

Office/Flex/R&D

2220 Livingston St.
Oakland, CA

THE COTTONMILL BUILDING

C
B

Colliers

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SUITE	SF	NOTES
201	3,430	6 private offices, 1 large conference room, full kitchen with range and hood, ample open space for workstations.
205	2,873	Former lab space, flexible layout with some remaining infrastructure, tenant improvements available, ability to combine with Suite 207 for a total of 4,307 RSF.
207	1,439	Small window-line suite, can be combined with Suite 205 for a total of 4,307 RSF.
208	3,148	4 Private offices, glass-front conference room, amazing natural light, kitchenette, high-end finishes
214	1,995	Efficient corner suite, 3 private offices, kitchenette.



AVAILABLE SUITES



FEATURES

- Three-story Office/Flex/R&D Building
- Brick and timber construction with great natural light throughout
- Heavy power with existing lab infrastructure – ideal for small life science/biotech users
- 3:1,000 surface parking ratio
- Convenient access to interstate 880 and just minutes to Oakland International Airport
- New lobby upgrades and common area restrooms

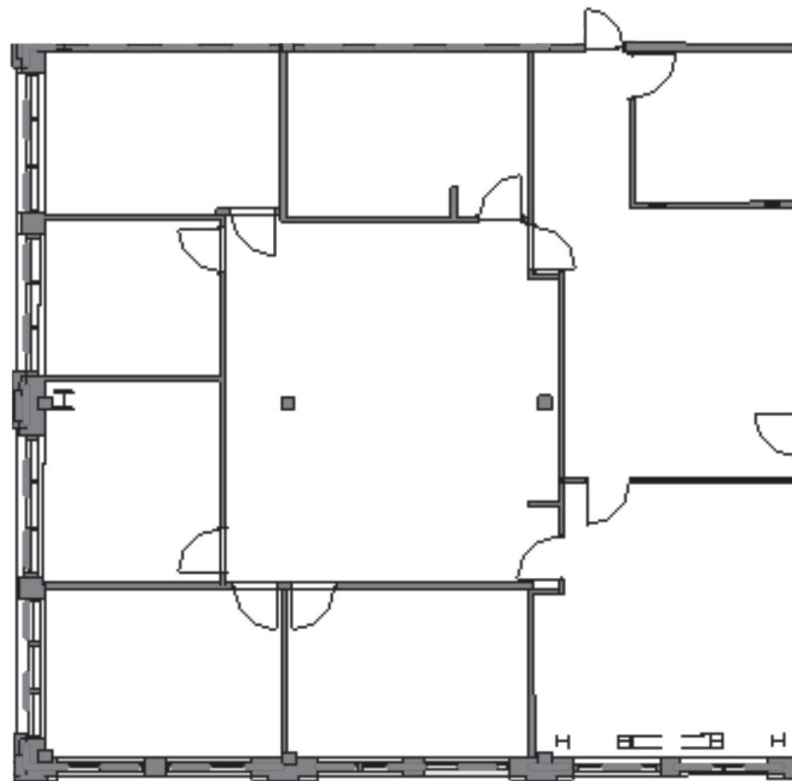


SUITE 201 / **±3,430 SF**

6 PRIVATE OFFICES, 1 LARGE CONFERENCE ROOM, FULL KITCHEN WITH RANGE AND HOOD, AMPLE OPEN SPACE FOR WORKSTATIONS.

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FLOOR PLAN

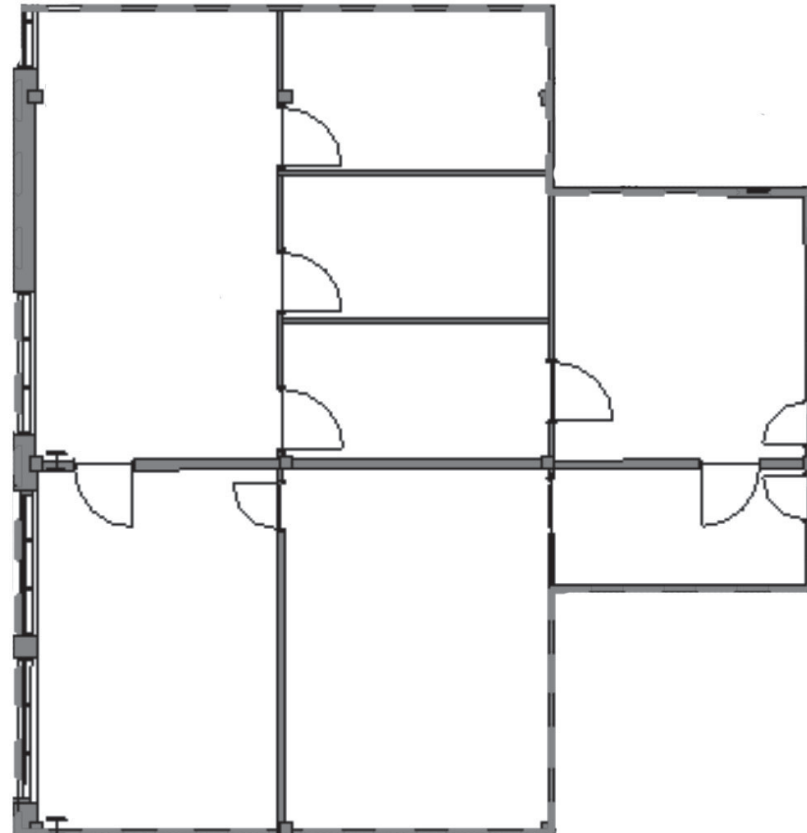


SUITE 205 / **±2,873 SF**

FORMER LAB SPACE, FLEXIBLE LAYOUT WITH SOME REMAINING INFRASTRUCTURE, TENANT IMPROVEMENTS AVAILABLE, ABILITY TO COMBINE WITH SUITE 207 FOR A TOTAL OF 4,307 RSF.

2

FLOOR PLAN

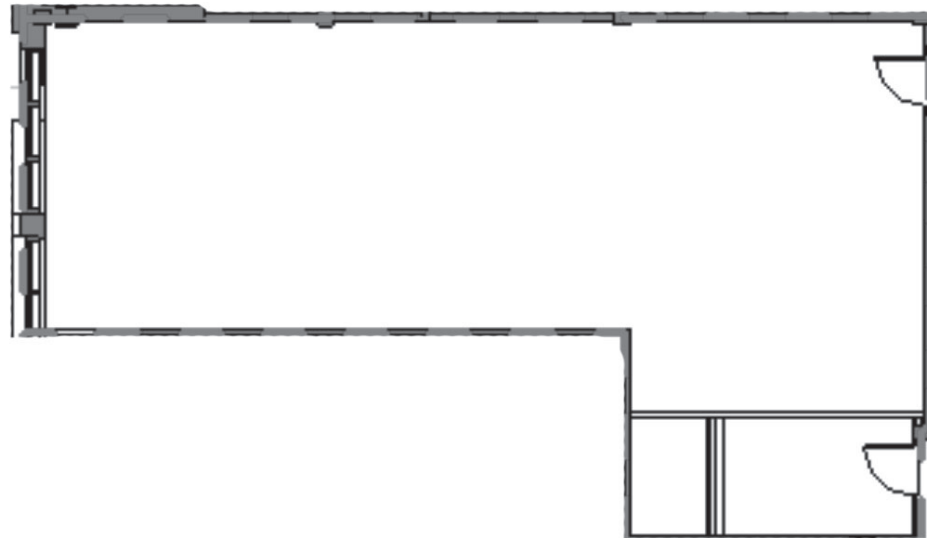


SUITE 207 / **+1,439 SF**

SMALL WINDOW-LINE SUITE, CAN BE COMBINED
WITH SUITE 205 FOR A TOTAL OF 4,307 RSF.

