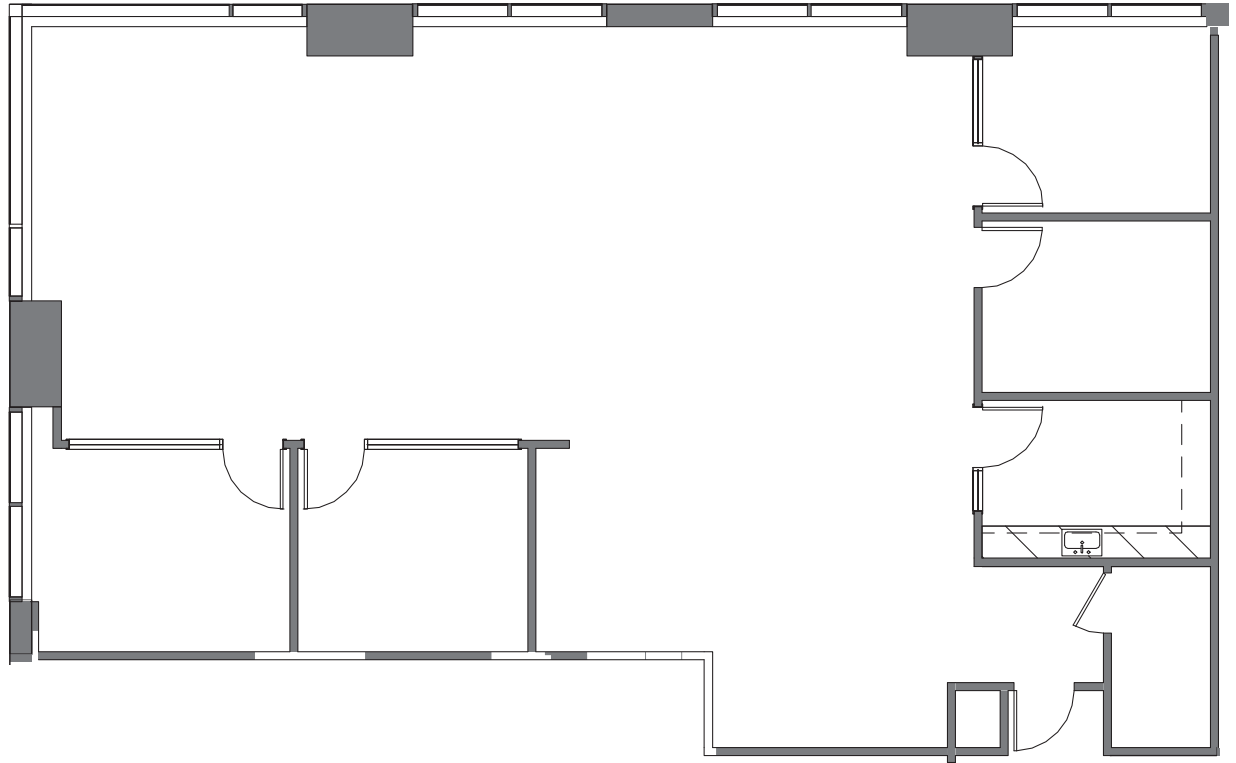
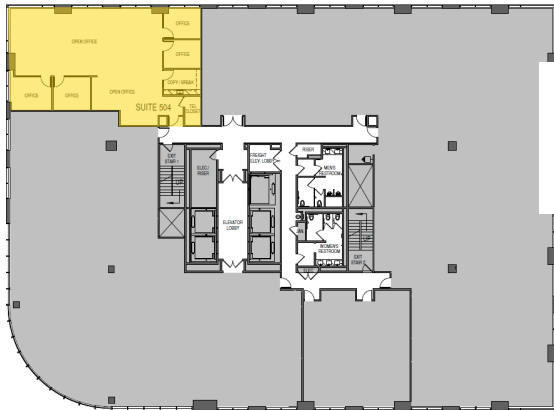




