

FOR LEASE

405 14TH ST OAKLAND

ART DECO OFFICE BUILDING
WHICH IS FIFTEEN STORIES WITH
A PENTHOUSE AND MEZZANINE,
ON A CORNER LOT

THE FINANCIAL CENTER BUILDING
HAS ELEMENTS OF BOTH GOTHIC
REVIVAL AND ART DECO. IT IS
COVERED IN SAND-BLASTED TERRA
COTTA AND HAS BEAUTIFUL LIGHT
FIXTURES IN THE LOBBY.

CHRISTIAN DIGGS

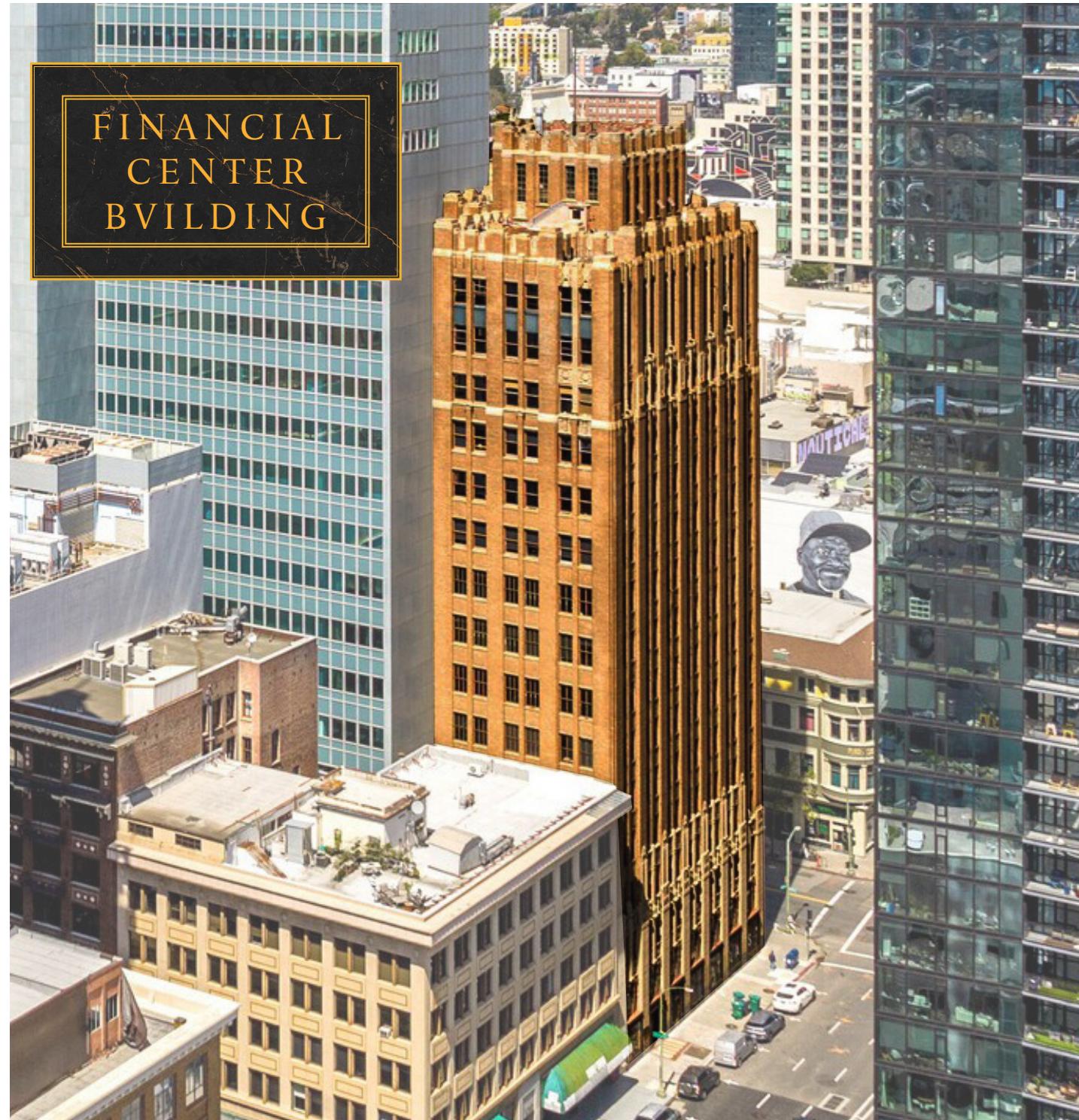
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TCP
TOUCHSTONE
COMMERCIAL PARTNERS

