



1111
BROADWAY

THE EAST BAY'S
PREMIER OFFICE TOWER

NOW OPEN AT 1111 BROADWAY
BOCANOVA & HIGHWIRE
RESTAURANT COFFEE



[CLICK HERE](#)
FOR VIRTUAL TOUR



PROPERTY
GALLERY

1111
BROADWAY



PROPERTY
GALLERY

1111
BROADWAY

HIGHWIRE
COFFEE ROASTERS



BOCANOVA



PROPERTY
LOCATION



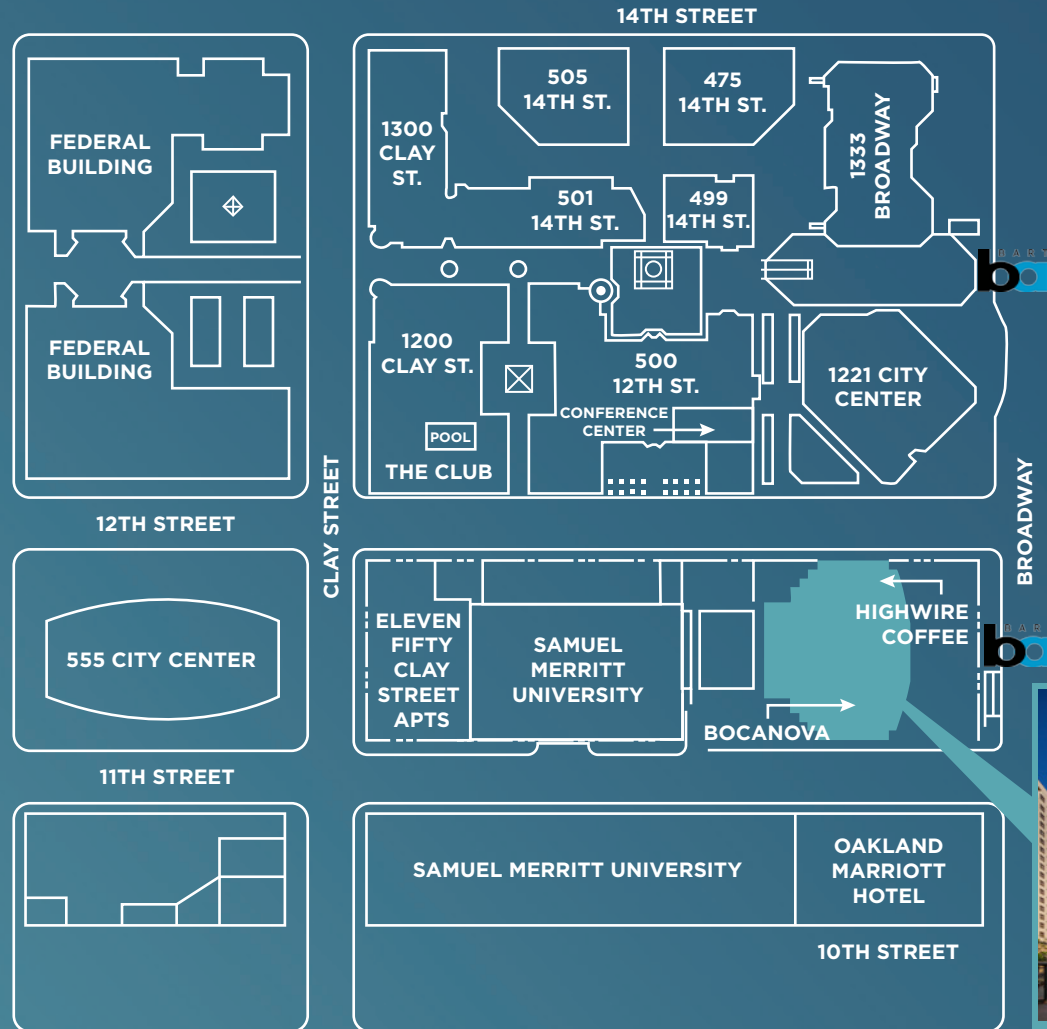
1111 Broadway is directly on top of the 12th Street City Center BART station



This Class A asset holds a LEED® Gold certification and its expansive, column-free design can accommodate a broad range of space configurations