# Suite 504

±2,538 RSF

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

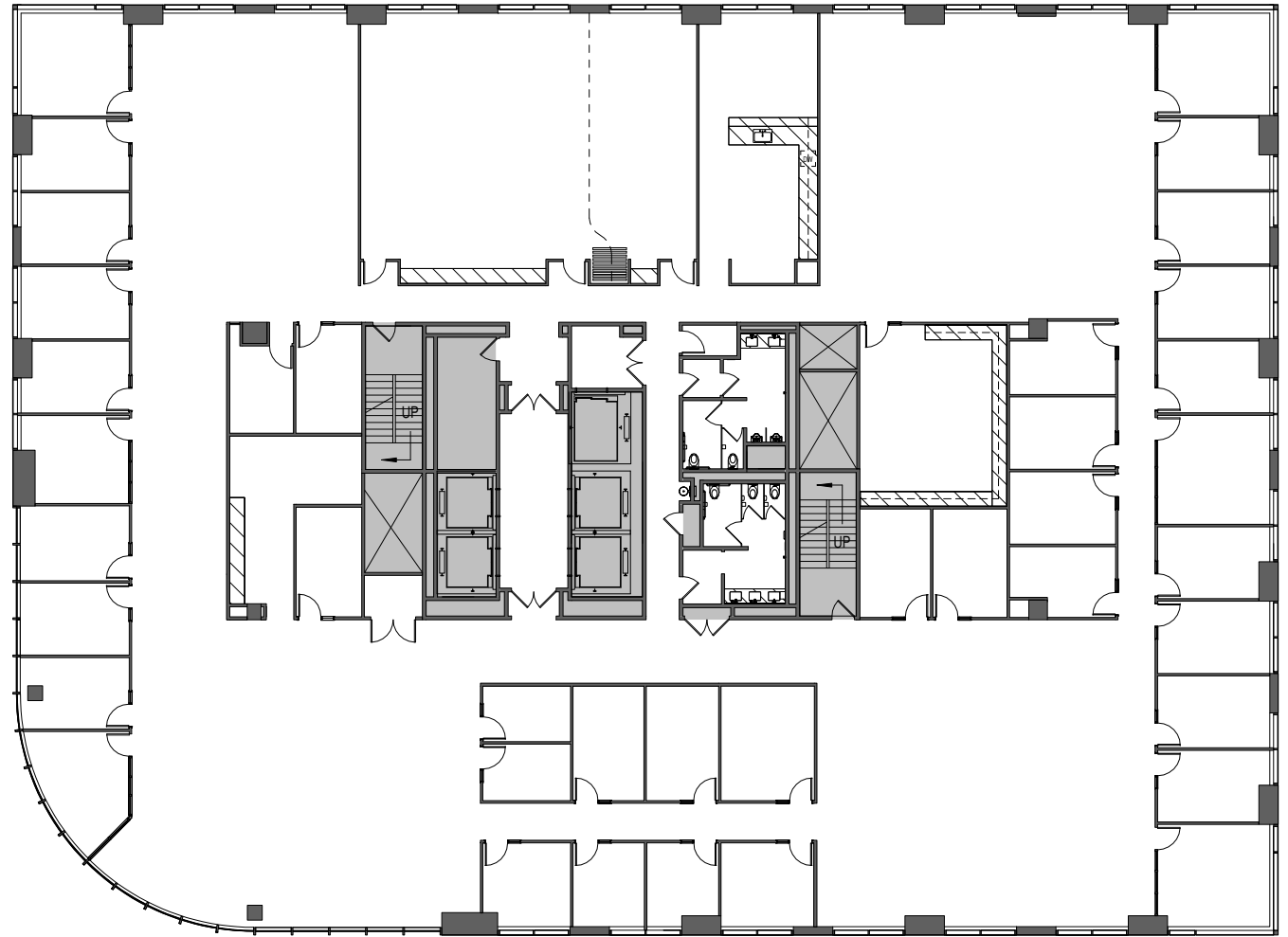




# Suite 600

±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**

