



WHERE MODERN
MEETS HISTORIC.

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GRAHAM STREET REALTY
REAL ESTATE INVESTMENTS



1904 FRANKLIN ST | OAKLAND, CA



1904 Franklin is a nine-story office building located one block from public transit, two blocks from Lake Merritt, and is surrounded by dining and cultural amenities in Oakland's popular Uptown District. Originally constructed in 1923 and seismically retrofitted in 1993, 1904 Franklin is a nine-story, 50,508-squarefoot office building comprising eight floors of multi-tenant office space and ground floor retail space.

The property is located in Downtown Oakland and features a classic Art Deco design with a brick exterior and flexible floor plates that can accommodate layouts for both large and small tenants. 1904 Franklin also features 18 subterranean parking stalls and 16 surface stalls.



IT'S ALL ABOUT LOCATION

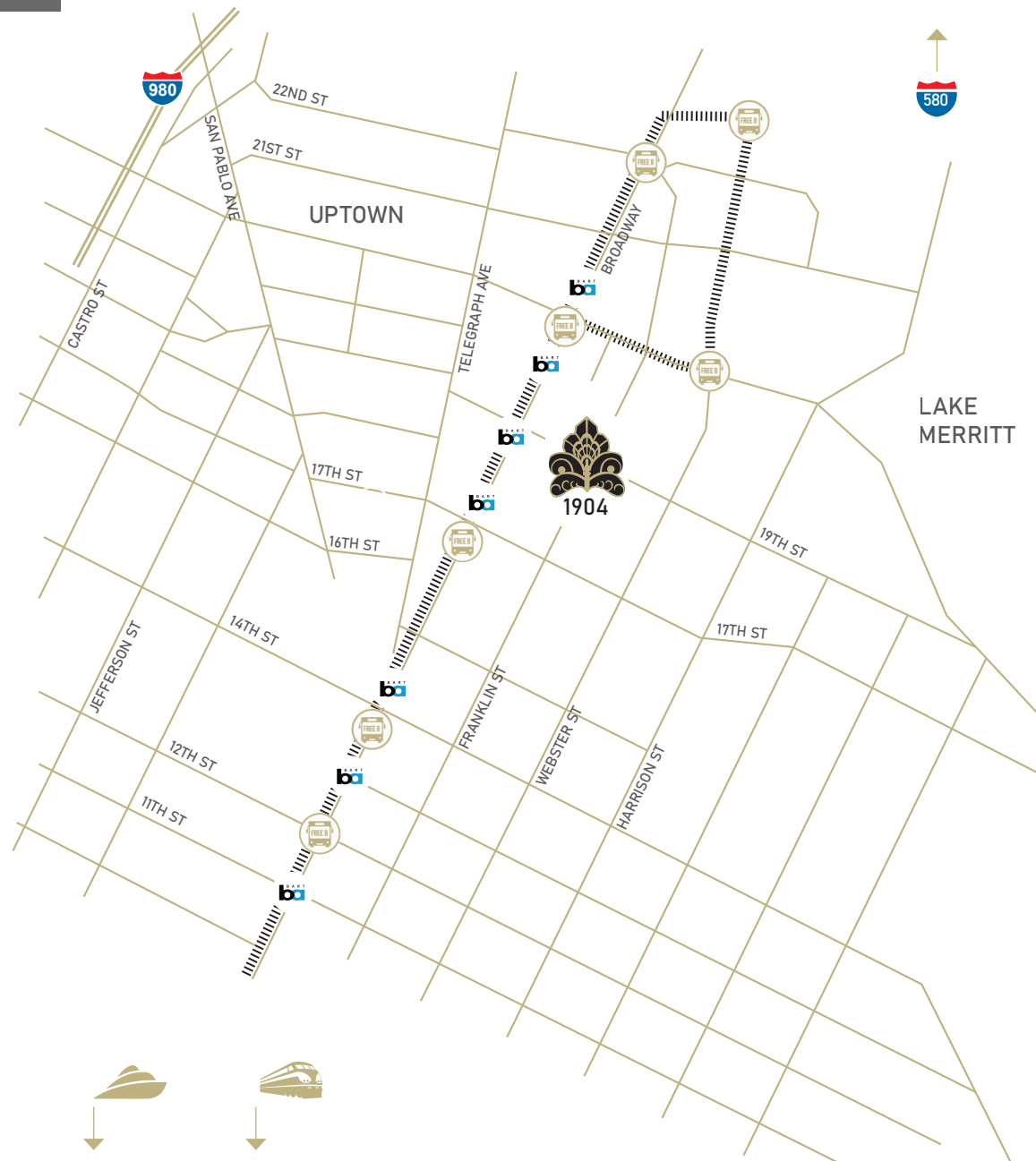
One block away from the BART and situated in a “walker’s paradise,” 1904 Franklin is one of the most user friendly locations in Oakland.



