

BROADWAY

Oakland

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

CHRISTIAN DIGGS

415.710.0932 | cdiggs@tcpre.com

JACK DYKE

415.518.7523 | jdyke@tcpre.com

1700

BROADWAY

Oakland

1700 Broadway, Oakland, CA 94612

03	PROPERTY SUMMARY
04	PROPERTY PHOTOS
05	STACKING PLAN
06	SUITE 900
07	SUITE 800
08	SUITE 700
09	SUITE 500
10	SUITE 400
11	SUITE 300
12	SUITE 200
13	RESIDENTIAL OPTIONS NEARBY
14	AMENITIES AND TRANSIT
15	TRANSPORTATION ACCESS
16	POINTS OF INTEREST



1700 BROADWAY

PROPERTY SUMMARY



RENTAL RATE

\$28 / Square Foot / Year
INDUSTRIAL GROSS



TRANSPORTATION

Excellent Access to Public Transit
TRANSIT SCORE: ~87 – EXCELLENT TRANSIT



AVAILABLE

Immediately
100% MOVE-IN READY CONDITION



BUILDING ATTRIBUTES



SEISMICALLY
RETROFITTED BUILDING



10-STORY BRICK AND
CONCRETE BUILDING



TENANT
CONFERENCE CENTER



TWO (2) FULL ELEVATOR



TYPICAL FLOOR PLATE OF
±3,134 SQUARE FEET



HVAC SYSTEM IN ALL FLOORS



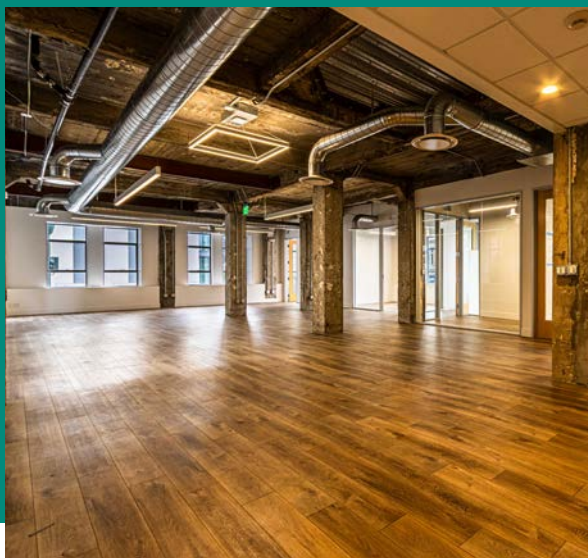
CLOSE CIRCUIT CAMERAS AND
KEY CARD ACCESS