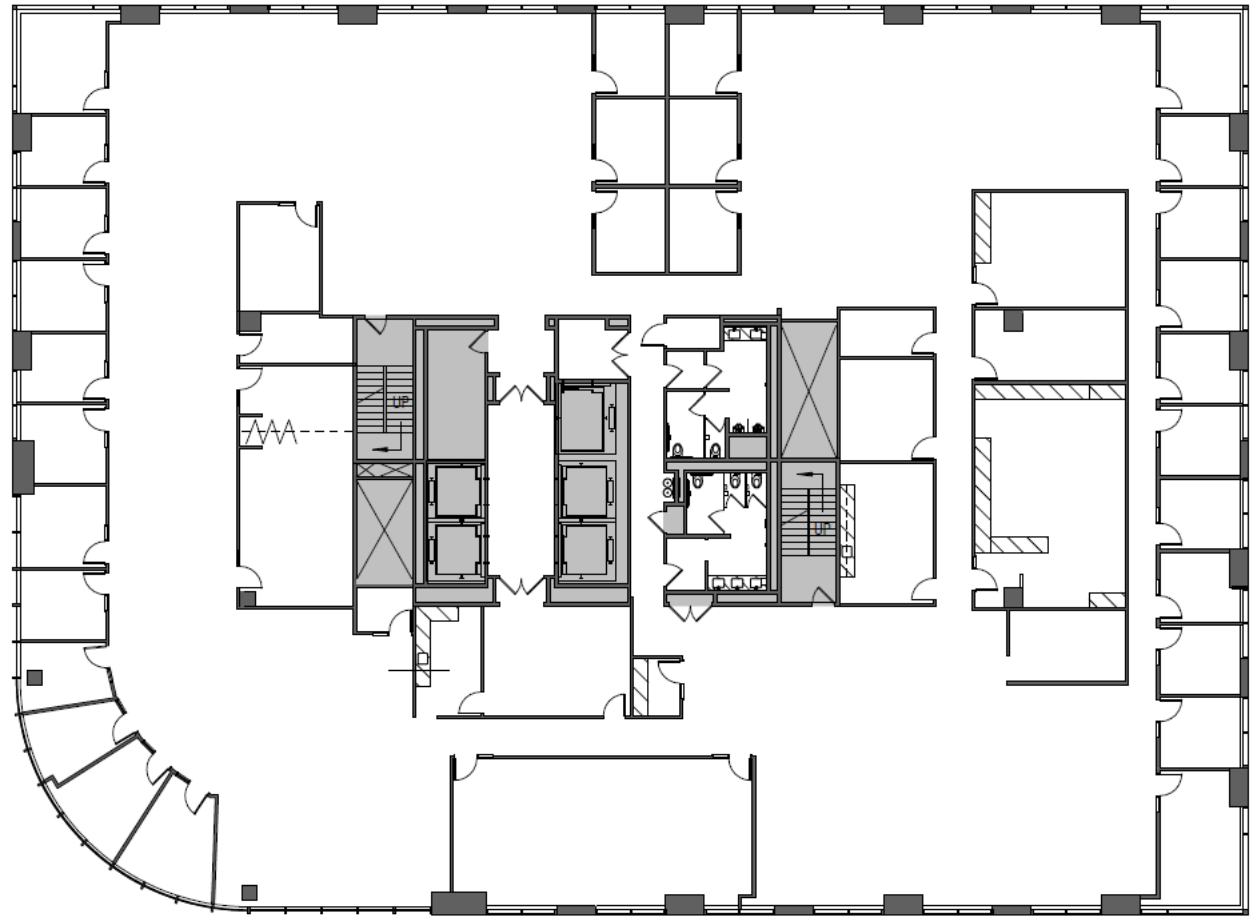




# Suite 800

±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**

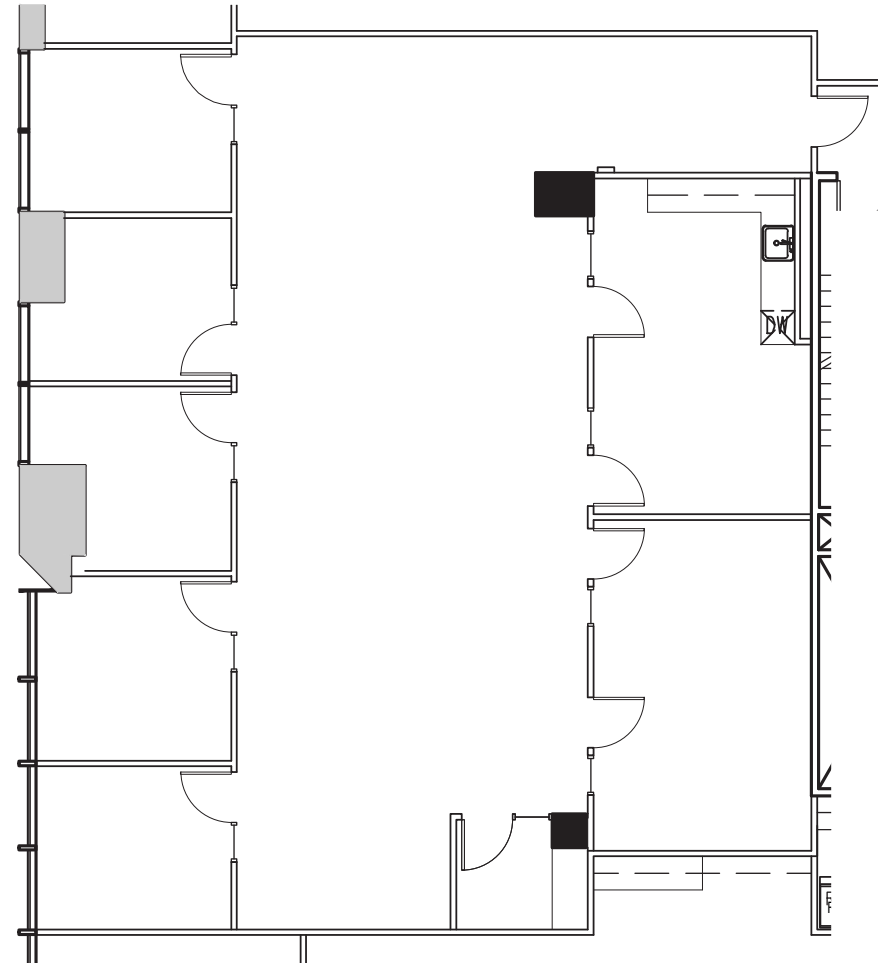
