

# 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.

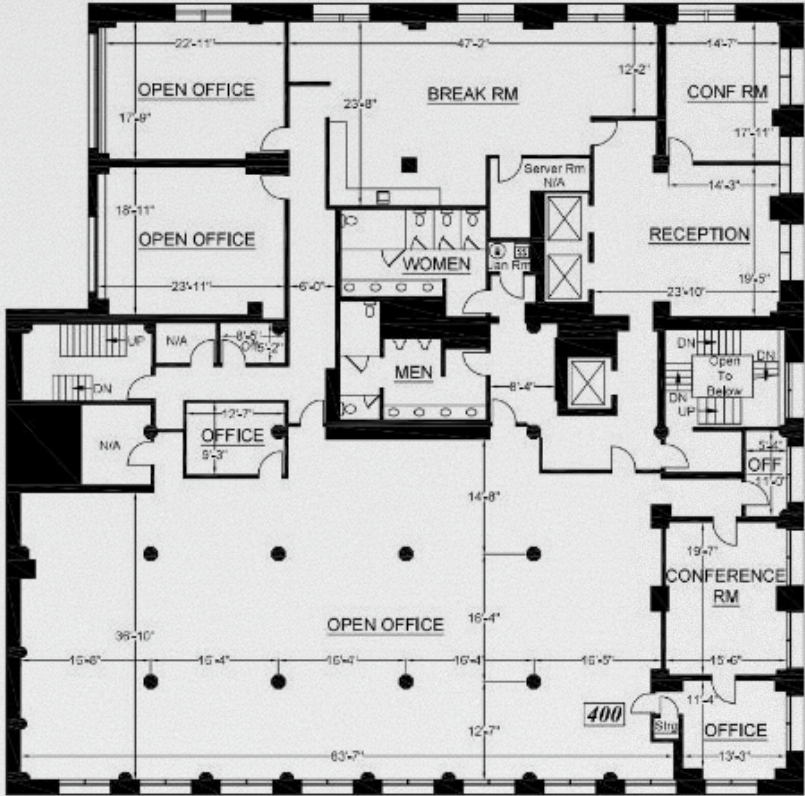
## AVAILABILITES

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

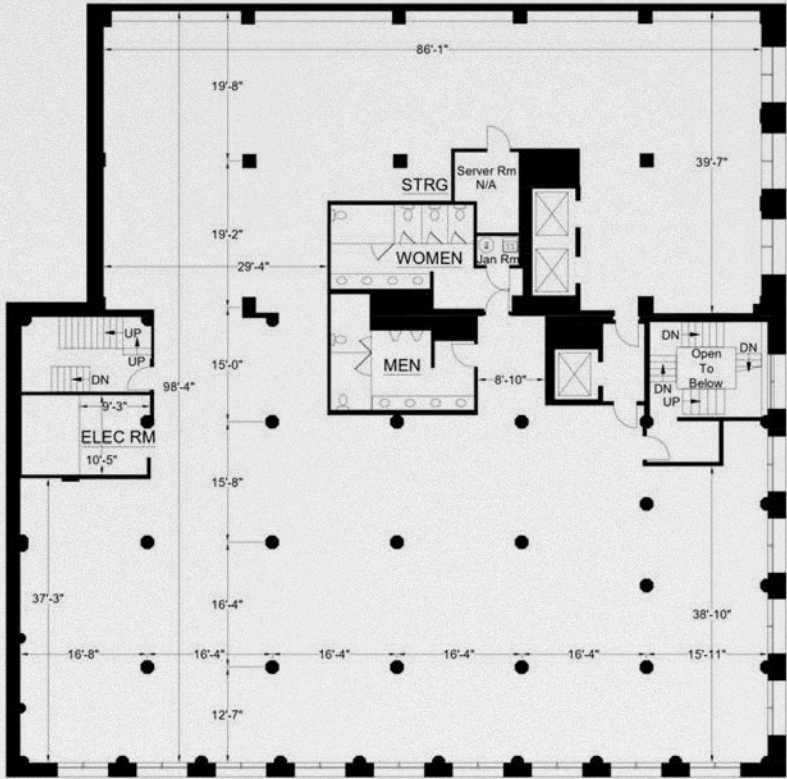




