

# FOR LEASE

±1,975 – 4,170 RSF CREATIVE OFFICE | PRODUCTION SPACE

## THE SAW MILL BUILDING

3400 BROADWAY | 3401 PIEDMONT AVE  
Oakland, CA

### CONTACTS

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# THE **SAW MILL** BUILDING

**FOR LEASE:  $\pm 1,975 - 4,170$  RSF Creative Office | Production Space**

3400 Broadway | 3401 Piedmont Ave



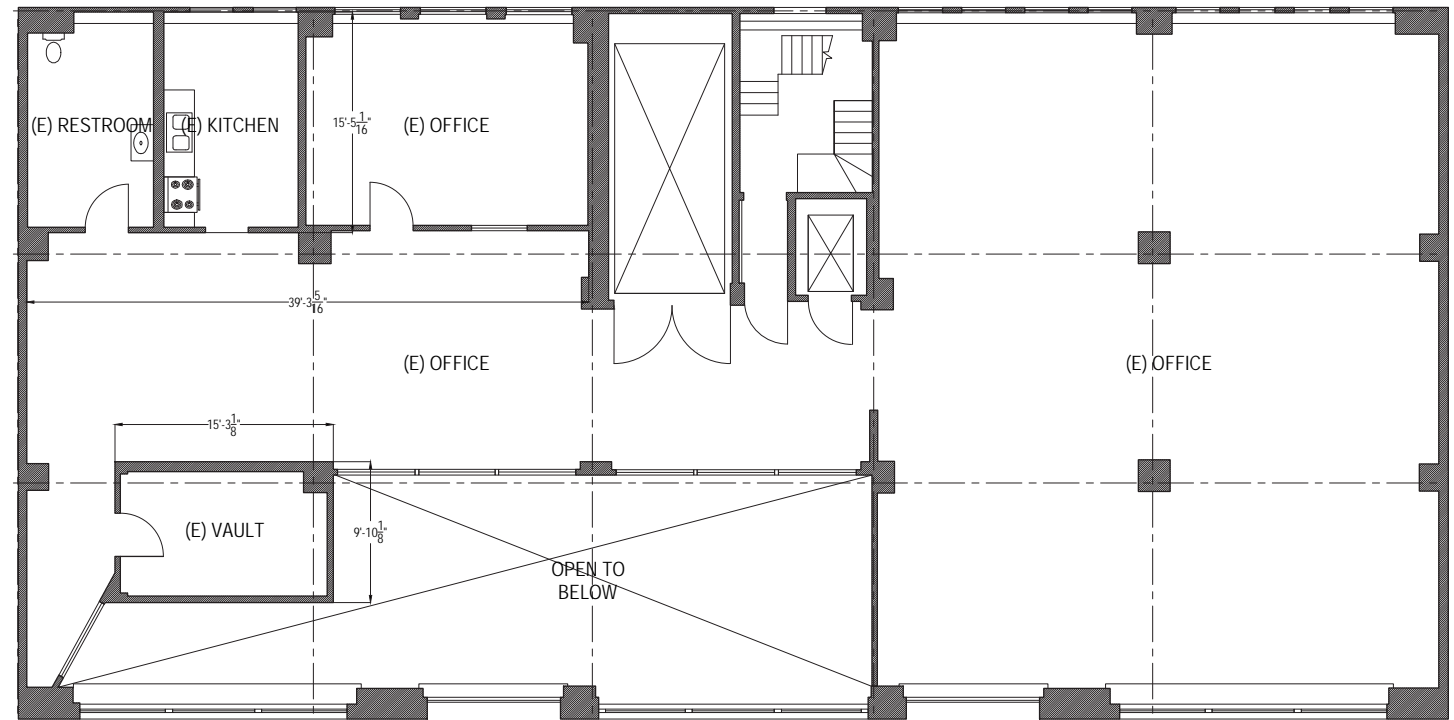
## FLOOR PLAN

### 1<sup>ST</sup> FLOOR

(Office /  
Production Space)