NEWLY RENOVATED LOBBY

1700 BROADWAY

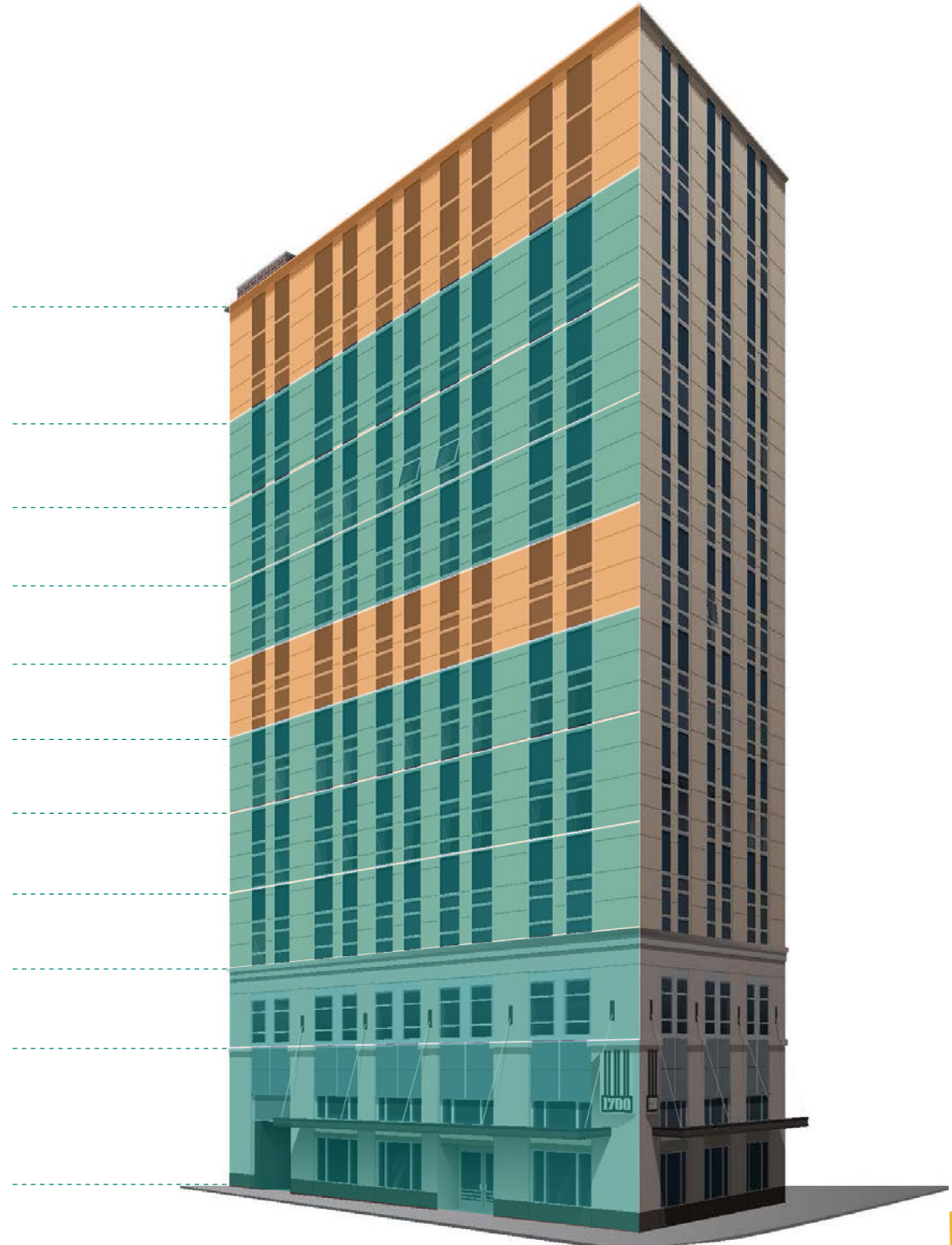
PROPERTY PHOTOS



1700 BROADWAY

STACKING PLAN

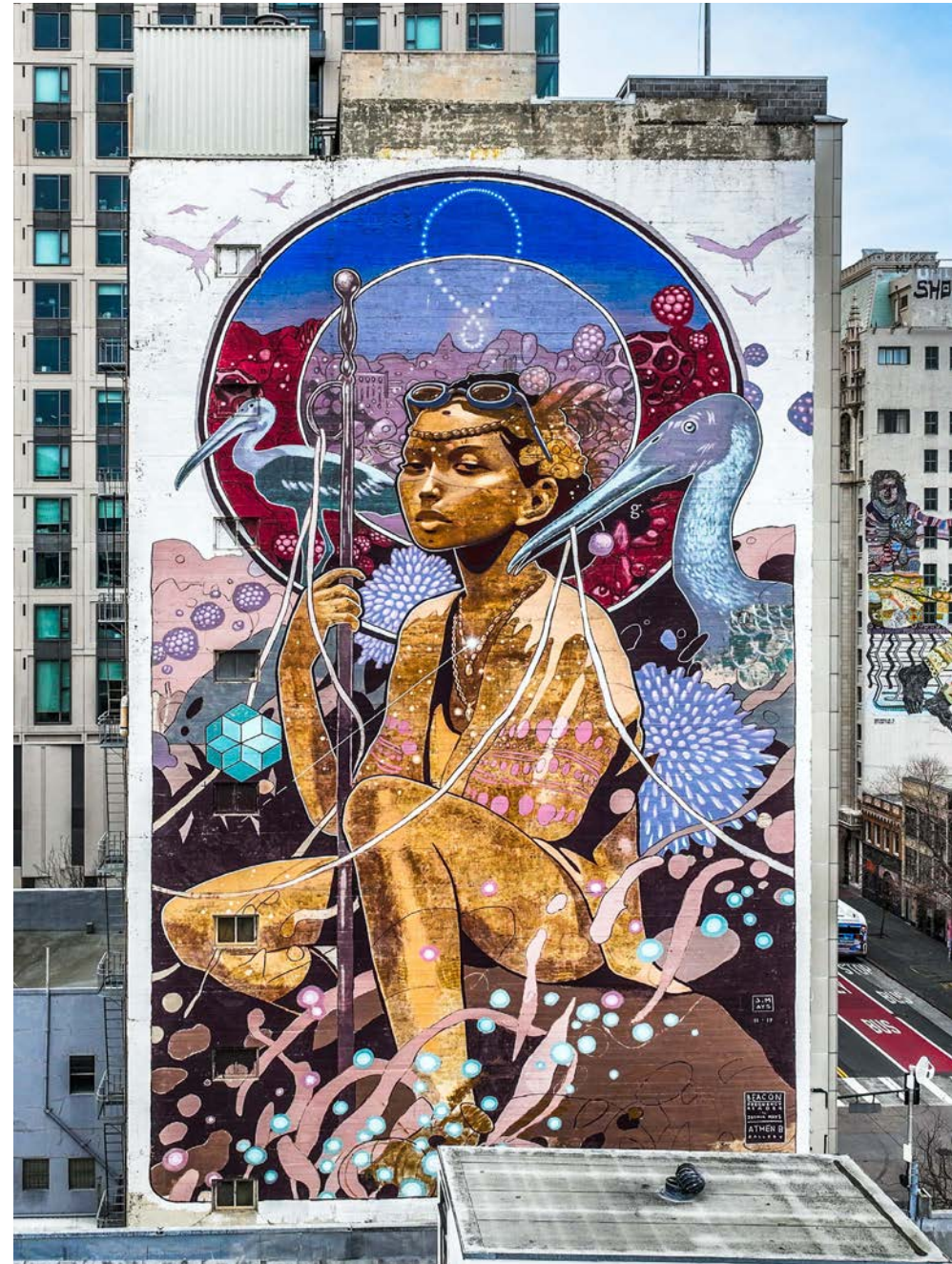
FLOOR	SQUARE FEET	DESCRIPTION
10	±2,809 SF	SUITE 1000 Leased
9	±2,783 SF	SUITE 900 Vacant
8	±3,124 SF	SUITE 800 Vacant
7	±2,850 SF	SUITE 700 Vacant
6	±2,850 SF	SUITE 600 Leased
5	±2,783 SF	SUITE 500 Vacant
4	±3,134 SF	SUITE 400 Vacant
3	±3,124 SF	SUITE 300 Vacant
2	±3,124 SF	SUITE 200 Vacant
1	±2,836 SF	SUITE 100 Vacant