SUITE	SF	TERM	OCCUPANCY
400	10,200	Negotiable	Vacant



SUITE	SF	TERM	OCCUPANCY
500	10,200	Negotiable	Vacant



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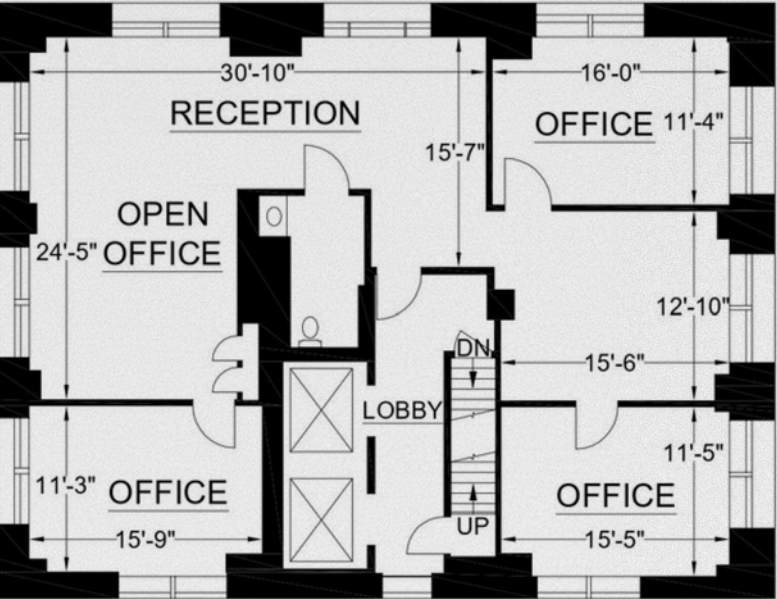