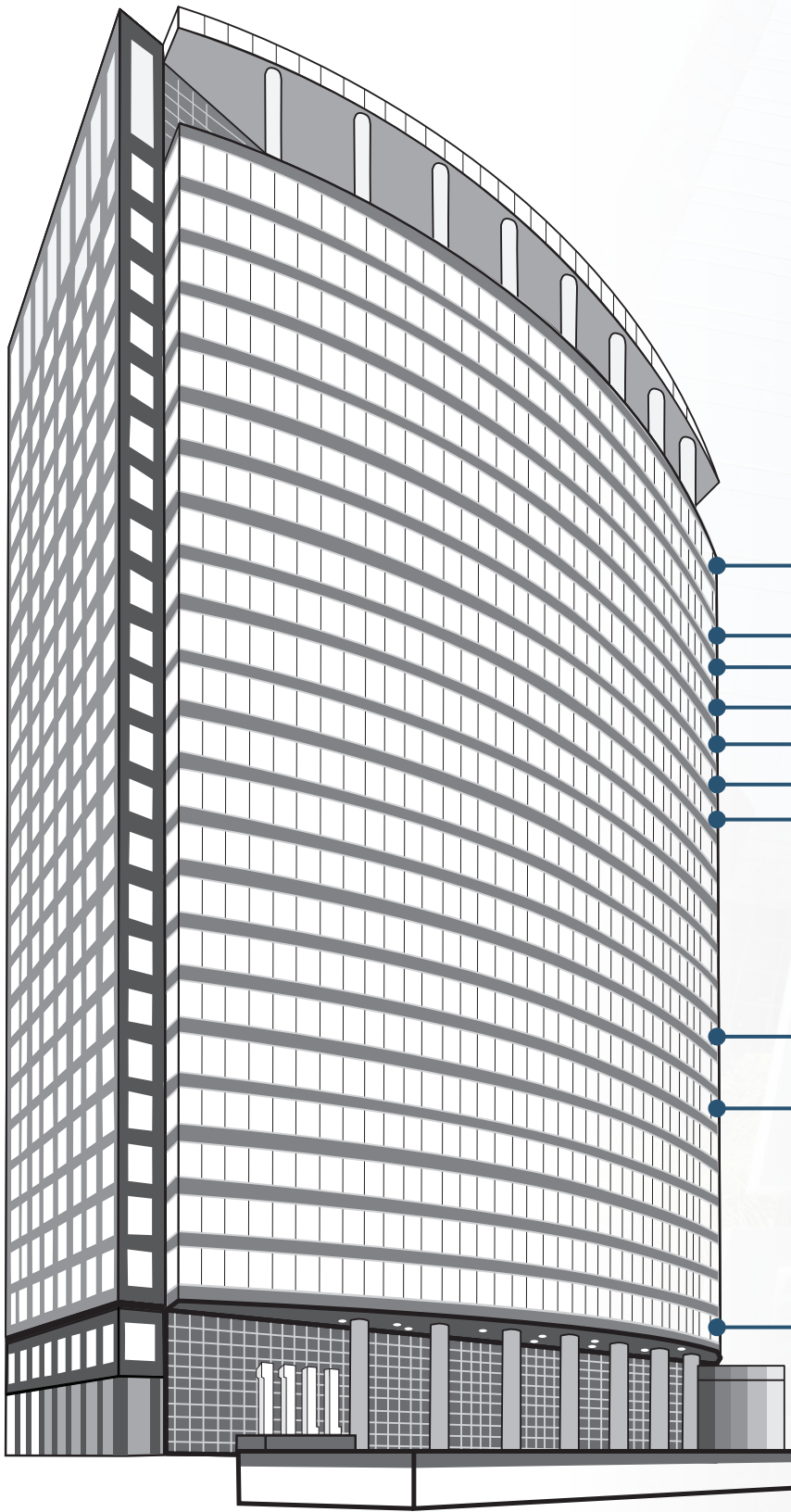


The views in the Building are nothing short of breathtaking!



1111 BROADWAY

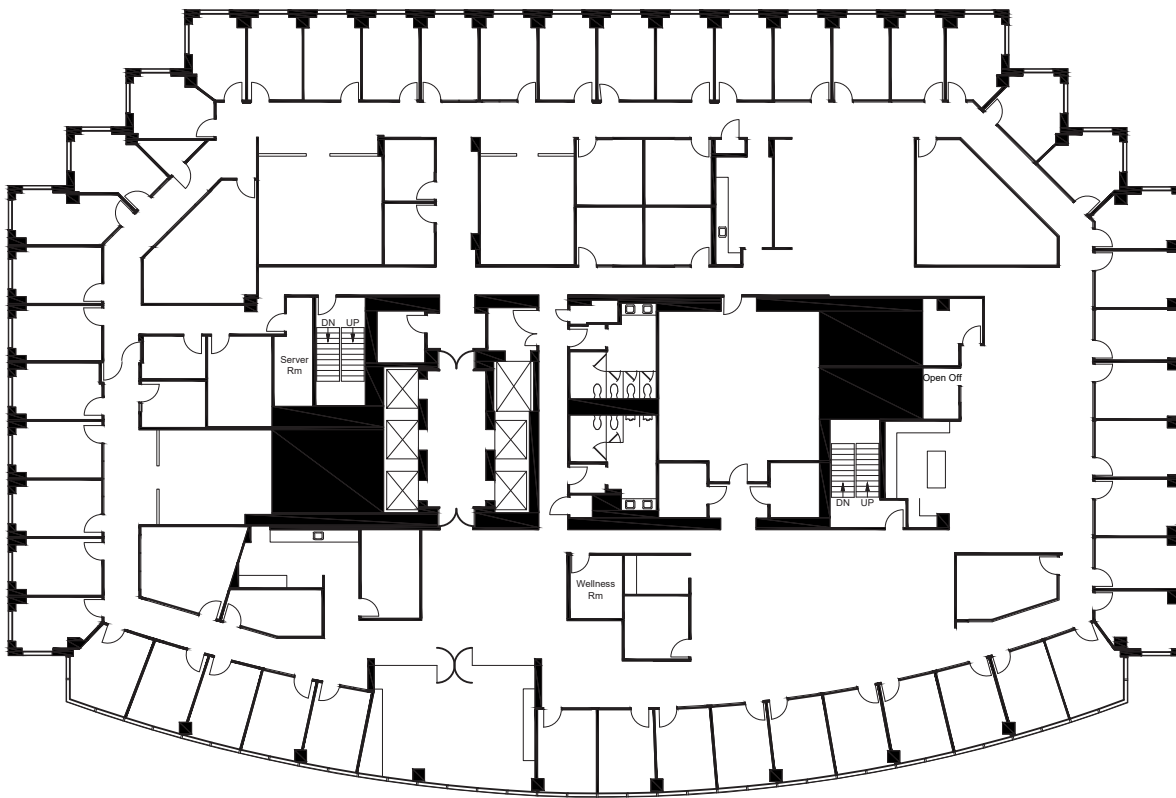
CURRENT AVAILABILITIES



- Suite 2300 - 24,410 RSF - Available Now
- Suite 2040 - 2,040 RSF - Available Now
- Suite 2000 - 10,163 RSF - Available Now
- Suite 1950 - 17,013 RSF - Available Now
- Suite 1900 - 8,194 RSF - Available Now
- Suite 1800 - 13,583 RSF - Available Now
- Suite 1700 - 24,480 RSF - Available Now
- Suite 1600 - 9,699 RSF - Available Now
- Suite 1630 - 6,328 RSF - Available Now
- Suite 1501 - 1,766 RSF - Available Now
- Suite 1515 - 1,589 RSF - Available Now
- Suite 900 - 24,141 RSF - Available Now
- Suite 700 - 24,245 RSF - Available Now
- Suite 250 - 9,245 RSF - Available Now

