



Accelerating success.

TRIBUNE TOWER | 409 13TH STREET



TRIBUNE TOWER

The most iconic building in all of Oakland and widely recognized throughout the Bay Area, the Tribune Tower stands as fully renovated Class B Office Tower in the epicenter of Downtown. The 6-story base of the building was originally completed in 1906, with the 22-story clock tower being added in 1923 giving the project the façade we've all come to know and love. Once home to the Tribune Newspaper Group, this building now marries historic charm with modern technology.

In addition to high-end creative office space in the main portion of the building, the ground floor boasts top-notch retail, showcasing a classic Southern style restaurant, Pierre Pierre, and locally roasted coffees at Rasa Cafe. With on-site security, proximity to transit and parking, and various workspace options, it's the ultimate hub for productivity and convenience. Energize your team at this unforgettable Oakland landmark.

AVAILABILITES

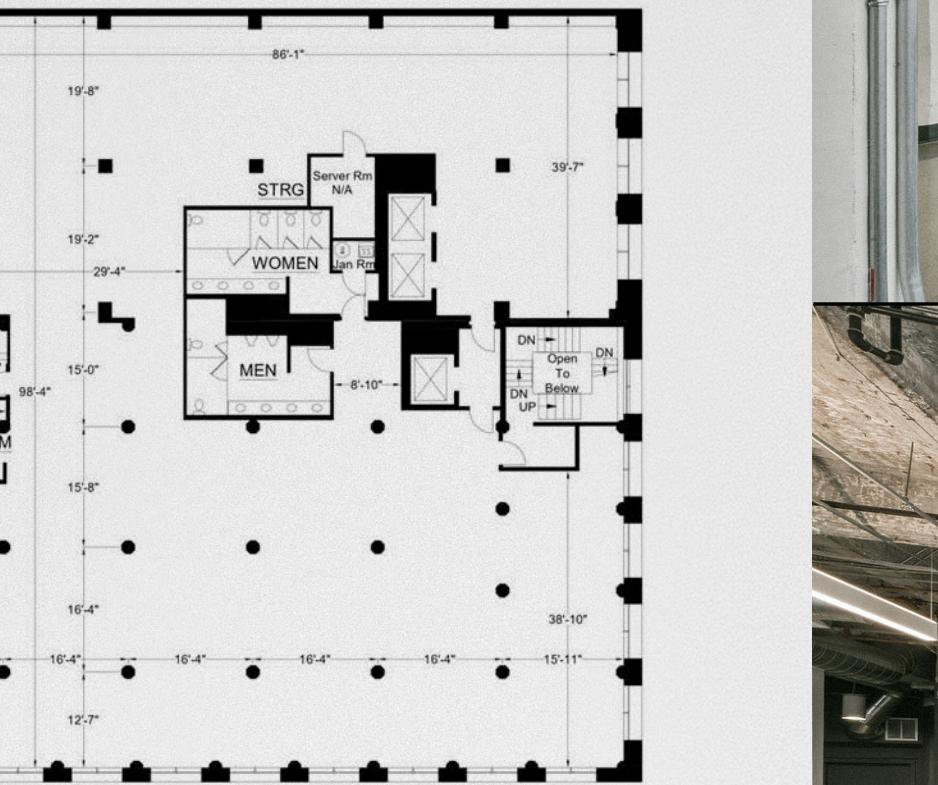
FLOOR	SF	TERM	OCCUPANCY
4th	10,200	Negotiable	Vacant
5th	10,200	Negotiable	Vacant
13th	2,000	Negotiable	30 Day Notice
15th	1,990	Negotiable	Vacant
18th	1,907	Negotiable	Vacant
19th	1,903	Negotiable	Vacant