One block from BART



8-minute drive to ferry terminal



PROJECT FEATURES



Located in Vibrant
Uptown Oakland



Ground Floor Retail



Newly Renovated
Bathrooms Throughout



Classic Art Deco Design



On-Site Parking



Updated Corridors
Throughout



Creative Office Potential with
Exposed Brick, Concrete
and Operable Windows



Views of San Francisco
and Mount Tamalpais



New Lobby



9-Stories
Totaling 50,508 SF



1 Block from 19th Street
BART station Tamalpais



Restored Operational
Wood Framed Windows



Flexible Floor Plates for
Large and Small Users



2 Blocks from Lake Merritt



Bike Storage



AVAILABILITIES

15,863 SF AVAILABLE

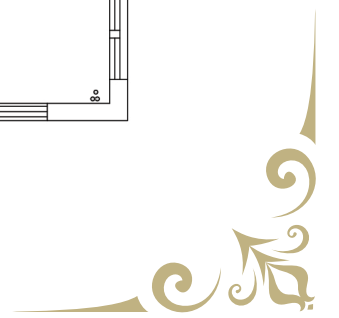
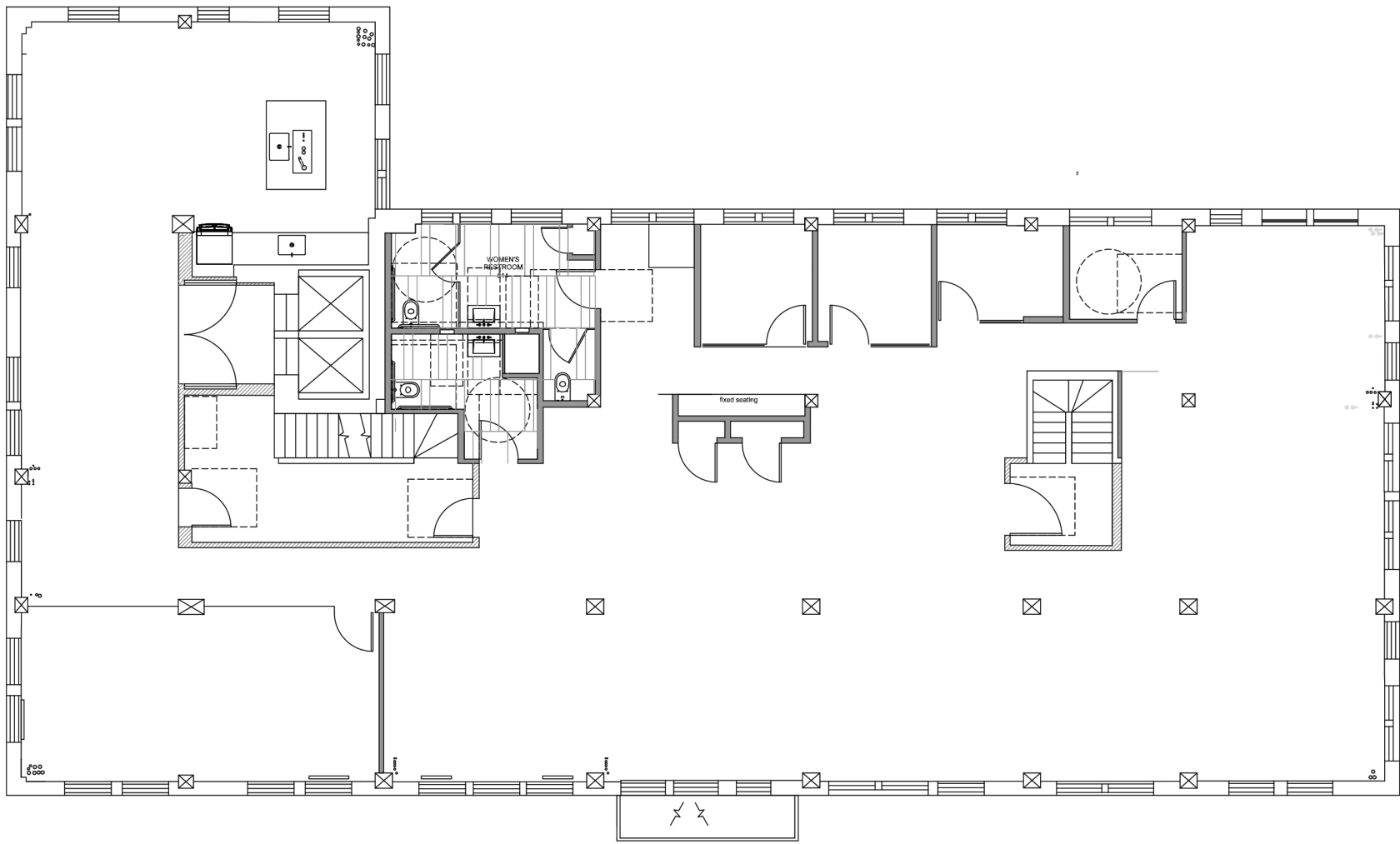
Flexible Floor Plates for Large and Small Users