EXPOSED 14" CEILINGS WITH OPEN CREATIVE SPACE

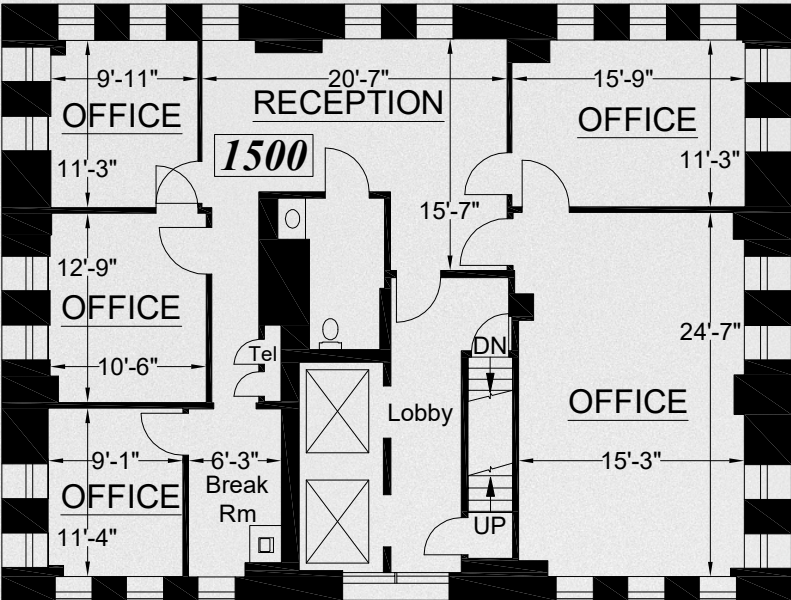




SUITE	SF	TERM	OCCUPANCY
1300	2,000	Negotiable	30 Day Notice



SUITE	SF	TERM	OCCUPANCY
1500	1,990	Negotiable	Vacant



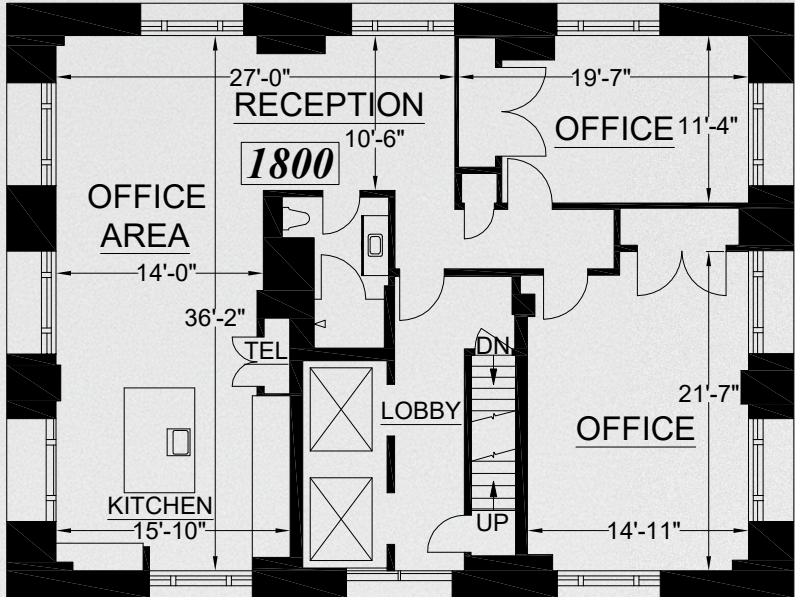
FULL FLOOR READY FOR TENANT IMPROVEMENTS



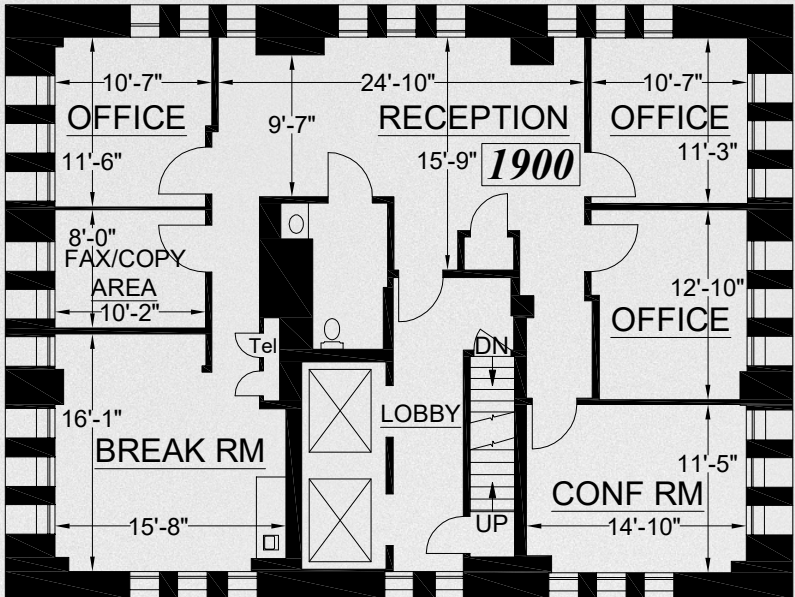
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SUITE	SF	TERM	OCCUPANCY
1800	1,907	Negotiable	Vacant