360°
360°
360°
360°
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360°

SUITE 2300

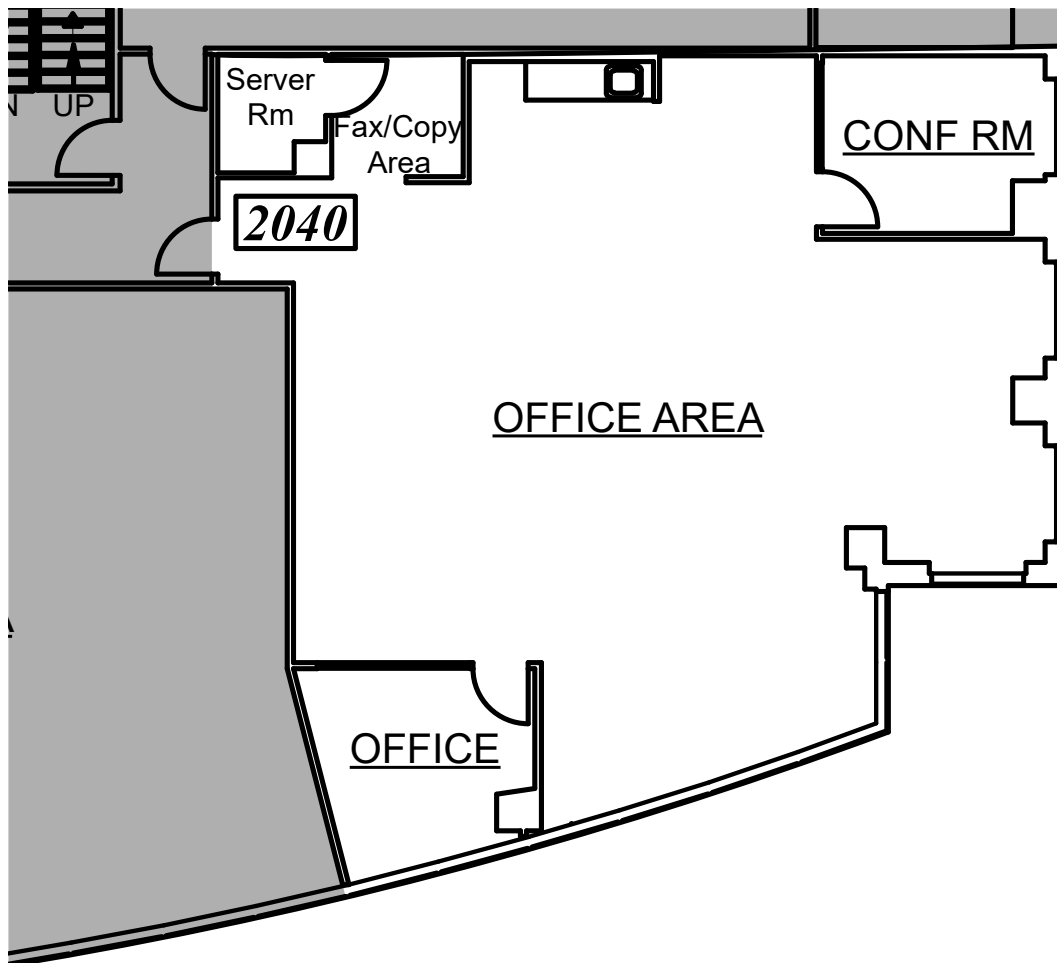


FEATURES

- Floor: 23
- Area: ±24,410 rsf
- Available Now
- Private office intensive space
- Multiple conference rooms
- 2 conference rooms, 1 boardroom
- Excellent views from every direction (SF, Oakland, GG & Bay Bridges, Lake Merritt, Estuary)
- 2nd to top floor of the building
- Former Law Firm space

[RETURN TO AVAILABILITIES](#)

