

CONNECT WITH
UPTOWN

OAKLAND



LAKE MERRITT
PLAZA





LAKE MERRITT
PLAZA

ICONIC UPTOWN WORKSPACE

High above the popular Uptown District, Lake Merritt Plaza's iconic curved tower stands 27 stories tall. A blend of life and light, open plans feature large windows bringing in warm natural light and spectacular panoramic views of Lake Merritt, the City, San Francisco Bay and beyond.

Now considered Oakland's hottest neighborhood, the Uptown District never fails to impress with its chef-owned restaurants and cultural scene. The building's Lake Merritt address has something for everyone. Most notably is its park-like setting with open green space and 3.2 mile path for walkers, runners and bikers. So much to explore and enjoy nearby.

492,918 RSF OF CLASS A WORKSPACE

LEED® GOLD CERTIFIED & ENERGY STAR® RATED

VIBRANT UPTOWN DISTRICT LOCATION

QUICK ACCESS TO BART AND AC TRANSIT

WELCOMING MODERN LOBBY DESIGN





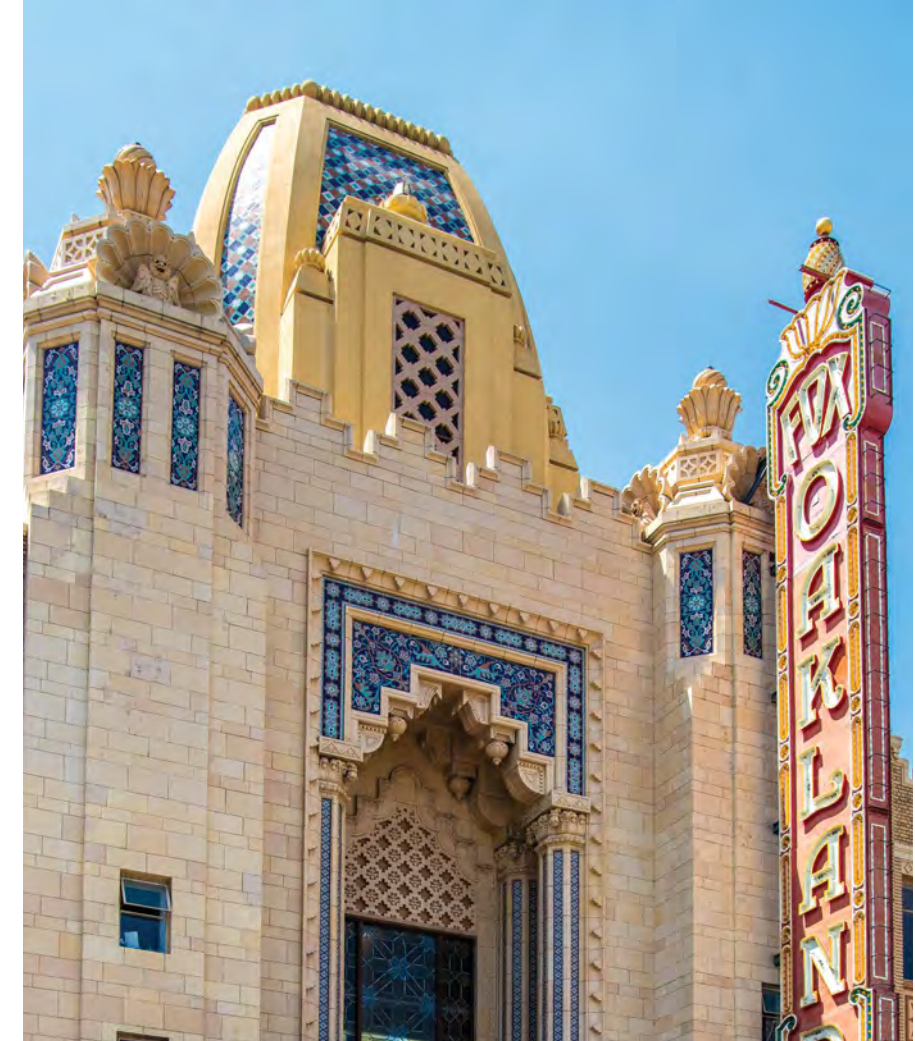
URBAN CULTURAL MECCA

Food. Nightlife. Live Entertainment. Culture. This is Uptown. A vibrant place that harnesses the drive, energy and activity this city is known for. Once a shopping district in the early 20th century, Uptown is now the hottest live/work/play neighborhood in Oakland.