FINANCIAL
CENTER
BUILDING



FINANCIAL CENTER BUILDING

405 14TH ST OAKLAND

PROPERTY SUMMARY

ADDRESS

405 14th Street, Oakland, CA 94612

RENTAL RATE

\$24 / SQ FT / YEAR, FS

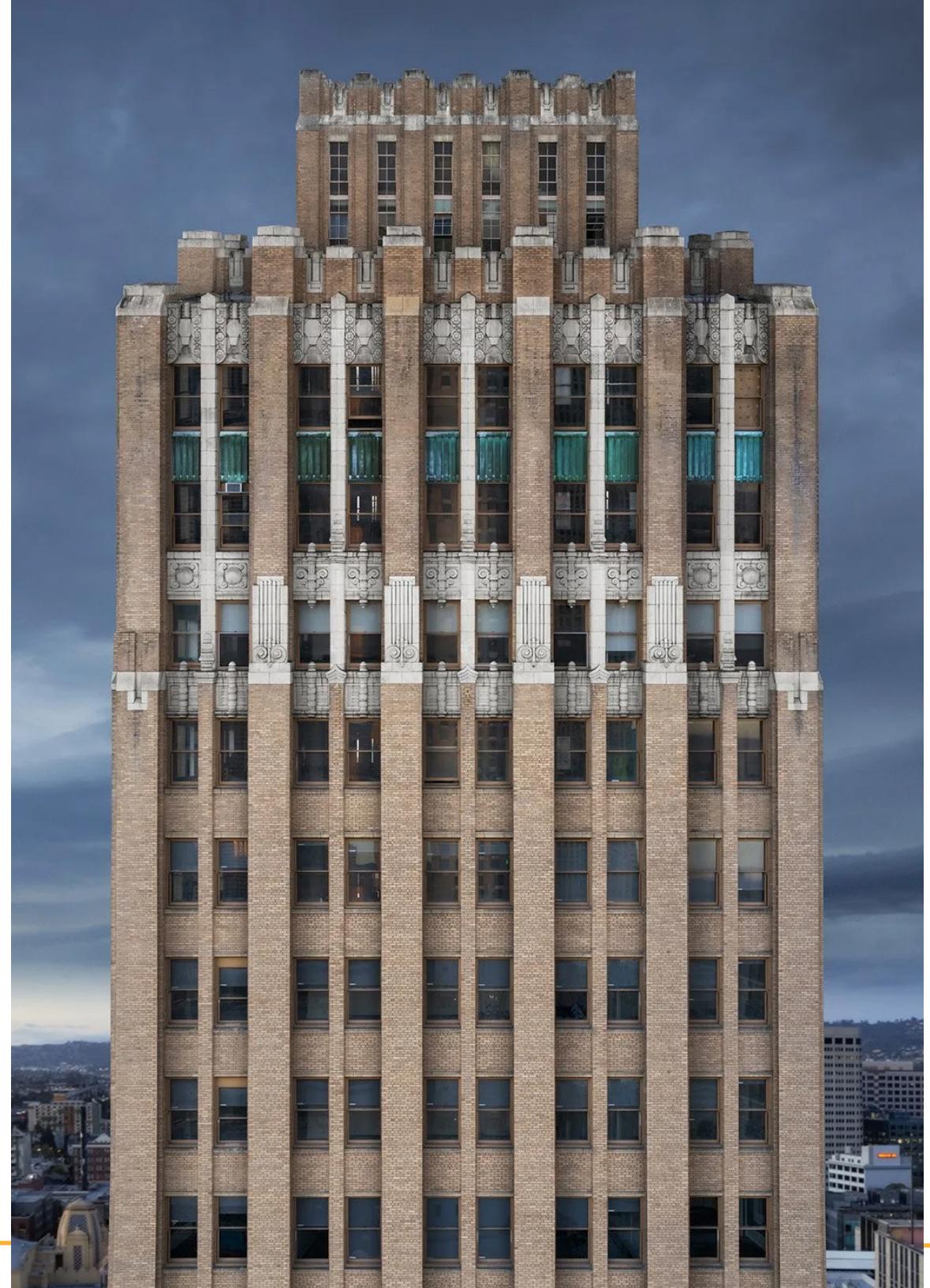
AVAILABLE

Immediately



AVAILABLE SPACE

Suite 1700	±1,458 Square Feet
Suite 1600	±5,116 Square Feet
Suite 1500	±5,116 Square Feet
Suite 1400	±5,222 Square Feet
Suite 1300	±5,222 Square Feet
Suite 1200	±5,222 Square Feet
Suite 1100	±5,222 Square Feet
Suite 1050	±3,182 Square Feet
Suite 1000	±2,075 Square Feet
Suite 900	±5,222 Square Feet
Suite 850	±3,560 Square Feet
Suite 800	±5,271 Square Feet
Suite 700	±5,271 Square Feet
Suite 600	±5,222 Square Feet
Suite 500	±5,222 Square Feet
Suite 417	±2,000 Square Feet
Suite 400	±5,222 Square Feet
Suite 360	±863 Square Feet
Suite 350	±1,520 Square Feet
Suite 320	±1,234 Square Feet
Suite 310	±465 Square Feet
Suite 301	±1,099 Square Feet
Suite 220	±465 Square Feet
Suite 217	±1,561 Square Feet
Suite 212	±555 Square Feet
Suite 211	±265 Square Feet
Suite 208	±685 Square Feet
Suite 200	±1,100 Square Feet
Suite 164	±2,915 Square Feet
Suite 162	±1,328 Square Feet
Suite 161	±1,058 Square Feet