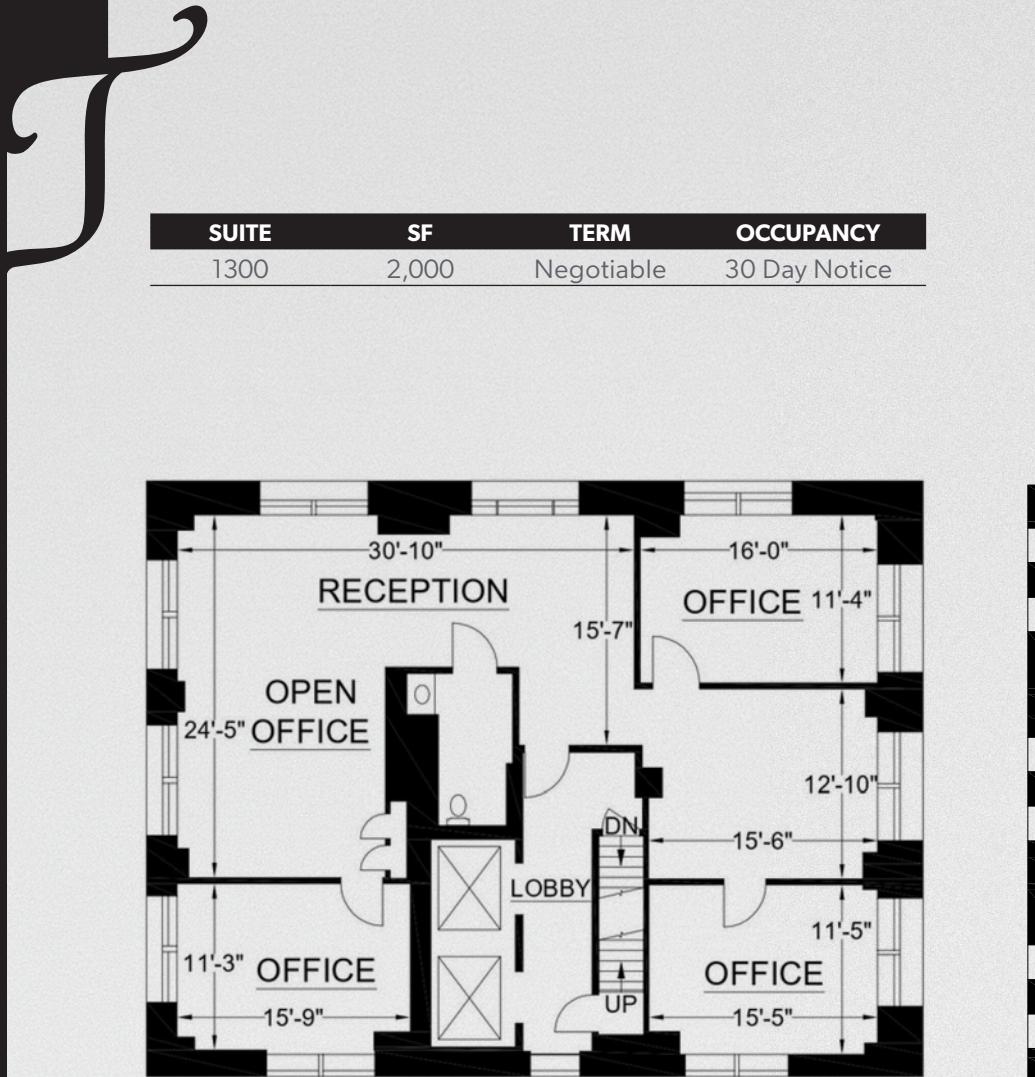
TRIBUNE TOWER | 4TH FLOOR



SUITE	SF	TERM	OCCUPANCY
400	10,200	Negotiable	Vacant

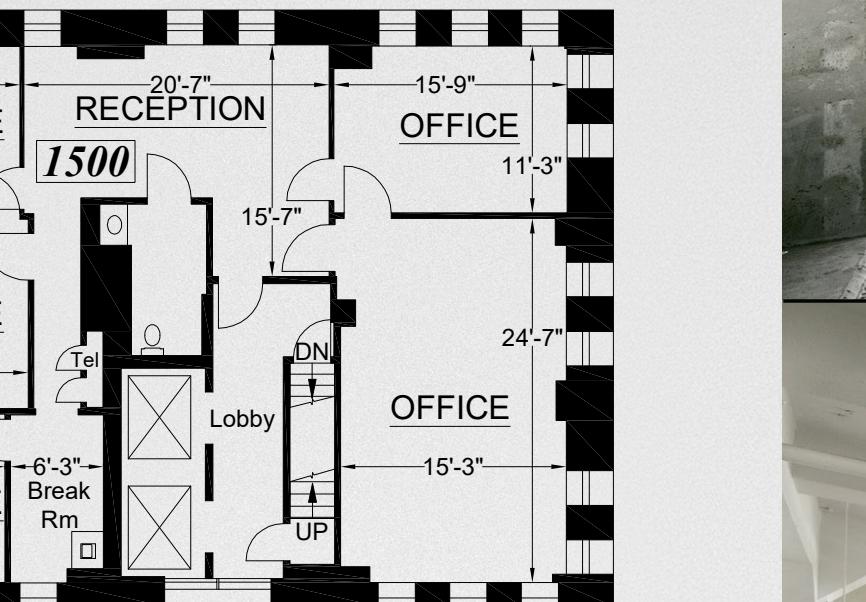


TRIBUNE TOWER | 5TH & 13TH FLOOR



SUITE	SF	TERM	OCCUPANCY
1300	2,000	Negotiable	30 Day Notice