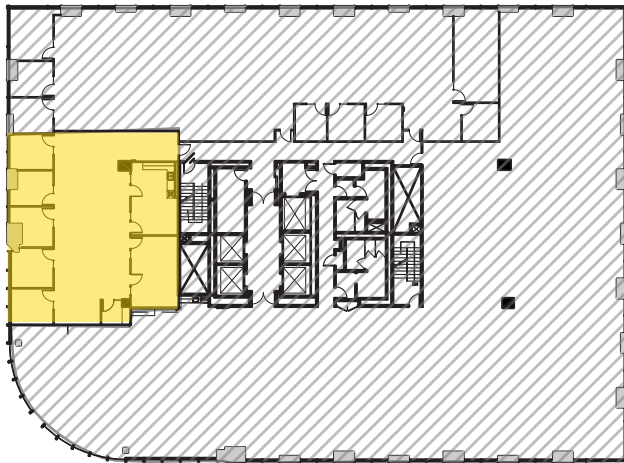




# Suite 905

±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**

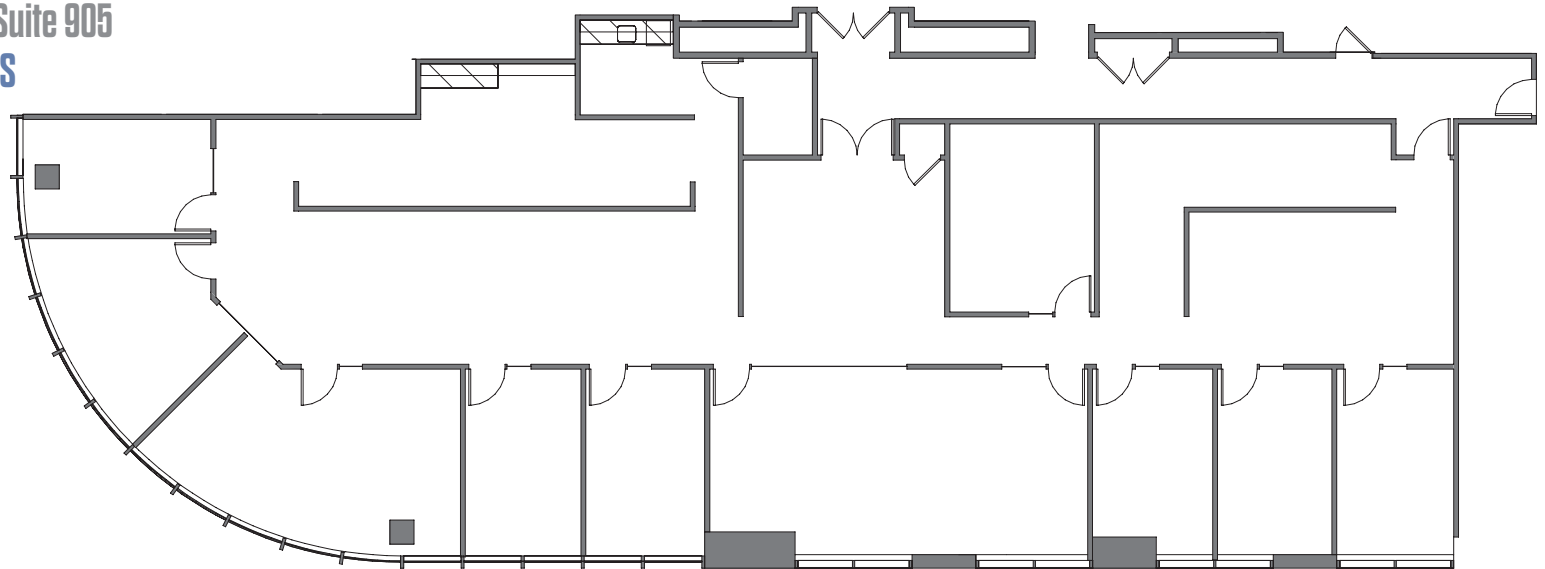
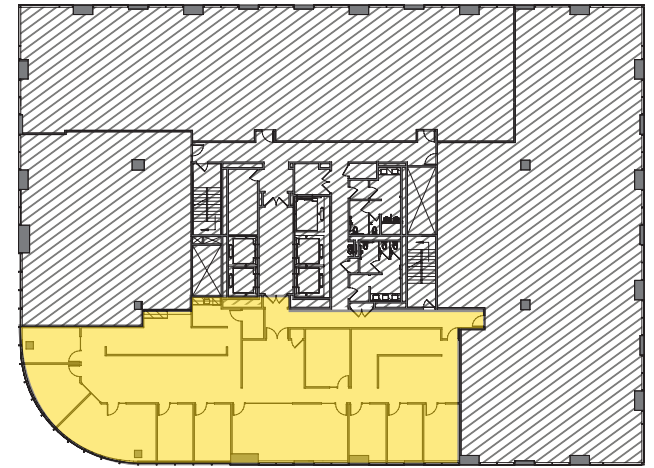