SUITE	SF	TERM	OCCUPANCY
1900	1,903	Negotiable	Vacant



BRIGHT AND OPEN SPACE. FULL FLOOR IDENTITY WITH VIEWS



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# AMENITIES

E

EATERIES

Shinmai

Plenty

Belly

Hopscotch

Curry Up Now

Palmetto

Pintoh Thai

Itanni Ramen

Xolo Taqueria

Pierre Pierre

S

SPIRITS

Bar Shiru

The Miranda

Penelope

The Punchdown

First Edition

Downtown Wine Merchant

P

PARKING

The Rotunda Garage

Dalziel Garage

18th St Uptown Lot Latham Square

Oakland City Center

C

COFFEE

Blue Bottle

Awaken Café

Timeless Coffee

Starbucks

Coco Café

Modern Coffee

F

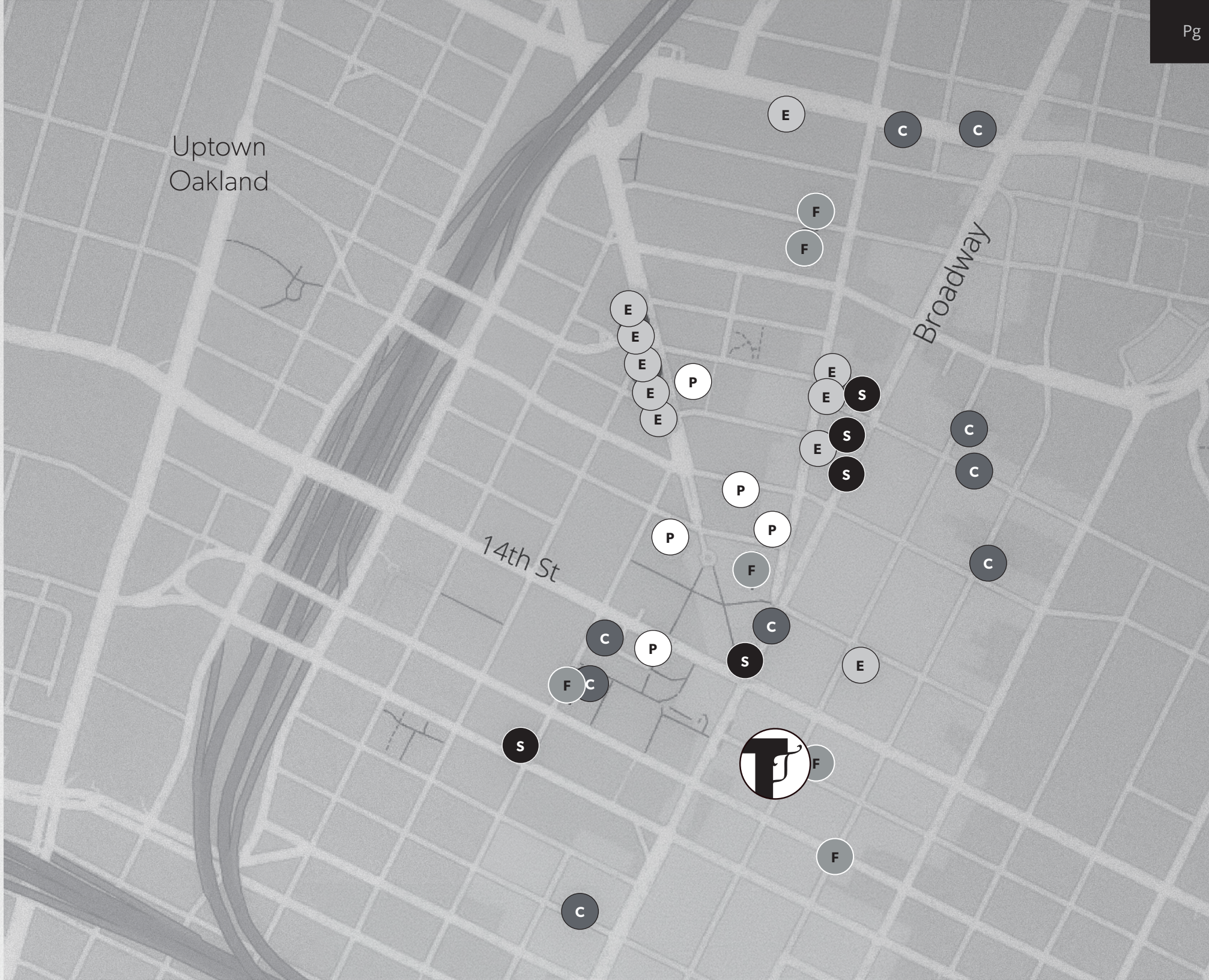
FITNESS

The Club at City Center

Ume Yoga

Great Western Climbing Gym

CrossFit V16



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