FINANCIAL
CENTER
BUILDING

BUILDING ATTRIBUTES



LARGE ICONIC, CORNER
BUILDING



15-STORY BROWN BRICK
AND TERRA COTTA



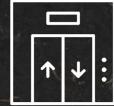
FLOOR PLANS WITH
ABUNDANT NATURAL LIGHT



HVAC SYSTEM IN ALL FLOORS



LOCATED IN DOWNTOWN
OAKLAND



FOUR (4) FULL ELEVATOR

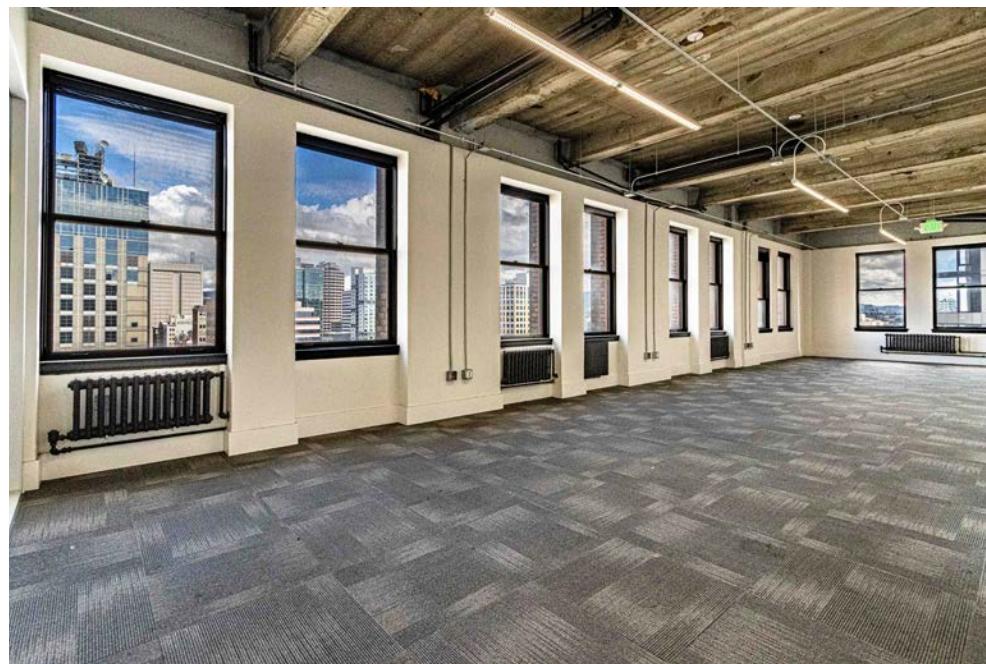
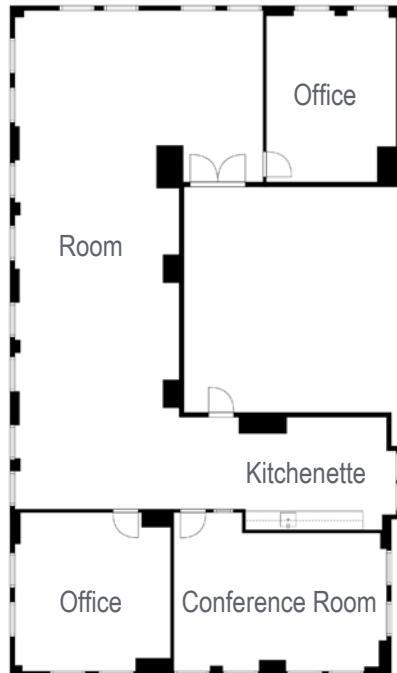


