

YR Media Building 1701 BROADWAY • OAKLAND, CA

±5000 SF Full Floor Office Space Available for Lease

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CHROMATA



ADDRESS 1701 Broadway

AVAILABLE SPACE ±5,000 SF Office Suite

RENTAL RATE \$2.35 per SF per month fully serviced

PROPERTY HIGHLIGHTS

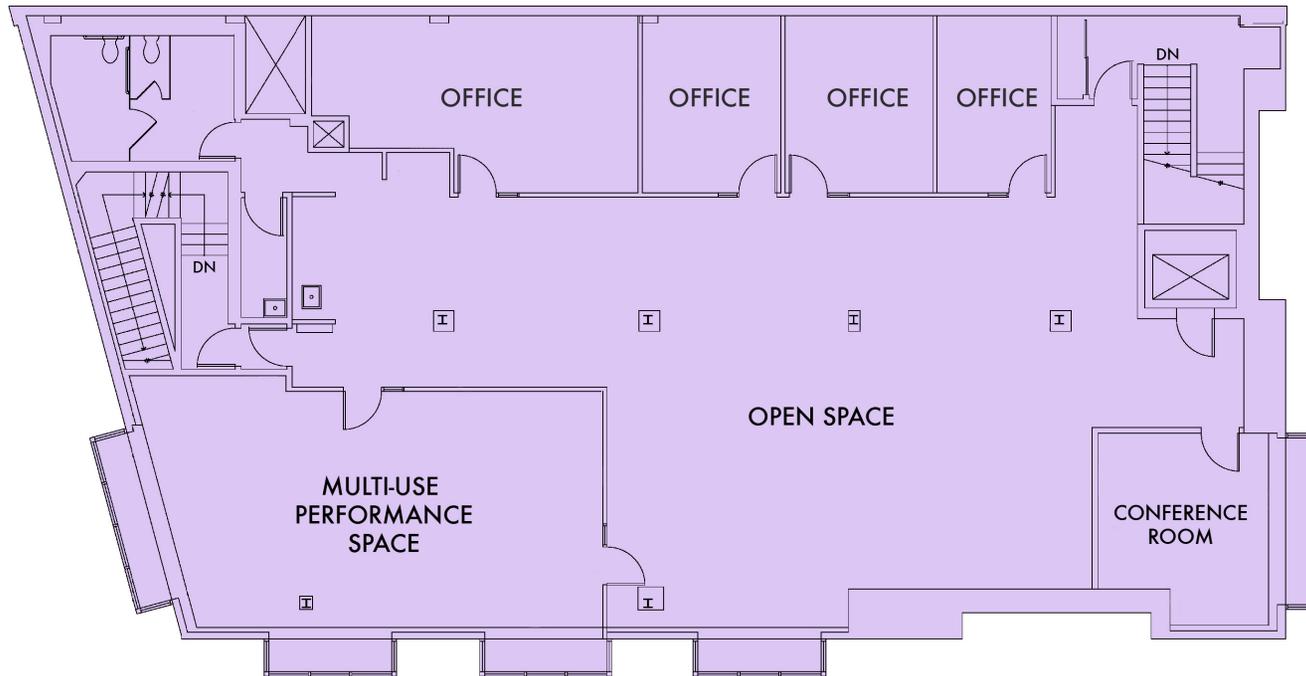
This three-story +/- 20,000 square foot building with improved basement was built in 1952 and for many years the home of American Savings & Loan. It was acquired and renovated in 2006 by YR Media, and educational not-for-profit corporation, who occupy the first and second floors and manage the building. YR Media provide skills development for the evolving technological landscape—including traditional and new media with a focus on audio, video, and web content and distribution.

- Located at BART Entrance (17th & Broadway)
- Frontage on three sides (Broadway, 17^h Street, Telegraph Ave)
- Great Natural Light • On Site Security
- Elevator Served Building • Staffed Street-Level Reception

MEDIA PRODUCTION AMENITIES ON SITE:

- Three professional studios with multi-channel mixing boards, voice recording setups, and live-streaming capability
- Eight digital, sound-proof editing suites / booths





SPACE FEATURES

Available Office Suite | Entire 3rd Floor | 5000 SF

- Top floor/abundant natural light
- Large open area
- One multi-use/performance space
- Three private offices
- Two small conference rooms/large offices
- Kitchenette/break area
- Private restroom

RETAIL & RESTAURANTS

- | | |
|-----------------------|--------------------------|
| Fox Theater | The Melt |
| Telegraph Beer Garden | Farley's |
| Bar Shiru | Mixt Greens |
| Oaklandish | True Burger |
| Awaken Cafe | Dave's Hot Chicken |
| Cafe Van Kleeff | A La Mar |
| Itani Ramen | Marin's Kitchen & Coffee |
| Paramount Theatre | Haus of Chefs |
| Bicycle Coffee | Two Pitches Brewing |
| Kapor Center | Oakland YMCA |
| Oakstop | Couchdate |
| Paramount Theatre | Sobre Mesa |
| Uptown Station | Punch Down |
| Viridian | Winky Dinky Dogs |
| Agave Uptown | Gus's Fried Chicken |
| Parche | The Hatch |
| Lucy Blue | Pin-Toh |
| Drakes Dealership | |



RESIDENTIAL, OFFICE & HOTEL

The Webster	180 Grand Ave
Nook	155 Grand Ave
Hanover Broadway	One Kaiser Plaza
Hanover Northgate	300 Lakeside
Vespr	2150 Webster
The Lark	Plaza 360
Alta Waverly	Center 21
The Grand	Uptown Station
1717 Webster	The Breuner Building
The Alfred	Kissel Hotel
Atlas	Moxy Hotel
1900 Broadway	Residence Inn





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