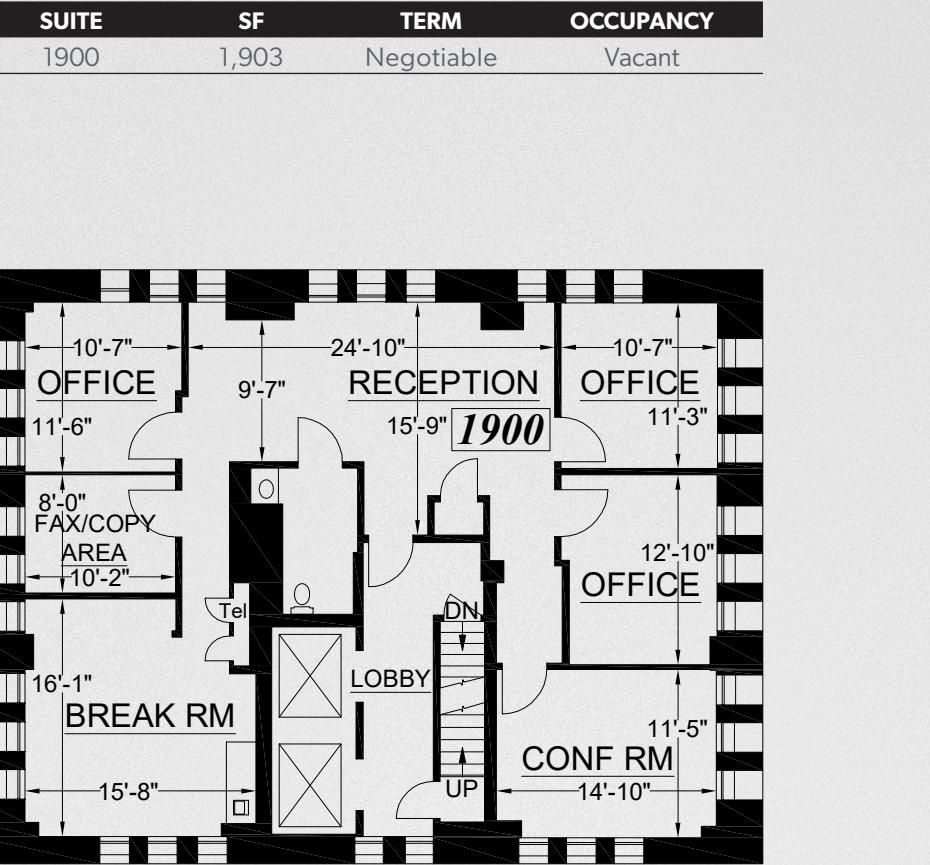
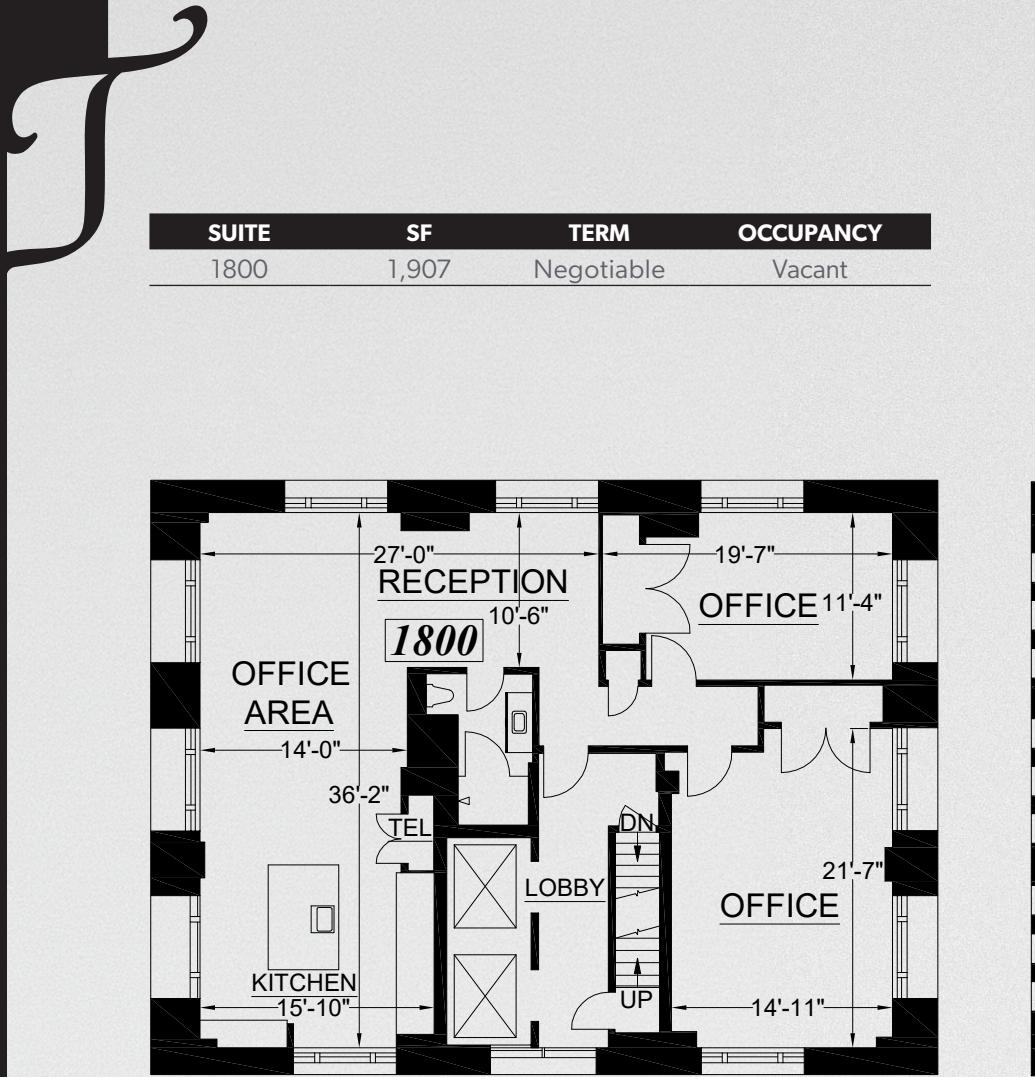
SUITE	SF	TERM	OCCUPANCY
1500	1,990	Negotiable	Vacant



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TRIBUNE TOWER | 18TH & 19TH FLOOR





AMENITIES

EATERIES

- Shinmai
- Plenty
- Belly
- Hopscotch
- Curry Up Now
- Palmetto
- Pintoh Thai
- Itanni Ramen
- Xolo Taqueria
- Pierre Pierre

SPIRITS

- Bar Shiru
- The Miranda
- Penelope
- The Punchdown
- First Edition
- Downtown Wine Merchant

PARKING

- The Rotunda Garage
- Dalziel Garage
- 18th St Uptown Lot Latham Square
- Oakland City Center