ART DECO STYLE BUILDING



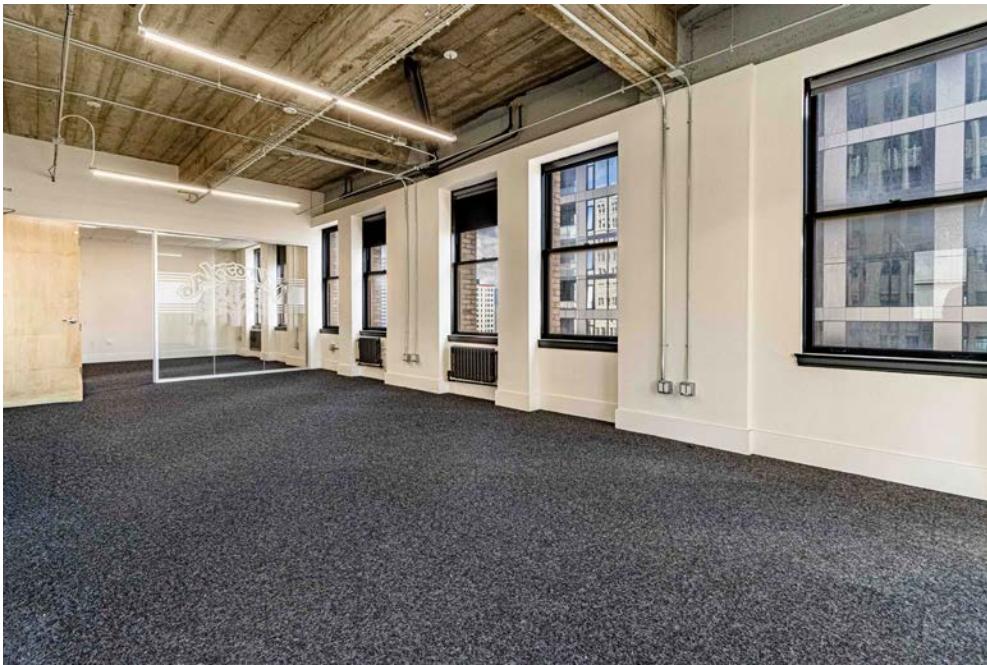
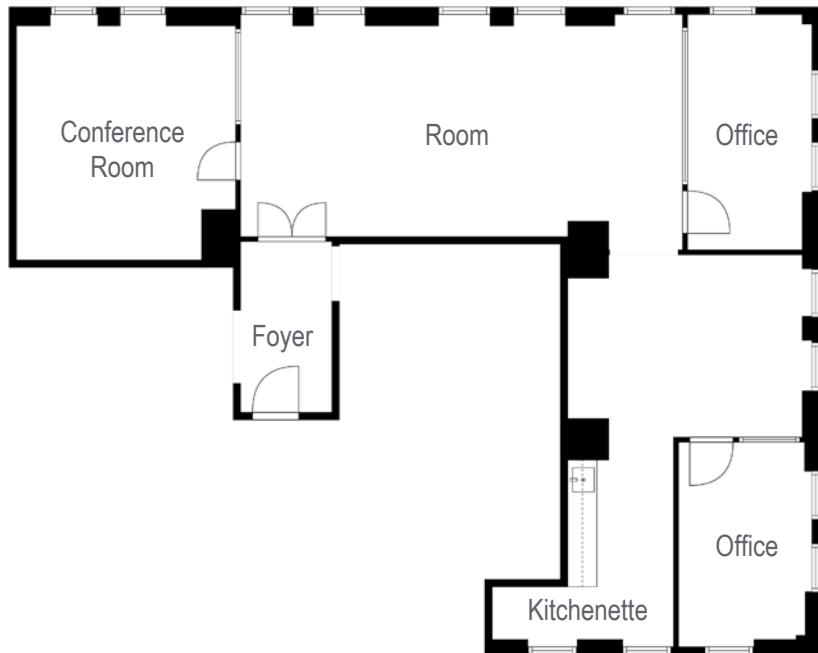
Suite 1050

- Two (2) Private Offices
- One (1) Conference Room
- One (1) Kitchenette
- HVAC
- Operable Windows