2

FLOOR PLAN

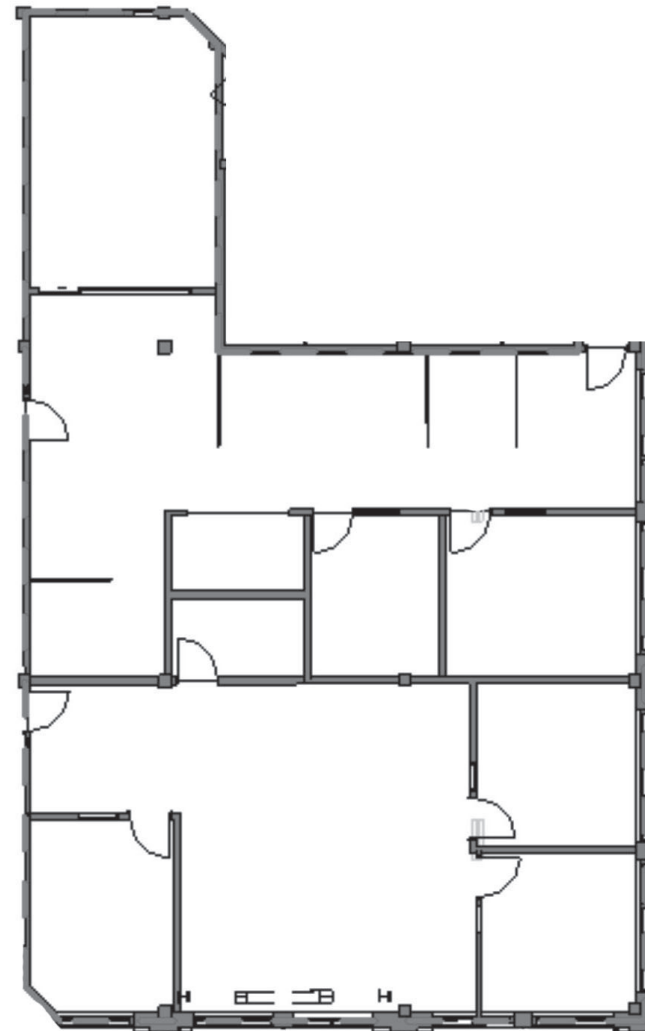


SUITE 208 / **+3,148 SF**

4 PRIVATE OFFICES, GLASS-FRONT CONFERENCE ROOM,
AMAZING NATURAL LIGHT, KITCHENETTE, HIGH-END FINISHES

2

FLOOR PLAN

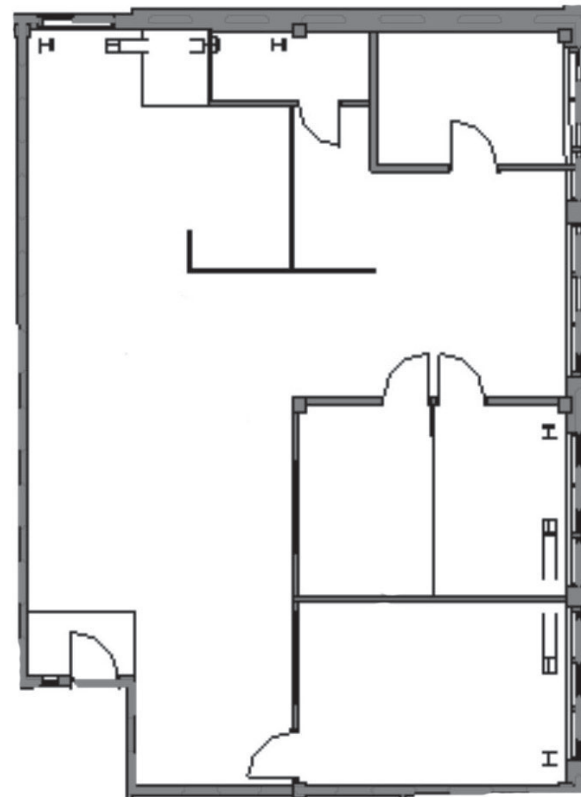


SUITE 214 / **+1,995 SF**

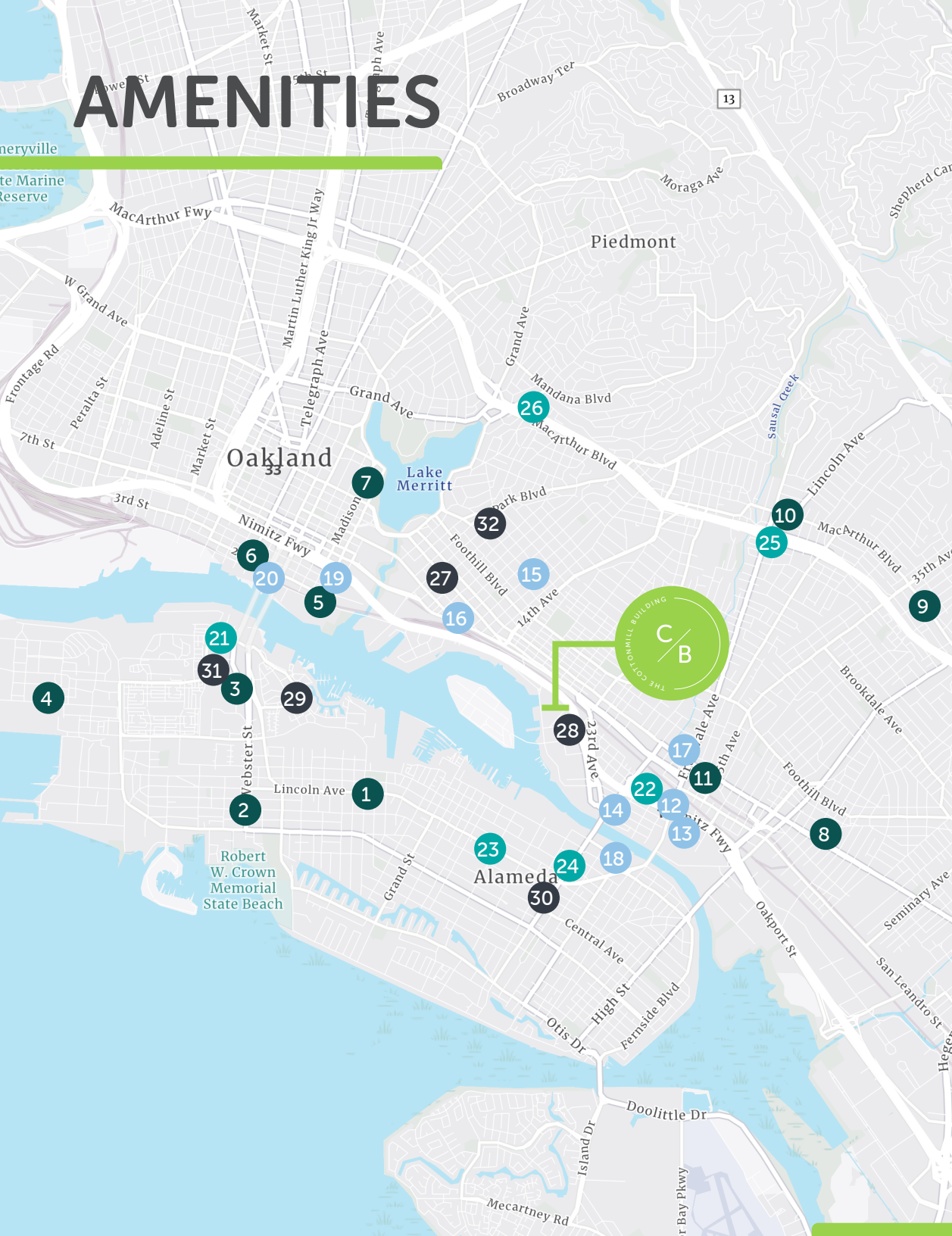
EFFICIENT CORNER SUITE, 3 PRIVATE OFFICES, KITCHENETTE.

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FLOOR PLAN



AMENITIES



EATERIES & BARS

- 1 Forbidden Island
- 2 ALA Mediterranean Grill & Mezzes
- 3 In-N-Out Burger
- 4 Almanac Beer Co.
- 5 NIDOs Backyard
- 6 Sláinte Irish Pub Oakland
- 7 The Lake Chalet Seafood Bar & Grill
- 8 Taqueria El Paisa
- 9 Sequoia Diner
- 10 Bombera
- 11 Wahpepah's Kitchen

COFFEE

- 12 Starbucks
- 13 Hasta Muerta Coffee
- 14 Kefa Coffee
- 15 Zocalo Coffee & Kitchen
- 16 Normadic Coffee
- 17 Red Bay Café
- 18 Pete's Coffee
- 19 Peerless Coffee & Tea
- 20 Timeless Coffee

MARKETS & CONVENIENCE

- 21 Target
- 22 FoodMaxx
- 23 Lincoln Market
- 24 Alameda Marketplace
- 25 Farmer Joe's Marketplace
- 26 Trader Joe's

FITNESS

- 27 The Resilient Strength
- 28 Speed Power Strength Gym
- 29 Anytime Fitness
- 30 All in One Fitness Training Lab
- 31 Orangetheory Fitness
- 32 Brightside Barbell
- 33 The Club at City Center



- 6 min to Lake Merritt BART Station
- 7 min to Fruitvale BART Station
- 17 min to Oakland Airport
- 40 min to San Francisco International Airport



2220

HORIZON
SPECIALTIES

THE COTTONMILL BUILDING

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/
B

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