1700 BROADWAY

SUITE 900 - ±2,783 SF

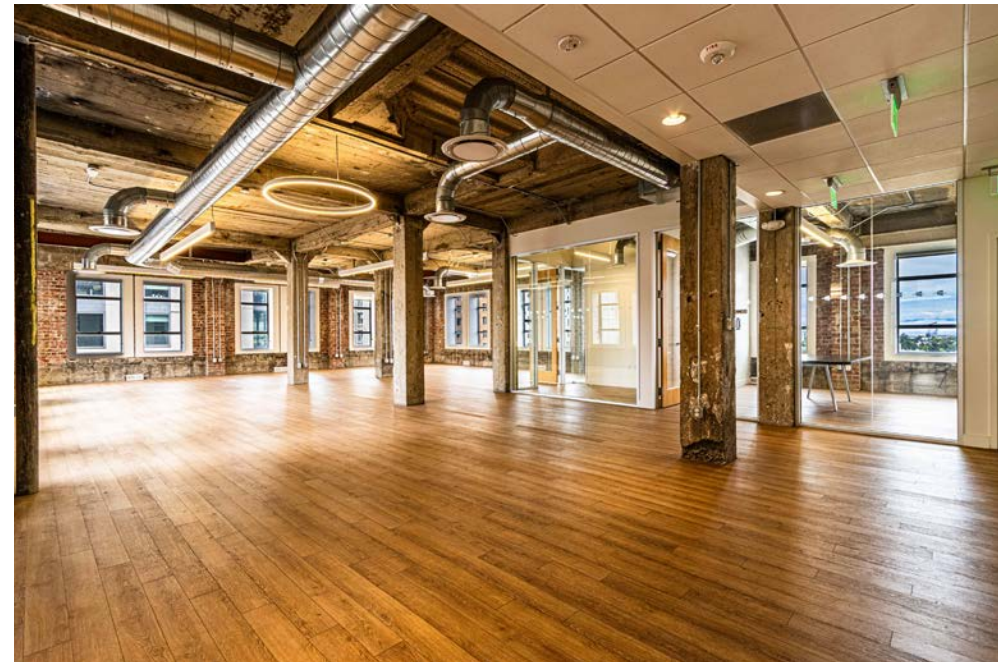
- Seven (7) Private Offices
- One (1) Conference Room
- Restrooms and Kitchenette
- HVAC
- Operable Windows