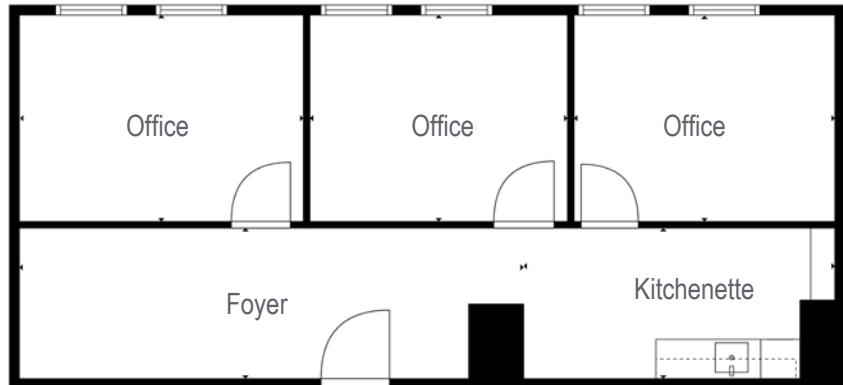
Suite 1000

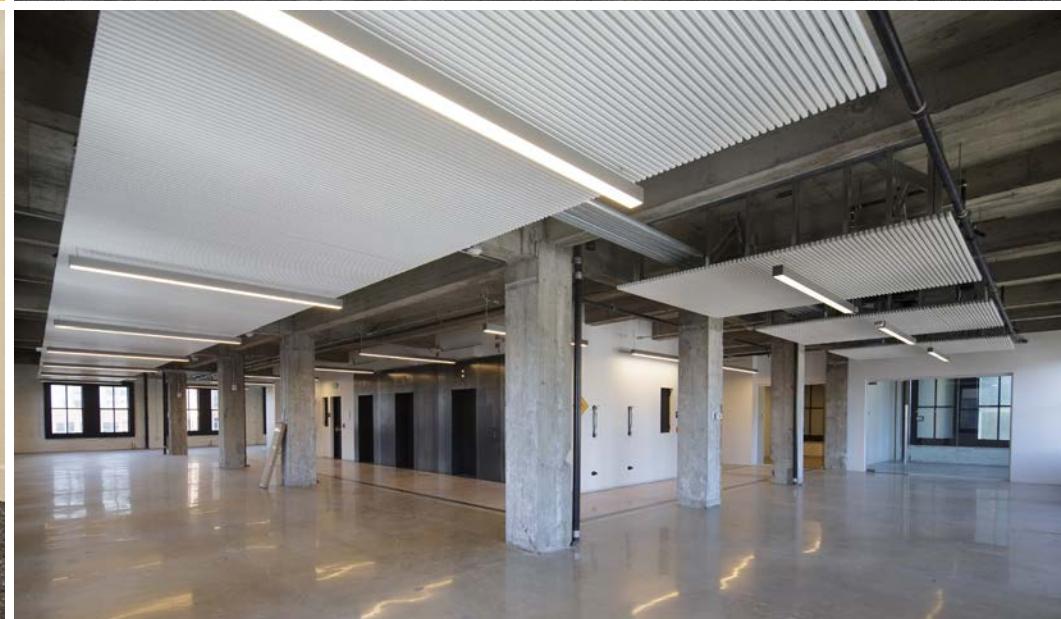
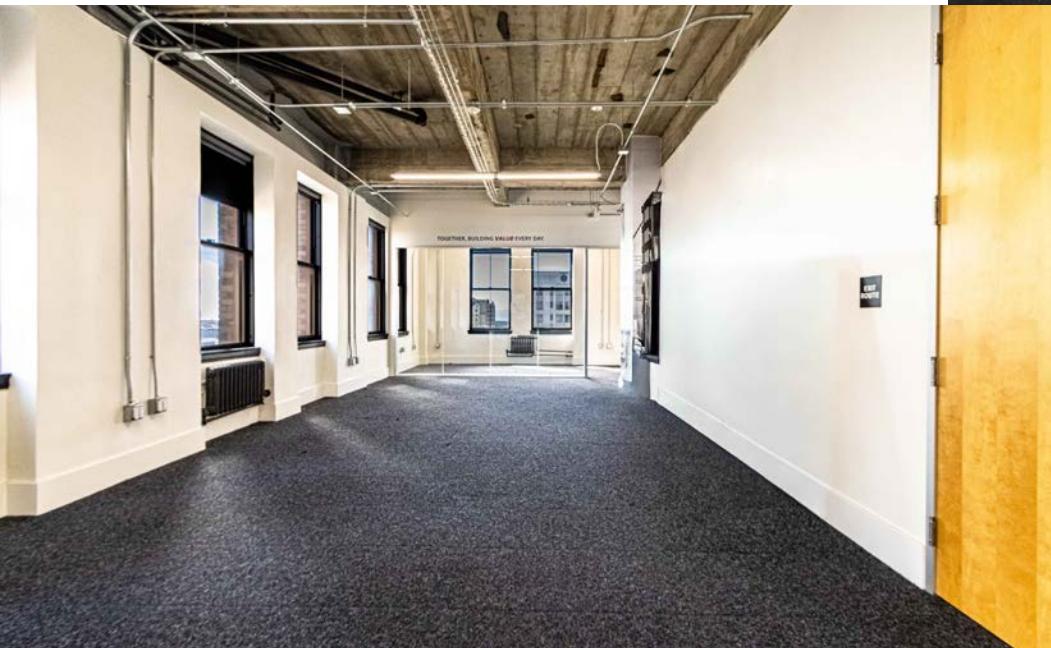
- Two (2) Private Offices
- One (1) Conference Room
- One (1) Kitchenette
- HVAC
- Operable Windows