SUITE 2040



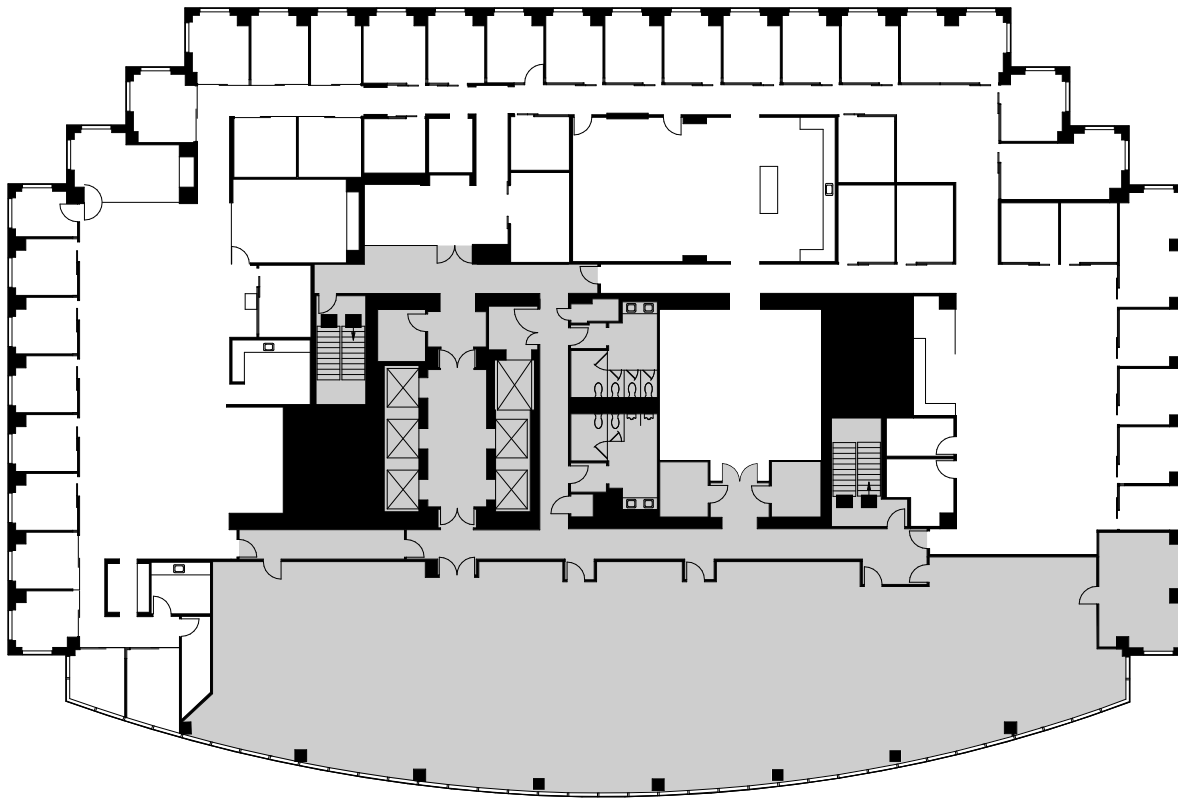
FEATURES

- Floor: 20
- Area: ±2,040 rsf
- Available Now
- 20th floor corner suite with expansive window-line
- Two (2) private offices, open kitchen and open area
- Excellent views overlooking city skyline and Lake Merritt

360°

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SUITE 1950



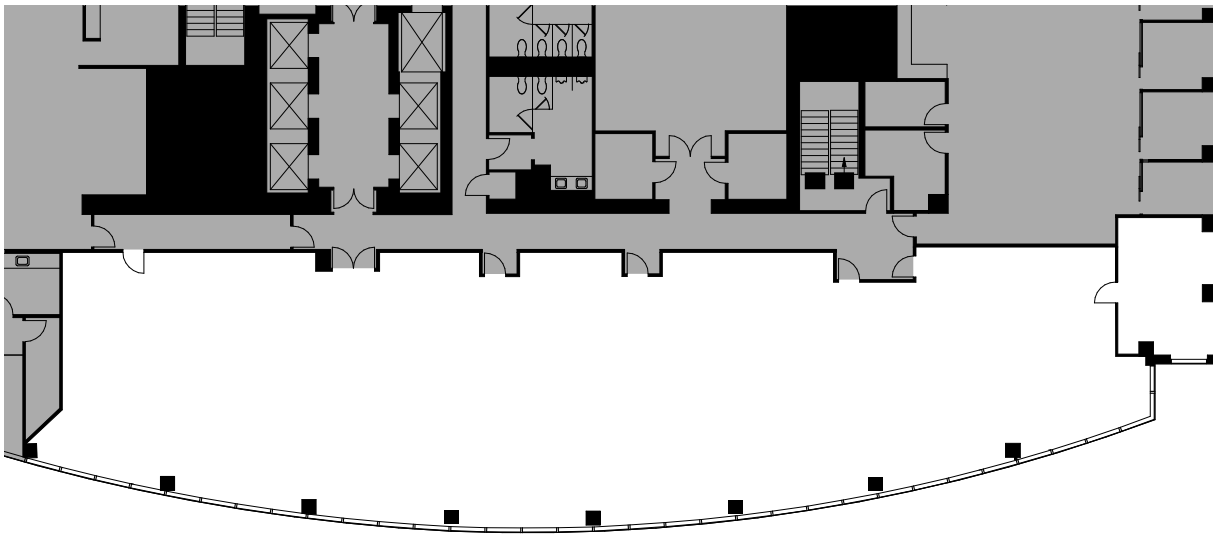
FEATURES

- Floor: 19
- Area: ±17,013 rsf
- Available Now
- Spectacular highly improved space with extremely high-end furnishings
- Unparalleled Western and Southern views of San Francisco, the Bay/ Estuary, Mt. Tamalpais, and the Golden Gate and Bay Bridges
- Formal reception area with double door entry off elevator lobby
- 41 glass window line private offices with sliding glass doors
- Multiple state of the art conference rooms
- Top of the line break room with island and accordion wall to large training room to create a ~600sf all-hands gathering space