1700 BROADWAY

SUITE 800 - ±3,124 SF

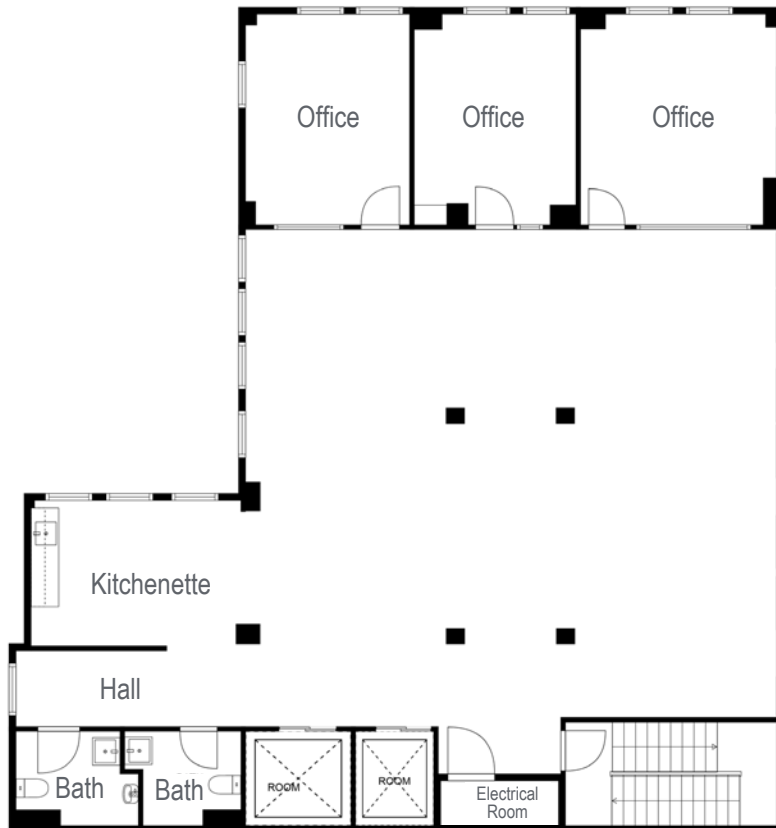
- Two (2) Private Offices
- One (1) Conference Room
- Restrooms and Kitchenette
- HVAC
- Operable Windows
- Creative Space



1700 BROADWAY

SUITE 700 - ±2,850 SF

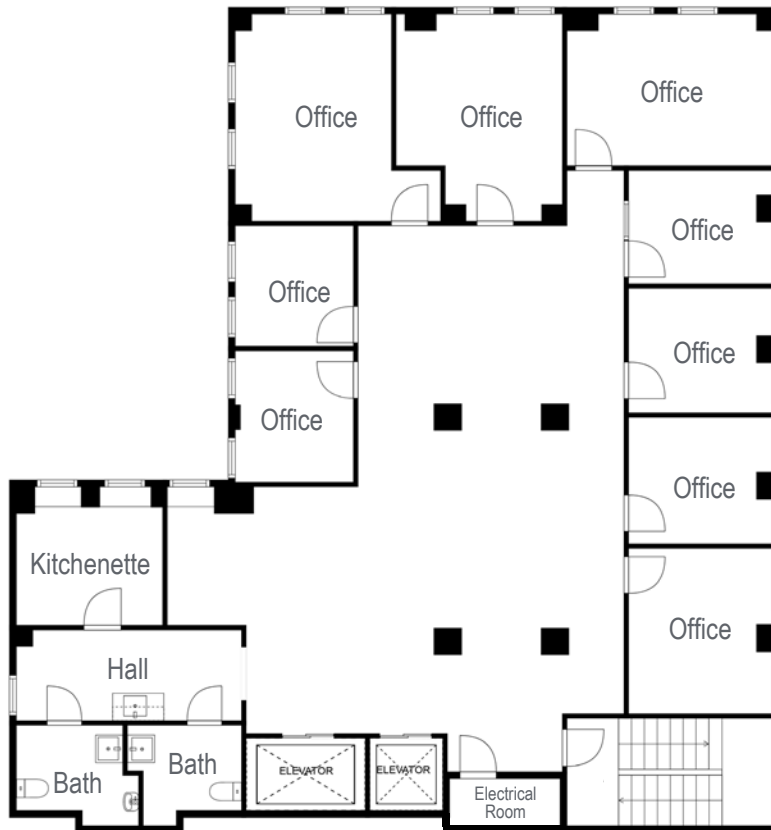
- Three (3) Private Offices
- Restrooms and Kitchenette
- HVAC
- Operable Windows
- Natural Light
- Creative Space