Penthouse	592 SF	Available Now
Suite 600	3,328 SF	Available Now
5th Floor	5,288 SF	Available Now
Suite 415	402 SF	Available Now
Suite 409	856 SF	Available Now
Suite 330	830 SF	Available Now
Suite 312	556 SF	Available Now
Suite 250	1,558 SF	Available Now
Suite 240	387 SF	Available Now
Suite 207	834 SF	Available Now
Suite 205	432 SF	Available Now
Suite 202	185 SF	Available Now
Suite 200	615 SF	Available Now

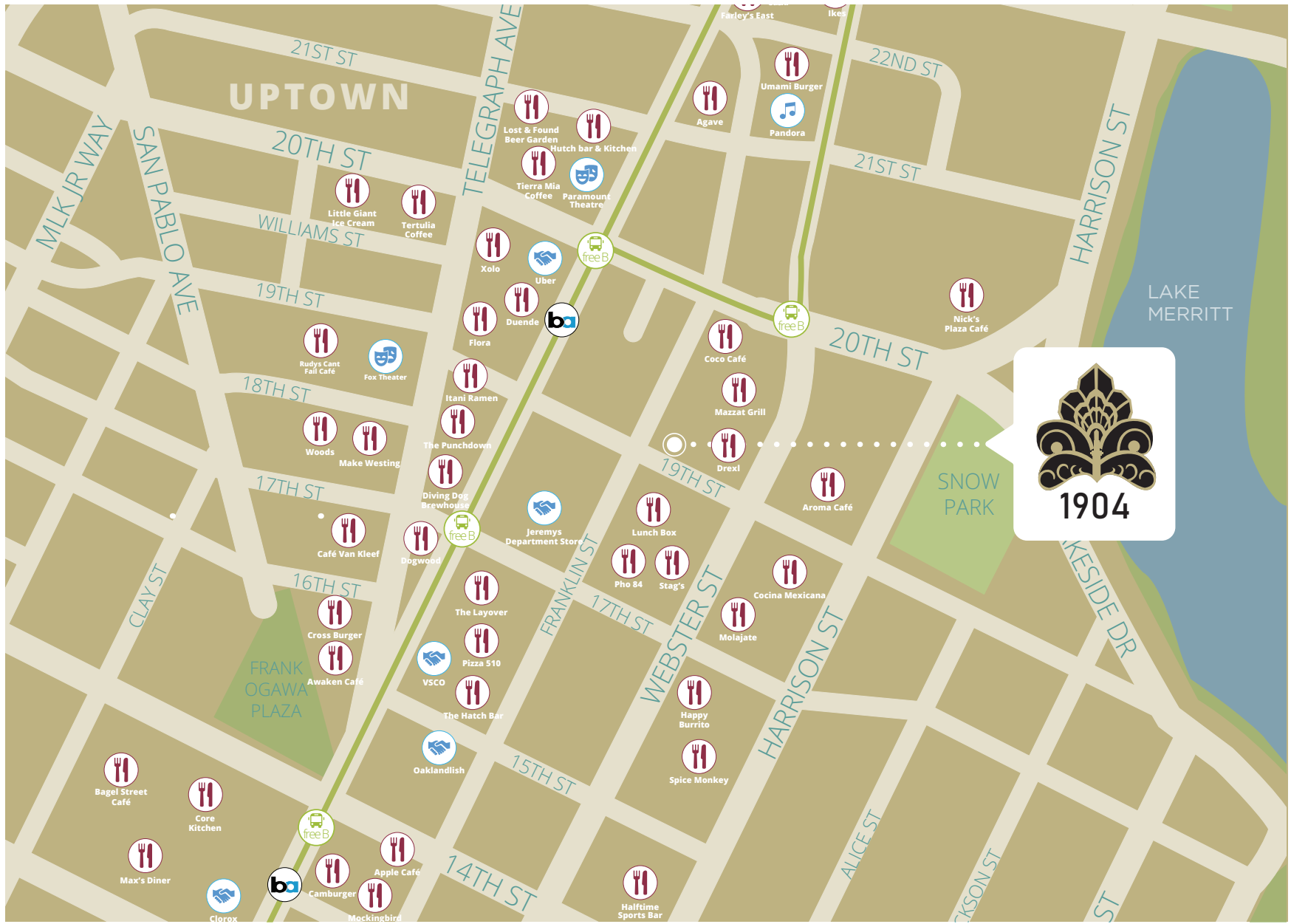


5TH FLOOR

5,288 SF



FIND YOUR FAVORITE SPOT



1904

ACCESS ACHIEVED

Situated in the heart of Uptown Oakland, 1904 Franklin offers convenient access to BART & I-980, top restaurants, and cultural amenities including the Fox Theater.

- Easy access to I-980
- One block from BART
- Short walk to numerous restaurants, shops, and bars
- 100 Walk Score from walkscore.com
- Flat terrain with good bike lanes

100

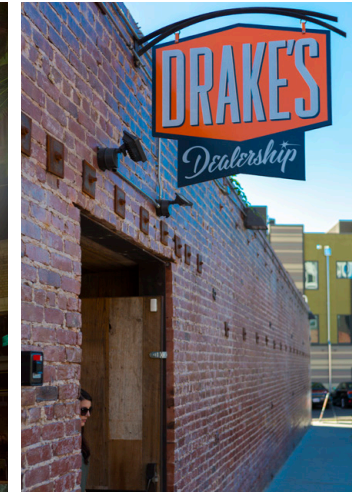
Walking Score

Walker's Paradise
Daily errands do not require a car.

88

Biking Score

Very Bikeable
Flat as a pancake, excellent bike lanes.





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CUSHMAN & WAKEFIELD