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SUITE 1900

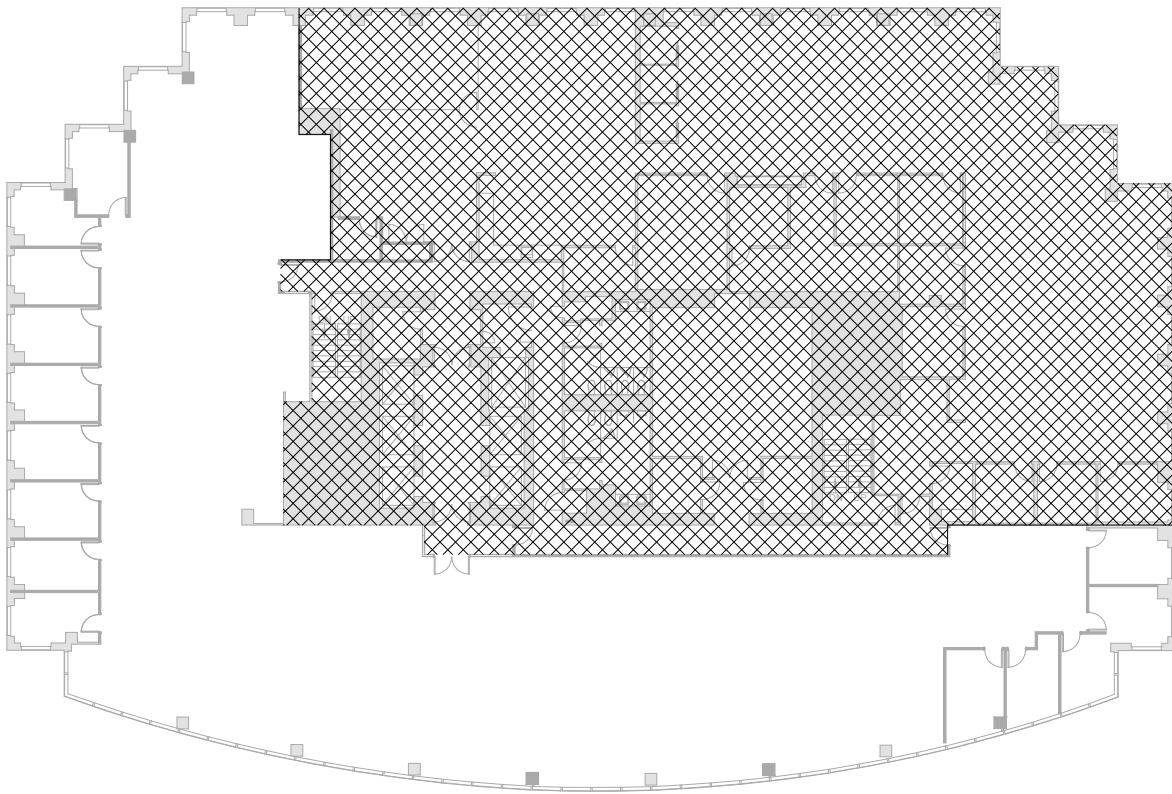


FEATURES

- Floor: 19
- Area: ±8,194 rsf
- Available Now
- Configured as a state of the art training/conference center
- Can be converted into a beautiful 8,194 rsf suite with spectacular views
- Floor to ceiling uninterrupted glass line
- Double door entry off elevator lobby

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SUITE 1800



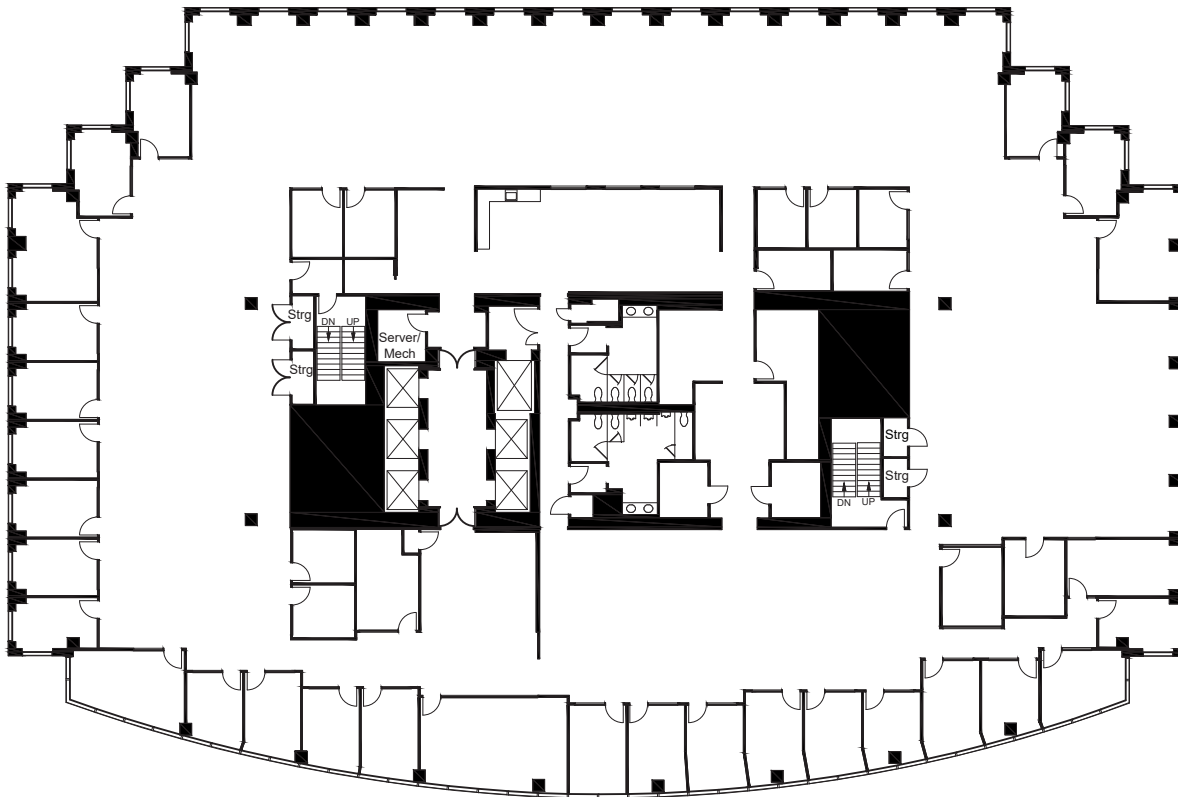
FEATURES

- Floor: 18
- Area: ±13,583 rsf (divisible)
- Available Now
- Double door entry off elevator lobby
- Excellent views from every direction (SF, Bay, Estuary, Oakland Skyline)
- Divisible to ±3,000 SF

360°

[RETURN TO AVAILABILITIES](#)

SUITE 1700



FEATURES

- Floor: 17
- Area: ±24,480 rsf
- Available 05/01/24
- Full Floor
- Excellent views
- Excellent mix of glass private offices, conference rooms and open area.

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SUITE 1600



FEATURES

- Floor: 16
- Area: ±9,699 rsf
- Available Now
- Fully furnished
- Double door entry off elevator
- Ideal professional services suite
- 15 private offices
- 1 large and 1 medium conference room
- Secure reception area (can be opened-up)
- 36 workstations (all furniture available)
- Incredible views of San Francisco, SF Bay, GG and Bay Bridges, Mt. Tam, etc.