1700 BROADWAY

SUITE 500 - ±2,783 SF

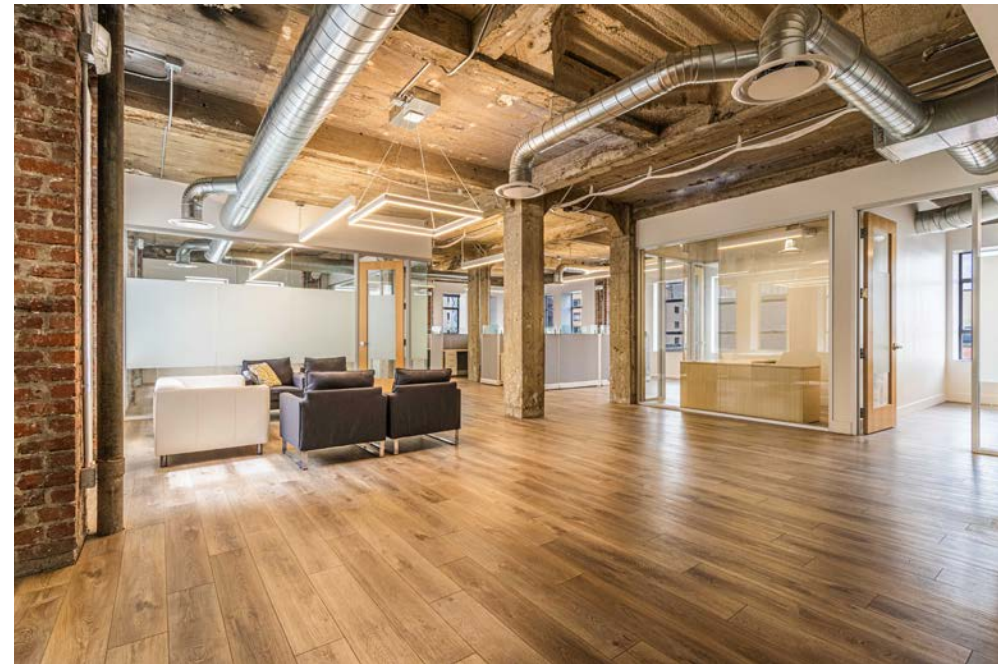
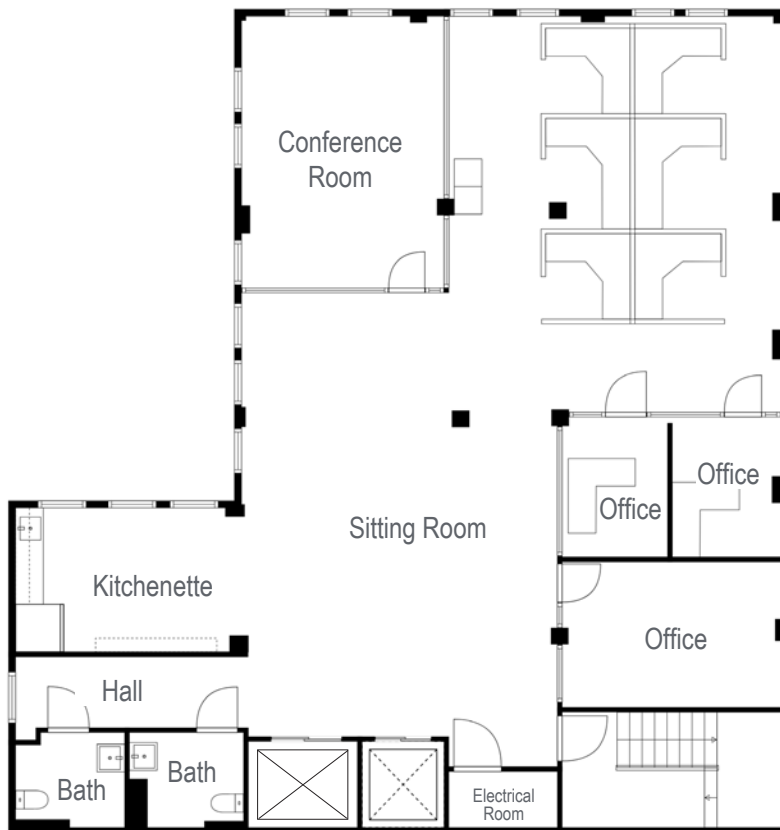
- Nine (9) Private Offices
- Restrooms and Kitchenette
- HVAC
- Operable Windows
- Natural Light