# Suite 950

**±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**

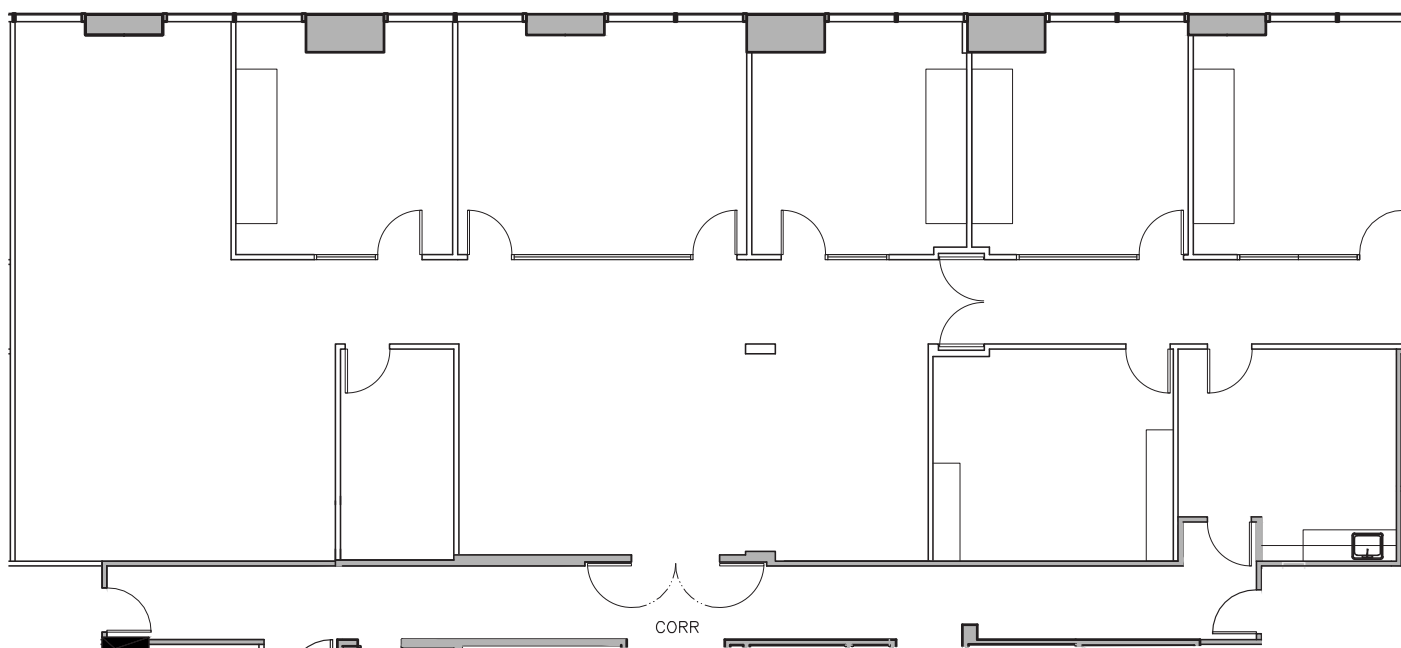




# Suite 1075

±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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