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SUITE 1630

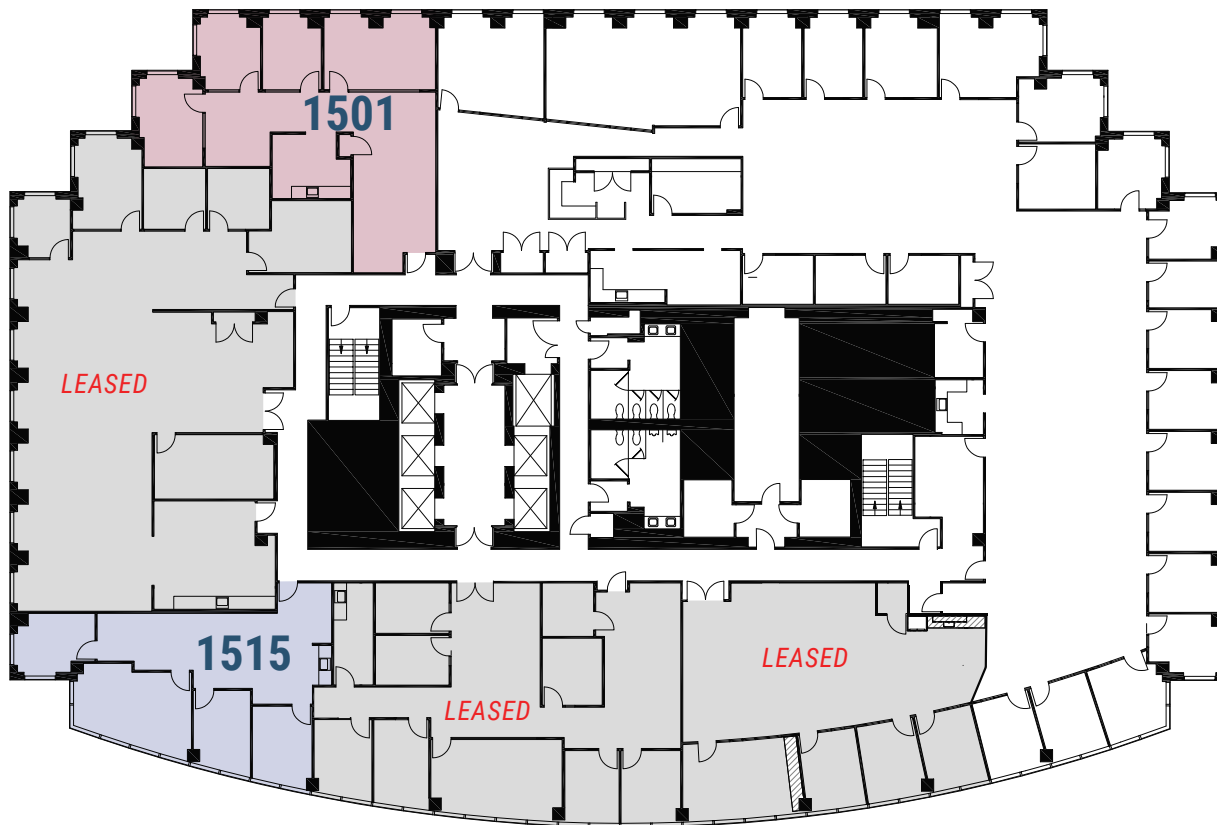


FEATURES

- Floor: 16
- Area: ±6,328 rsf
- Available Now
- Corner suite with fantastic city, estuary & lake views
- Ideal layout for professional services firm
- 2-4 conference rooms
- 9-11 private offices
- Open space for workstations

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FLOOR 15



FEATURES

- Floor: 15
- Area: $\pm 5,983$ rsf divisible to $\pm 1,589$
- Available Now
- Multiple Small Spec Suites Available