1700 BROADWAY

SUITE 400 - ±3,134 SF

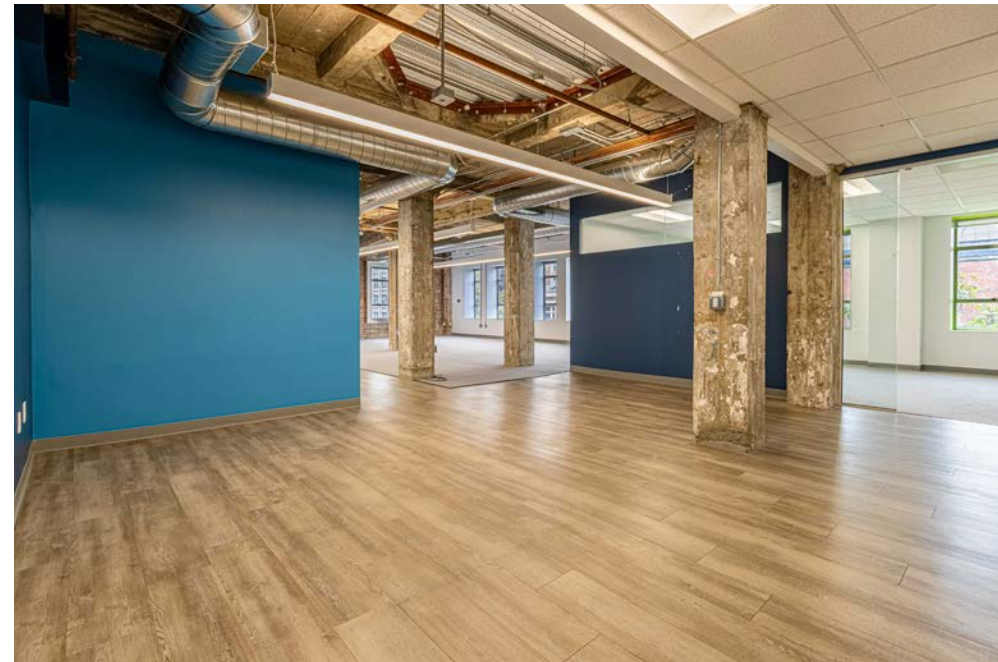
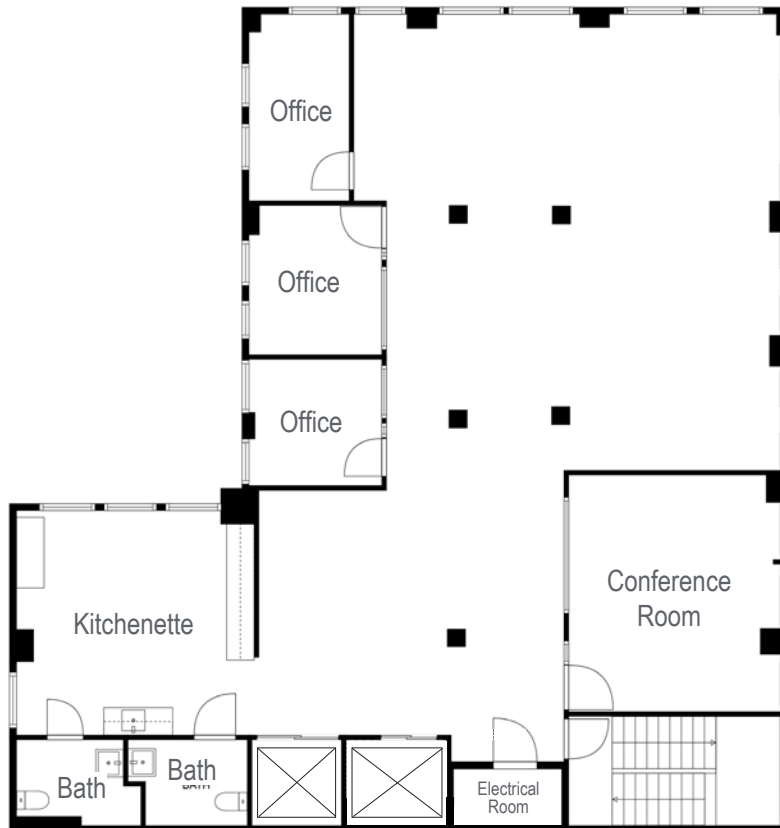
- Three (3) Private Offices
- One (1) Conference Room
- Restrooms and Kitchenette
- HVAC
- Operable Windows
- Natural Light



1700 BROADWAY

SUITE 300 - ±3,134 SF

- Three (3) Private Offices
- One (1) Conference Room
- Restrooms and Kitchenette
- HVAC
- Operable Windows
- Natural Light



1700 BROADWAY

SUITE 200 - ±3,134 SF

- Four (4) Private Offices
- One (1) Conference Room
- Restrooms and Kitchenette
- HVAC
- Operable Windows
- Creative Space



1700 BROADWAY

DESIRABLE NEW CONSTRUCTION RESIDENTIAL OPTIONS NEARBY

The Oakland CBD offers several attractive residential options for its employees, including several Class A mid and high-rises that have delivered in the past five years, yielding 6,000 best-in-class units to the area.