**\$2.00 PSF IG**

**Suite 101:  $\pm 3,073$  RSF**



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## FLOOR PLAN

### 2<sup>ND</sup> FLOOR

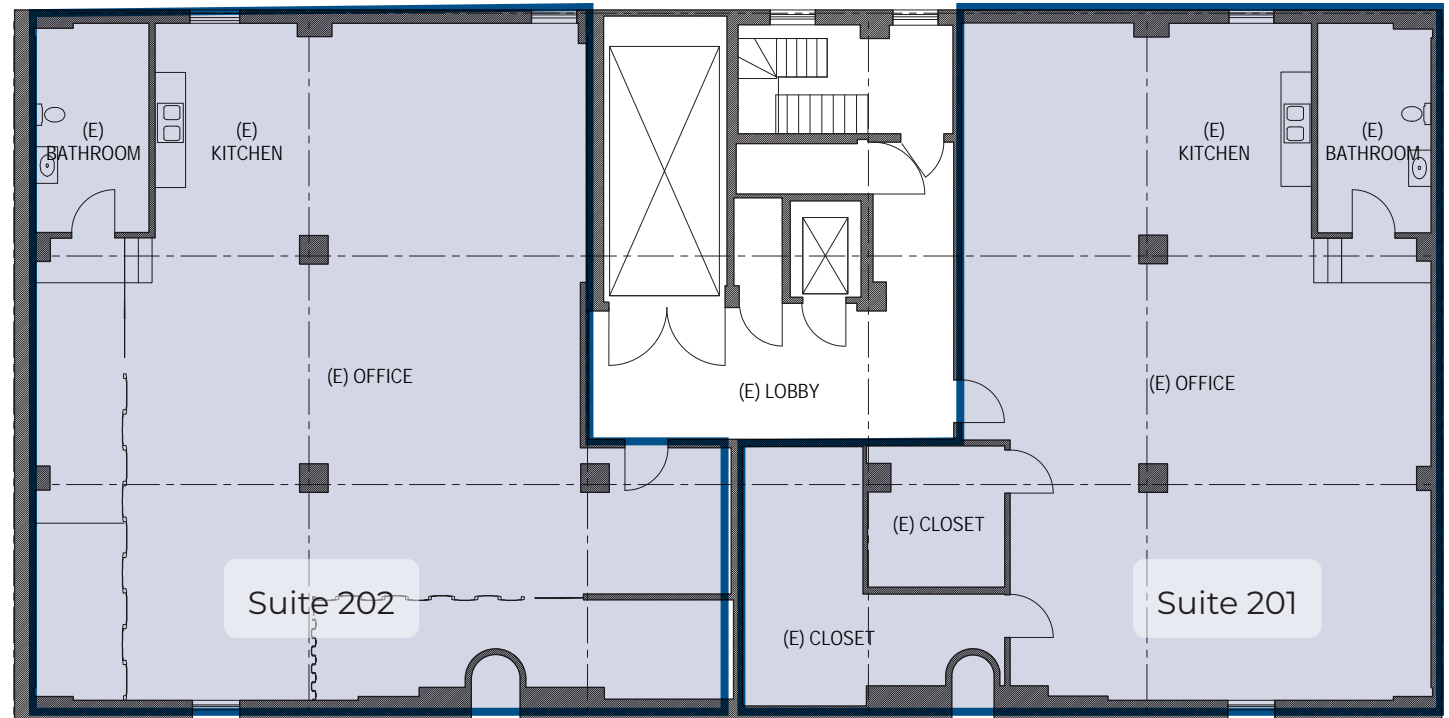
(Office /  
Production Space)

**\$2.00 PSF IG**

**Suite 201:  $\pm 1,975$  RS**

**Suite 202:  $\pm 2,195$  RSF**

Both suites can be combined  
to create a  $\pm 4,170$  RSF suite.





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3400 Broadway | 3401 Piedmont Ave