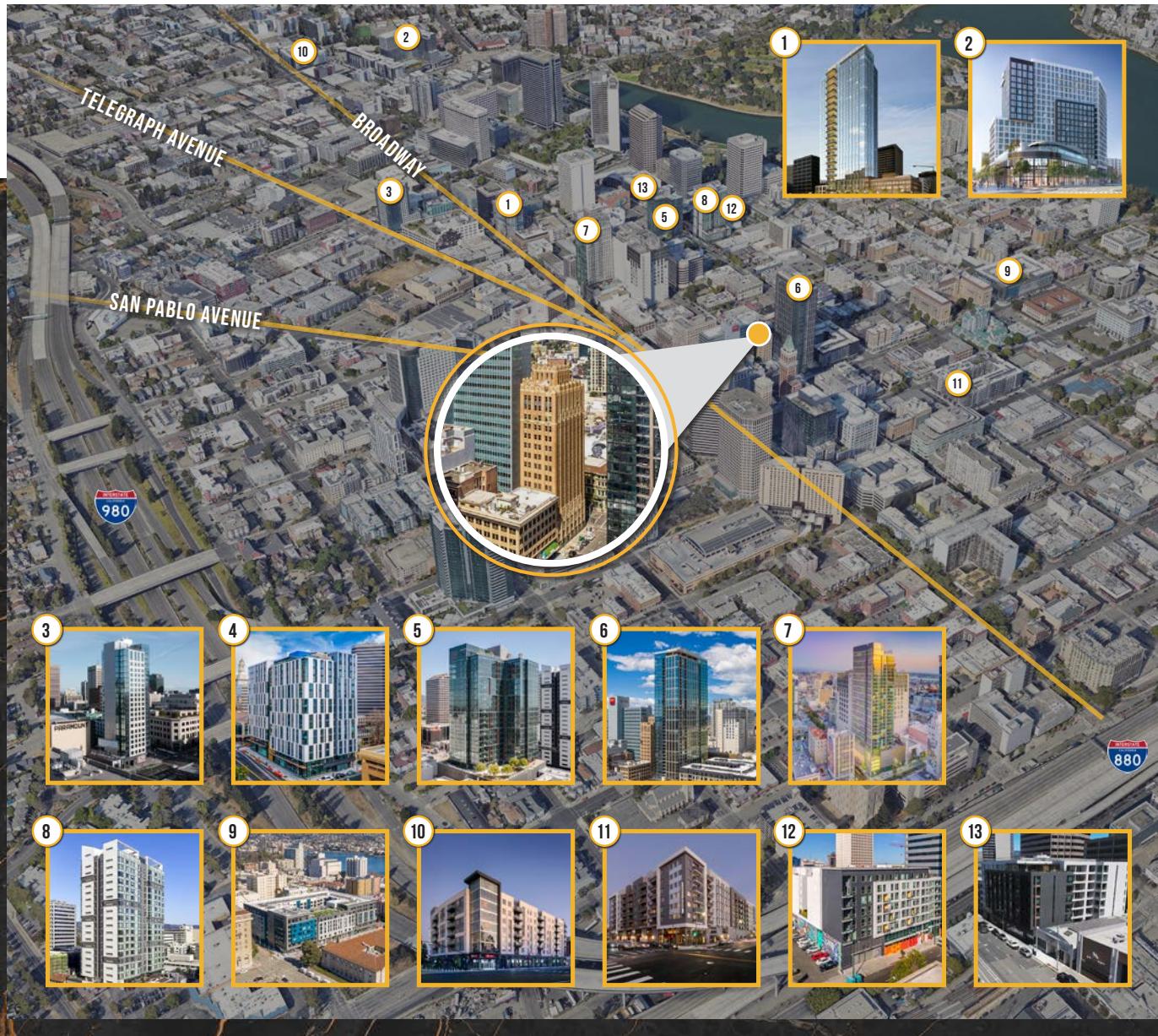


Suite 301

- Three (3) Private Offices
- One (1) Kitchenette
- HVAC
- Operable Windows







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	

EXCEPTIONAL ACCESS TO AMENITIES & TRANSIT

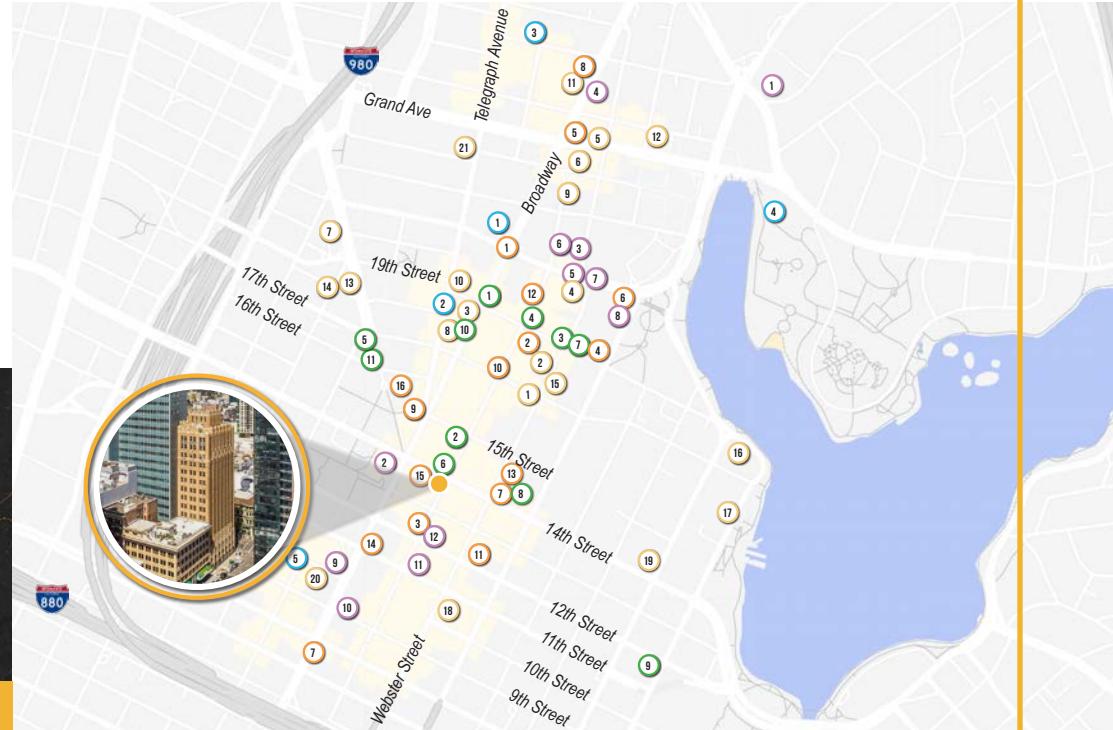
The Property is ideally located in the heart of Downtown Oakland's expanding retail and residential corridor. Broadway serves as one of the primary arteries connecting Downtown to Uptown, providing access to the City's highest concentration of retail with a diverse mix of restaurants, coffee shops and 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+ 50+ 40+

RESTAURANTS

CAFES

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 Caffé by Mr. Espresso
- 15 Brewja Coffee
- 16 Café Teatro

NEARBY BARS & LOUNGES

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

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

POINTS OF INTEREST

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



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 Tribune Tower.



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 Tribune Tower.

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. The Tribune Tower is 1 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 than 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 Tribune Tower..



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

FINANCIAL CENTER BUILDING



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.

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.

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.



LAKE MERRITT

Lake Merritt is a large heart-shaped 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.

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