	PROPERTY	# UNITS	YEAR BUILT
1	1900 Broadway	452	2024
2	Vespr	419	2022
3	Forma	223	2022
4	Eleven Fifty Clay	288	2021
5	1717 Webster	247	2021
6	Atlas	633	2020
7	17th & Broadway	254	2019
8	Zo Apartments	206	2019
9	Lydian	261	2021
10	Hanover Broadway	254	2019
11	Webster Eleven	333	2021
12	19th & Harrison	224	2020
13	Residences at Lake Merritt	173	2022
	TOTAL	3,967	

1700 BROADWAY

EXCEPTIONAL ACCESS TO AMENITIES & TRANSIT

The Property is ideally located in the heart of Downtown Oakland's expanding retail and residential corridor. Broadway serves as one of the primary arteries connecting Downtown to Uptown, providing access to the City's highest concentration of retail with a diverse mix of restaurants, coffee shops and bars. Additionally, the Property enjoys immediate access to the 12th Street BART Station and is one mile from the on and off ramps to Interstates 880 and 580, providing the ideal work destination.

180+

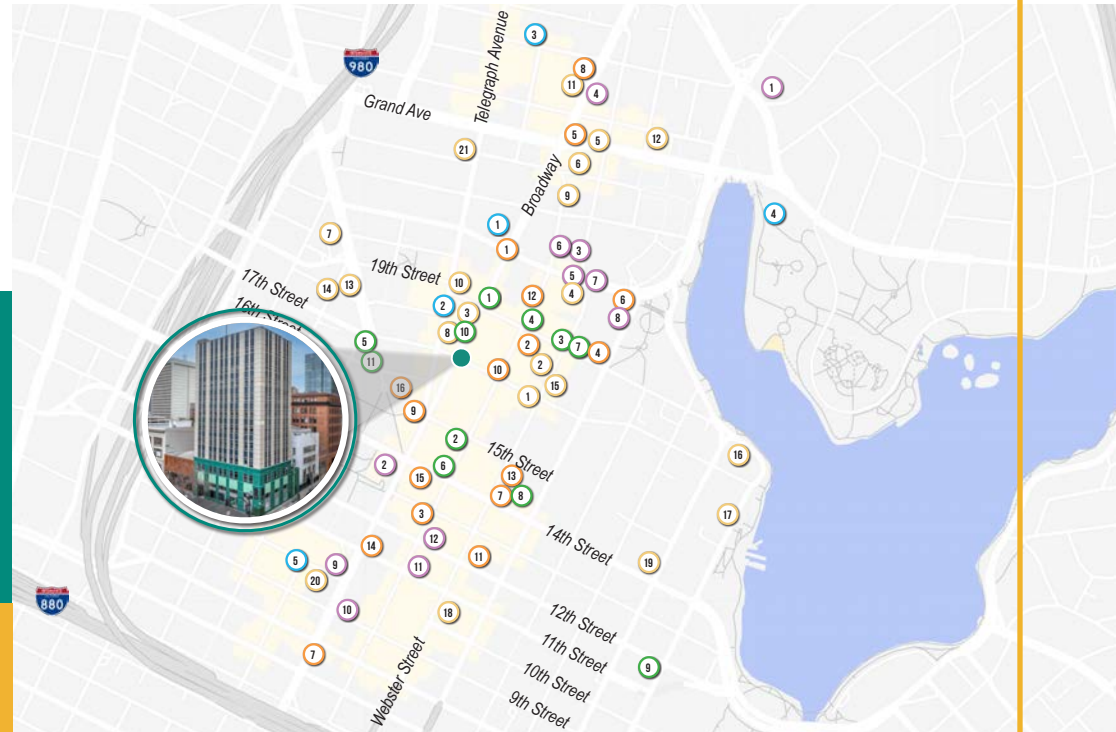
RESTAURANTS

50+

CAFES

40+

BAR & LOUNGES



PROMINENT RESTAURANTS

- 1 Aburaya
- 2 Parlour
- 3 Duende
- 4 Tacos La San Marquena
- 5 AlaMar Kitchen & Bar
- 6 Mela Bistro
- 7 Hopscotch
- 8 Itani Ramen
- 9 Agave Uptown
- 10 Xolo
- 11 Drake's Dealership
- 12 Trueburger
- 13 Shinmai
- 14 Plenty
- 15 Molcajete Cocina
- 16 The Terrace Room
- 17 Lake Chalet
- 18 Shandong
- 19 Blue Nile
- 20 Bocanova
- 21 The Moxy

NEARBY CAFES

- 1 Tierra Mia Coffee
- 2 Modern Coffee
- 3 Modern Coffee
- 4 Aroma Café
- 5 Farley East
- 6 Starbucks
- 7 KulTuah Café
- 8 Sweet Bar Bakery
- 9 Awaken Café & Roasting
- 10 Yokee Tea
- 11 Luckyduck Bike Café
- 12 Coco Café
- 13 Café Uccello
- 14 The Caffè by Mr. Espresso
- 15 Brewja Coffee
- 16 Café Teatro