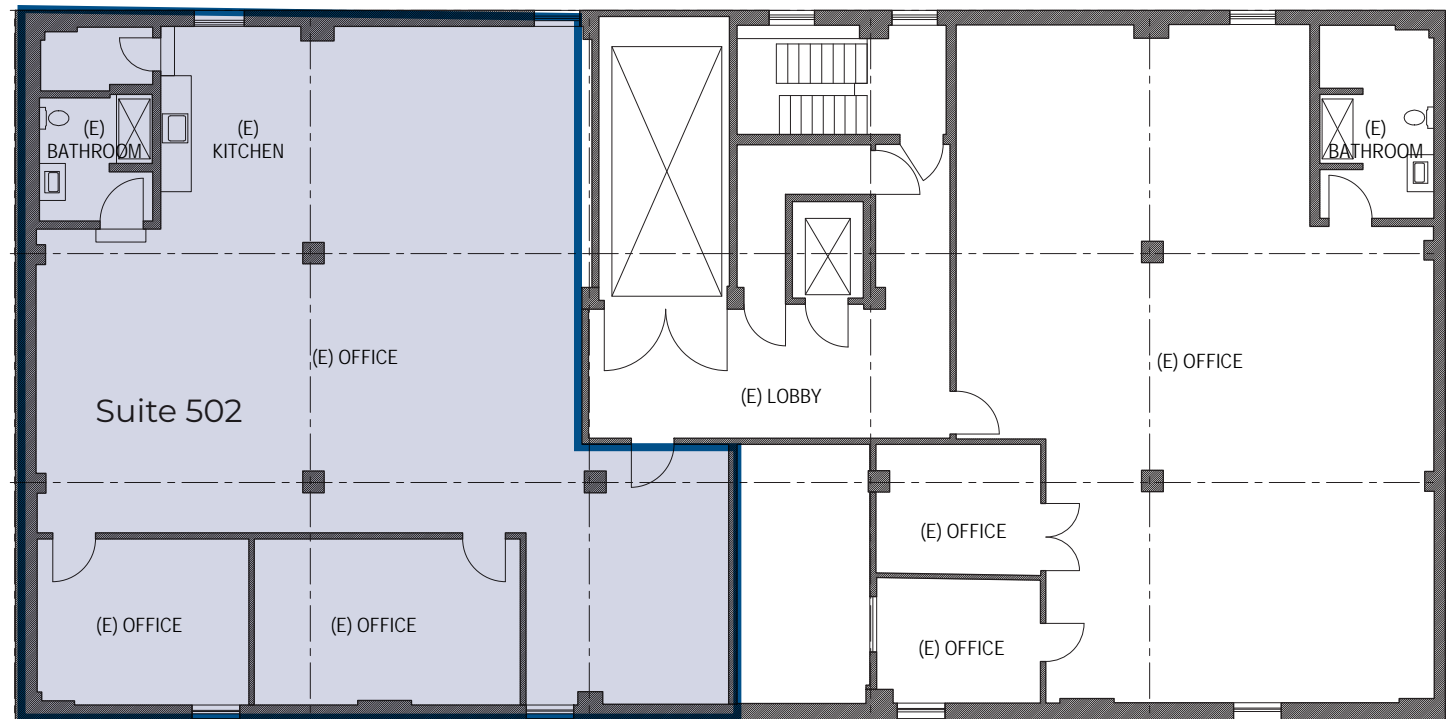
## FLOOR PLAN

### 5<sup>TH</sup> FLOOR

(Office /  
Production Space)

**\$2.00 PSF IG**

**Suite 502: ±2,195 RSF**



# THE **SAW MILL** BUILDING

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3400 Broadway | 3401 Piedmont Ave



Built in 1916, the Saw Mill Building preserves its early 20<sup>th</sup> century architecture complete with stone façade and ornate sculpture. The property has been modernized with upgrades to efficient HVAC, plumbing, and lighting. It also features a full-size auto elevator.



Historic building  
constructed in  
1916



5-story office  
and retail



Full-size auto  
lift in place



At the split of  
Broadway and  
Piedmont Ave

## OFFICE HIGHLIGHTS

### One-of-a-kind, Creative Office / Production Space

Suites feature an open layout, in-suite restrooms, exposed brick and cement, with views of downtown and The Hills. Perfect for open office uses and Art or Sound Production.

**3400 Broadway: ±1,975 – 4,170 RSF**



±1,975 – 4,170  
RSF creative  
office available



Open plan



Exposed brick  
and timber



HVAC



Elevator core



Auto lift



Restrooms  
in-suite

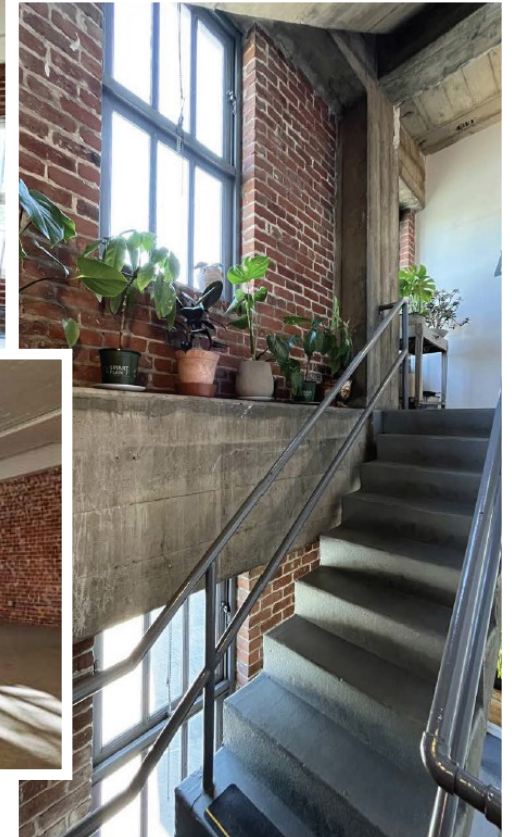




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3400 Broadway | 3401 Piedmont Ave



## **CREATIVE OFFICE / PRODUCTION SPACE**

±12,144 – 24,348 RSF

The suites feature exposed brick and cement, in-suite restrooms, HVAC, open plans, and an elevator.



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## LOCATION HIGHLIGHTS

- ▶ ±0.1 mi from Kaiser Oakland
- ▶ ±1.0 mi from 19th St BART
- ▶ ±0.1 mi from Piedmont Ave

**AT THE CORNER OF  
BROADWAY & PIEDMONT AVE**