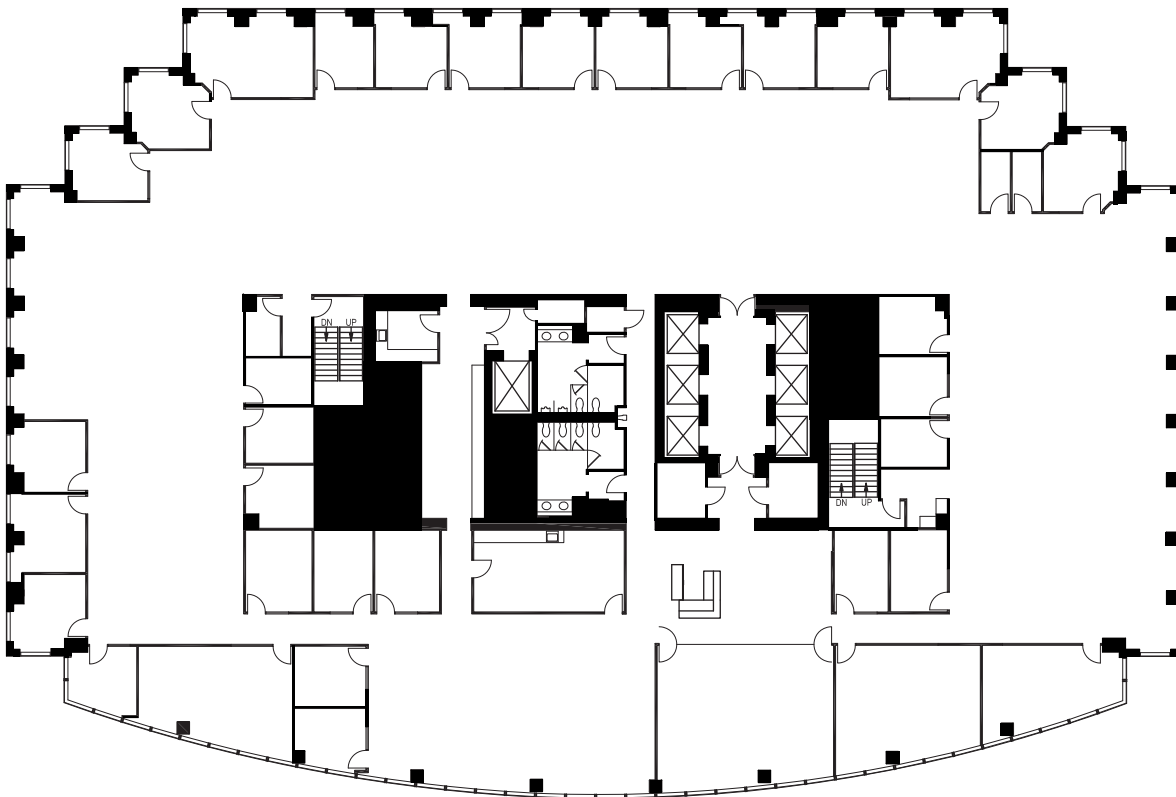
Suite 1501: $\pm 1,766$

Suite 1515: $\pm 1,589$



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SUITE 900

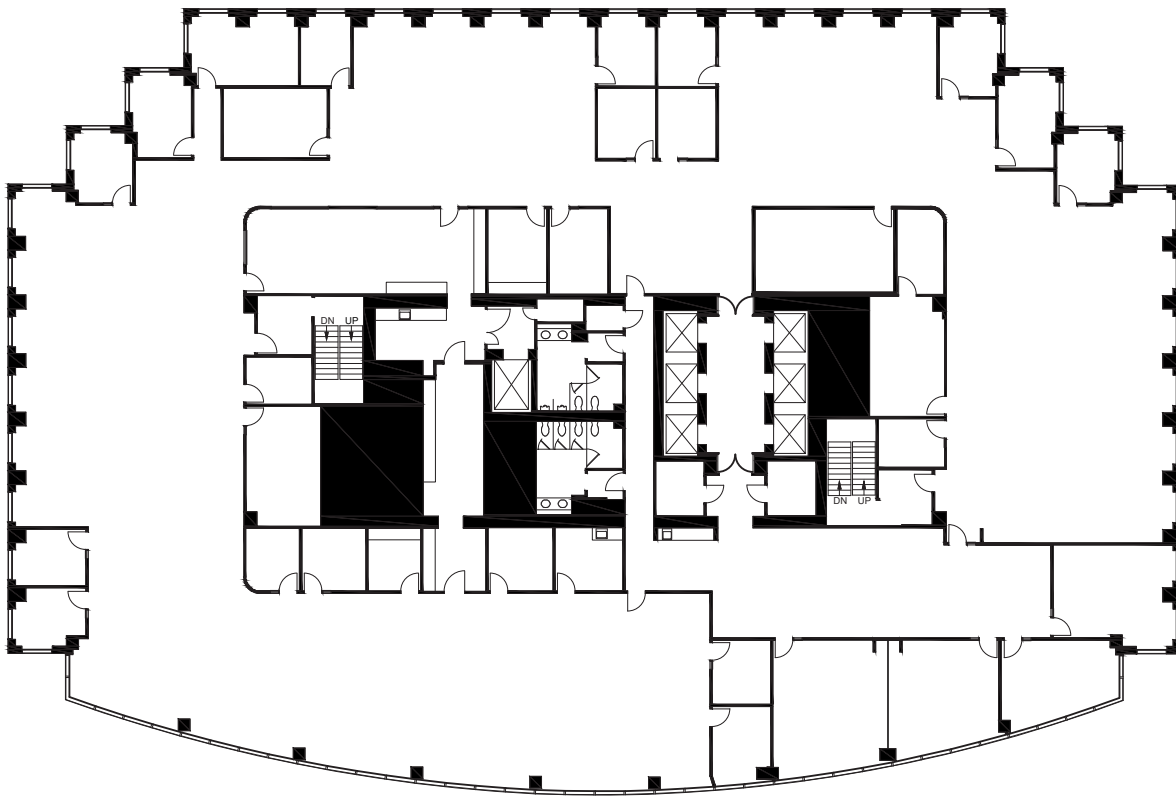


FEATURES

- Floor: 9
- Area: ±24,141 rsf
- Available Now
- Full Floor
- Excellent views
- Excellent mix of glass private offices, conference rooms and open area.

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SUITE 700



FEATURES

- Floor: 7
- Area: ±24,245 rsf
- Fully furnished/Plug & Play ready
- Full Floor
- Excellent views
- Excellent mix of glass private offices, conference rooms and open area.

360°

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SUITE 250



FEATURES

- Floor: 2
- Area: ±9,245 rsf
- Available Now
- Fully Furnished
- Double door off elevator lobby
- Extremely high ceilings with dramatic double-height window line
- Beautiful open kitchen
- Nice mix of open space, private offices and conference rooms

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AMENITIES

- Immediate BART access
- Highwire Coffee Roasters Cafe now open
- Bocanova Cocina Panamericana now open
- 5 Star conference center
- 60K SF sports club/fitness center across the street
- Plentiful parking in the building and City Center garage
- Newly landscaped plaza and walkways
- Convenient access to AC transit, Broadway shuttle, freeways and ferries
- Next to Marriott Hotel and Oakland Convention Center
- Bicycle parking in building
- Locker rooms and showers
- EV charging stations
- 24/7 on-site lobby attendants, community benefit district cleaning & safety ambassadors dedicated to the building
- Real time traffic and transit screens conveniently located in the elevator lobby



EQUIEM

1111 Broadway's engaging tenant portal helps employees stay connected to the workplace and local community. Key features



Tenant Communications

Access to the latest updates from property management about building events, amenities and community news



Health and Wellness

On demand and live classes to support employee wellbeing, ranging from meditation to yoga and dance



Covid-19 Mitigation

Access to the latest protocols to ensure the safety of all building occupants and visitors



Building Services

Access to our tenant handbook, vendor access requests and conference room booking