NEARBY BARS & LOUNGES

- 1 First Edition
- 2 The Hatch Oakland
- 3 Bar 355
- 4 Drexl
- 5 Café Van Klee
- 6 The Golden Bull
- 7 19th Street Station
- 8 Halftime Sports Bar
- 9 Mad Oak Bar
- 10 The Miranda
- 11 Bar Shiru

POINTS OF INTEREST

- 1 Paramount Theatre
- 2 Fox Theater
- 3 The New Parkway Theater
- 4 The Gardens at Lake Merritt
- 5 Oakland City Center

LOCAL AMENITIES

- 1 Whole Foods
- 2 Walgreens
- 3 24 Hour Fitness
- 4 Oakland YMCA
- 5 Chase Bank
- 6 Wells Fargo
- 7 U.S. Bank
- 8 Mechanics Bank
- 9 Marriott City Center
- 10 Courtyard Marriott
- 11 Hampton Inn
- 12 Ramada by Windham

1700 BROADWAY

TRANSPORTATION ACCESS



The BART system is the major public regional commuter transportation system in the Bay Area. BART consists of a heavy rail system connecting most major municipalities with 50 stations in four Bay Area counties. Nearly every train in BART's entire system stops at one of three Oakland CBD stops. 1440 Broadway is 1/2 block from the 12th Street BART Station.



AC Transit is a public transit agency that primarily serves the western portion of Alameda and Contra Costa counties in the East Bay and downtown San Francisco. The fleet is comprised of more 600 buses that run 150 routes with more than 5,500 total stops. Daily ridership is approximately 109,000. More than a dozen AC Transit buses stop within a quarter mile of 1440 Broadway.



Amtrak Capitol Corridor is a 168-mile passenger route that operates in Northern California. The route runs from Auburn to San Jose across 18 stops. It is the fourth busiest Amtrak route by ridership. The Oakland Jack London Square station is one mile south of 1440 Broadway.



SF Bay Ferry

San Francisco Bay Ferry serves cities throughout the Bay Area with eight terminals across San Francisco, Alameda, Oakland, South San Francisco, and Vallejo. The Bay Ferry has experienced a tremendous surge in ridership and now boasts more than 2 million riders annually. Passengers can also connect to Golden Gate transit ferries in San Francisco. Jack London Square, Oakland's main ferry terminal, is one mile south of 1440 Broadway.



1440 Broadway is convenient to several interstate freeways including I-980, I-880, I-580, and I-80 that provide easy access to the East Bay, South Bay, and San Francisco.

TOUCHSTONE COMMERCIAL PARTNERS

1700 BROADWAY



UPTOWN STATION

Uptown Station is a landmark mixed-use project in the former Sears building that was recently renovated and fully leased to Square. The building is above the 19th Street BART station and features over 355,000 square feet of Class A creative office space and over 28,000 square feet of retail and market space in an open-air environment.



THE HIVE

The Hive is a mixed-use development in the heart of Uptown that includes 100,000 square feet of commercial and retail space and 104 apartments on a site formerly occupied by car dealerships. The commercial space, half retail and half office, is fully leased to a number of tenants including Drake's Brewery.

FOX THEATRE

The Fox Oakland Theatre is a historic 2,800-seat concert hall built in 1929 that underwent a \$75 million restoration in 2009. Today, the Fox Theatre operates as a popular live concert venue in Oakland's Uptown District.



PARAMOUNT THEATRE

Designed by renowned architect Timothy Pleuger, Oakland's Paramount Theatre is one of the finest examples of Art Deco design in the United States. The theatre now serves all the arts, including the Oakland Symphony, popular music concerts, variety shows, theatre, and movies.

POINTS OF INTEREST



JACK LONDON SQUARE

Named after famed author Jack London, a native Oaklander, Jack London Square is one of Oakland's oldest and most vibrant destinations. Situated along the Oakland/Alameda estuary, the waterfront allows for access to a plethora of recreational activities including kayaking, biking and strolling. Jack London Square also offers world-class dining, shopping, entertainment, and exciting events year-round.



LAKE MERRITT

Lake Merritt is a large heartshaped tidal lagoon in the center of Oakland that serves as the City's top recreational destination. Its 3.4 mile scenic shoreline, surrounded by gardens, parks, walking paths, and boating centers, allow visitors to enjoy the outdoors walking, jogging, biking, or out on the water.



BROADWAY



TCP
TOUCHSTONE
COMMERCIAL PARTNERS

Corp. Lic. 01112906
www.tcpre.com

**CONTACT FOR MORE
INFORMATION**

CHRISTIAN DIGGS DRE # 1865276

415.710.0932 | cdiggs@tcpre.com

JACK DYKE DRE # 02255631

415.518.7523 | jdyke@tcpre.com

The information presented has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Lessee must verify the information and bears all risk for any inaccuracies.