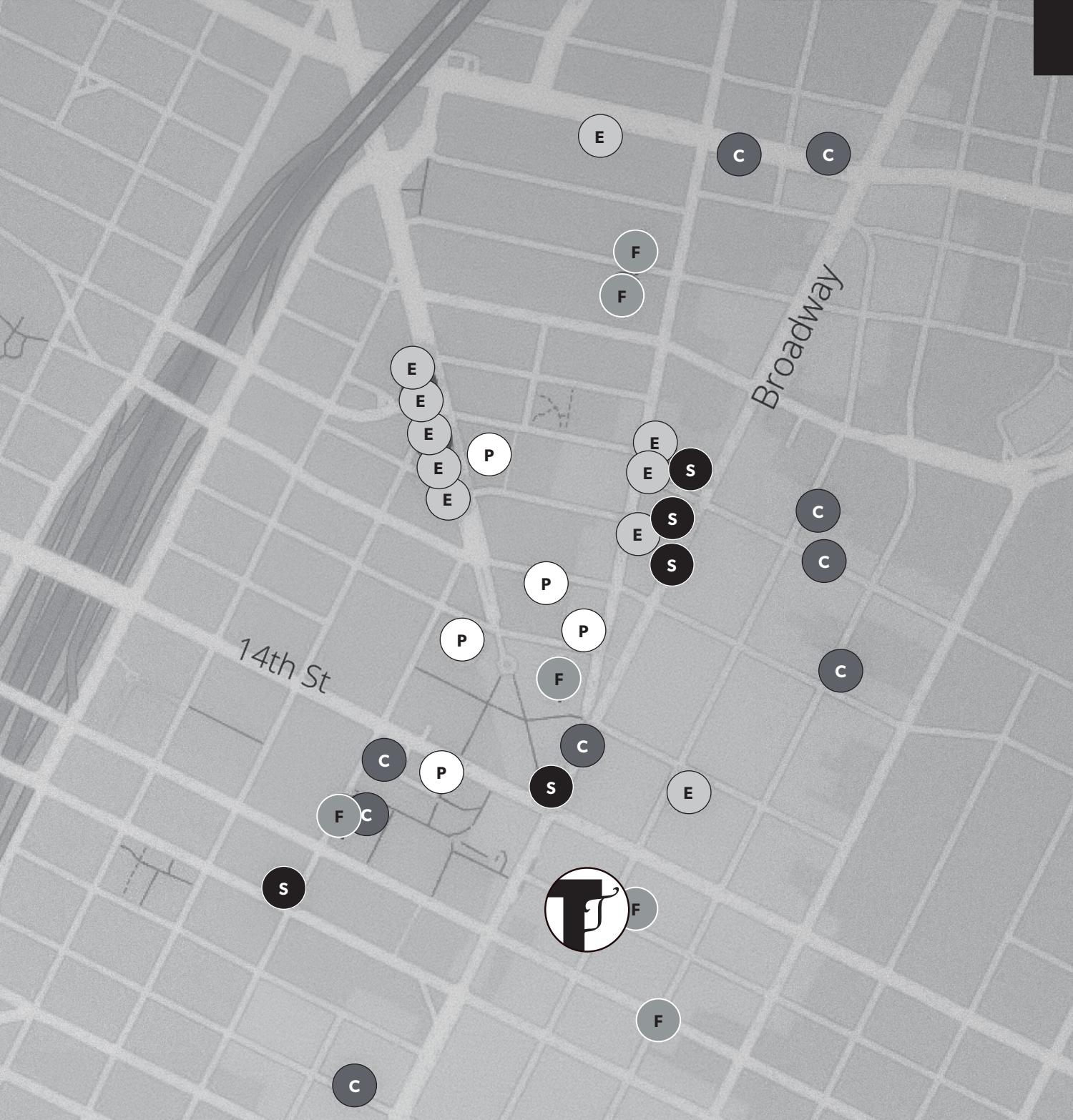
COFFEE

- Blue Bottle
- Awaken Café
- Timeless Coffee
- Starbucks
- Coco Café
- Modern Coffee

FITNESS

- The Club at City Center
- Ume Yoga
- Great Western Climbing Gym
- CrossFit V16

Uptown
Oakland



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