FACTS & STATS

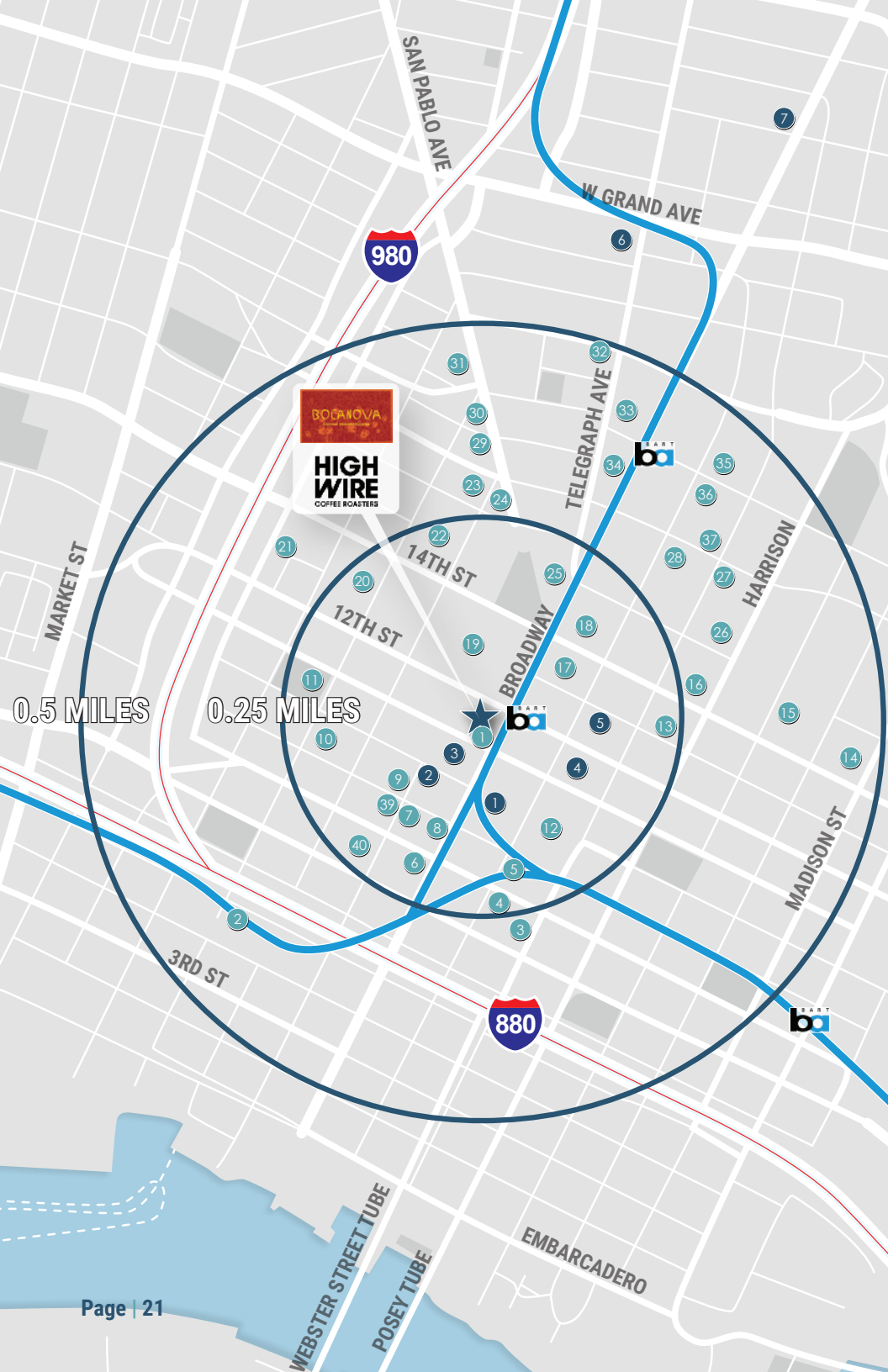
- Full lobby renovation in 2019
- New outdoor park off lobby
- All new destination dispatch elevators
- Property Management on-site
- 24/7 tenant access & security
- Tech-ready infrastructure and service
- Three levels of underground parking with two dedicated elevators
- WiredScore Platinum Certified
- 2024 BOMA Recipient of The Outstanding Building of the Year (TOBY) Award

ESG / SUSTAINABILITY

- LEED Gold Certified
- Energy Star Certified
- BOMA Earth Award Winner
- Eco-friendly cleaning program
- Assistance with “green” electronics disposal
- Programs for recycling & composting

HVAC

- Our HVAC system is currently operating with maximum outside air, this reduces the need for re-circulated air in the building and is recommended by the CDC, OSHA and American Society of Heating and Air Conditioning Engineers (ASHRAE)
- Our Merv-15 filters have a 89-90% dust spot efficacy rate and are over 30-times more efficient at capturing micro particles than standard air filters



WALKING AMENITIES



RESTAURANTS

- | | |
|---------------------------------|----------------------------|
| 1. Bocanova | 23. Naan n Curry |
| 1. Highwire Coffee | 24. World Famous HotBoys |
| 2. BRIX 581 | 25. Awaken Cafe & Roasting |
| 3. Imperial Soup | 26. Tamarack |
| 4. New Gold Medal | 27. Senor Sisig |
| 5. Tao Yuen Pastry | 28. Sobre Mesa |
| 6. Gyu-Kaku Japanese BBQ | 29. Curry Up Now |
| 7. Square Pie Guys | 30. Shinmai |
| 8. sweetgreen | 30. Plenty |
| 9. Miss Ollie's | 31. Hopscotch |
| 10. Annapurna | 31. Belly |
| 11. Galeto Brazilian Steakhouse | 32. Hotbird |
| 12. Peony Seafood | 33. Xolo Taqueria |
| 13. Luckyduck Bicycle Cafe | 33. Duende |
| 13. Tay Ho | 34. Itani Ramen |
| 14. Mo' Joe Cafe | 35. Falafel Boy |
| 15. Fresh & Best II | 35. Genji Japanese |
| 16. The Bistro | 36. Lotus Falafel |
| 16. Maya Halal Taqueria | 37. Pho 84 |
| 17. Mockingbird | 37. Aburaya |
| 17. Oakland Street Food Co. | 38. Caffe 817 |
| 18. Trap Kitchen | 39. Ratto's |
| 18. Gus's World Famous | 40. Graffiti Pizza |
| 19. Bagel Street Cafe | |
| 19. Oak Harvest Kitchen | |
| 19. Zella's Soulful Kitchen | |
| 19. Ladle & Leaf | |
| 19. La Salsa | |
| 19. Fountain Cafe | |
| 19. City Center Pizzeria | |
| 20. C&C Mun-Cheeze Pizza | |
| 20. Roasted and Raw | |
| 21. Rio California | |
| 22. Taqueria La Venganza | |

HOTELS

1. Courtyard by Marriott
2. Washington Inn
3. Oakland Marriott
4. Hampton Inn
5. Ramada by Wyndham
6. Moxy Oakland
7. Kissel Uptown Oakland



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