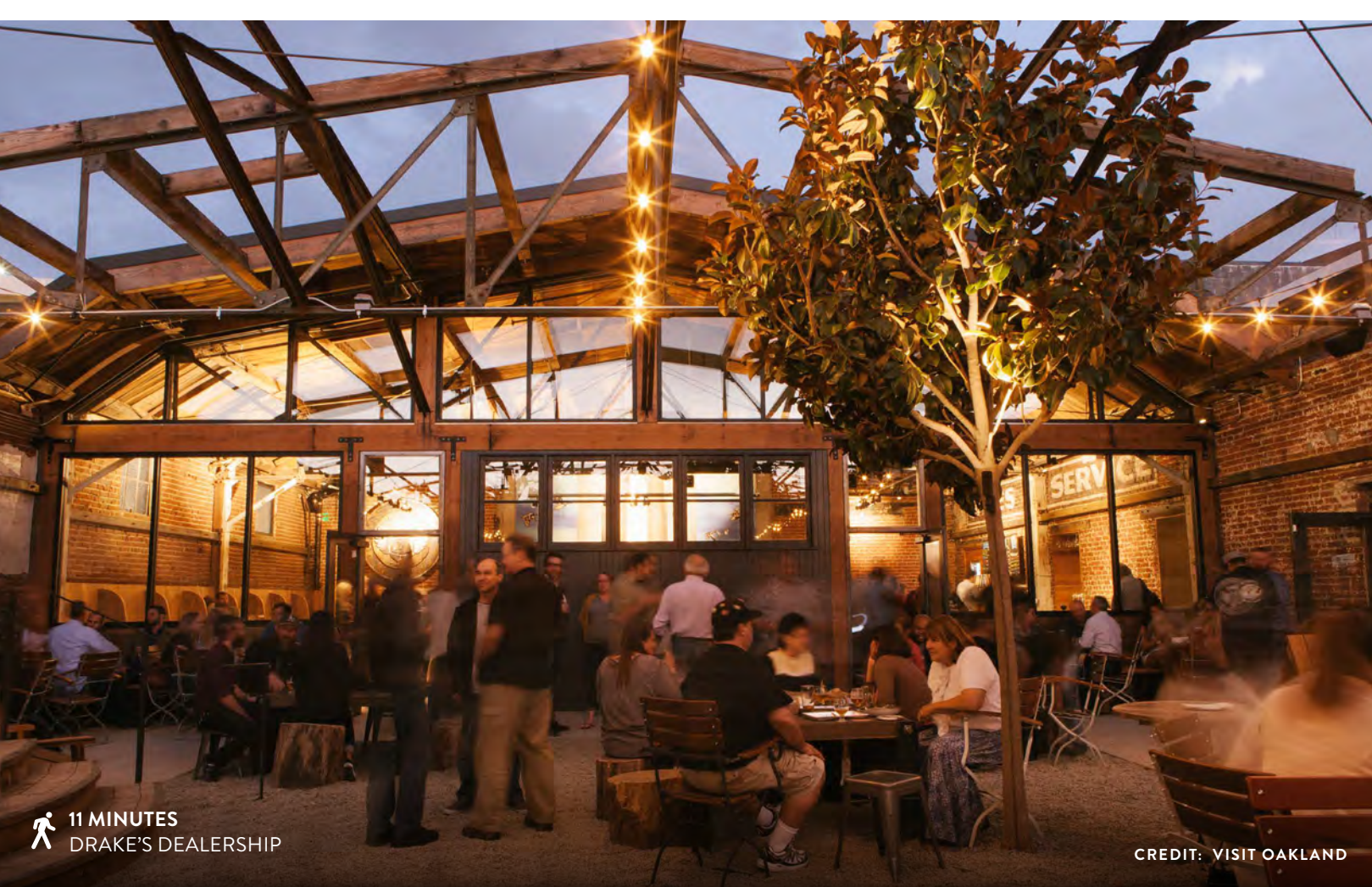
Inspiration abounds at every turn. Vintage brick warehouses and side streets are buzzing with live music venues, indie boutiques, new tech companies and advertising agencies. A big bar/restaurant scene has evolved, with craft breweries, gourmet coffee shops, local vendors and artisan chefs - creating a famous foodie scene for the enjoyment of locals and visitors alike.



CREDIT: VISIT OAKLAND

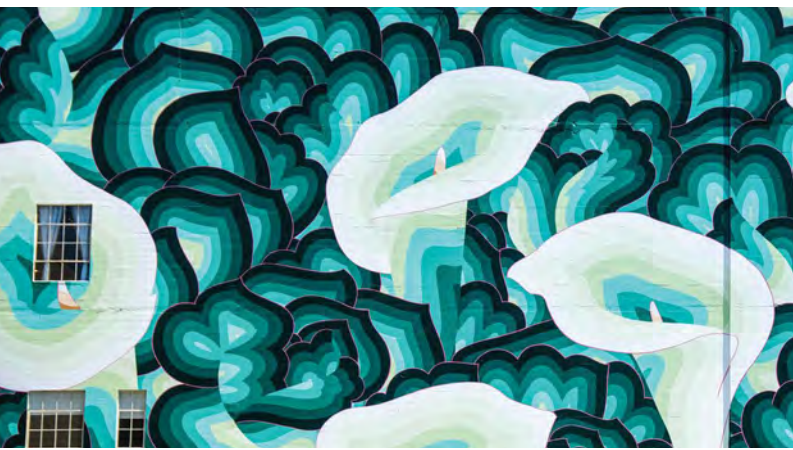


CREDIT: VISIT OAKLAND



11 MINUTES
DRAKE'S DEALERSHIP

CREDIT: VISIT OAKLAND



14 MINUTES
WHOLE FOODS MARKET

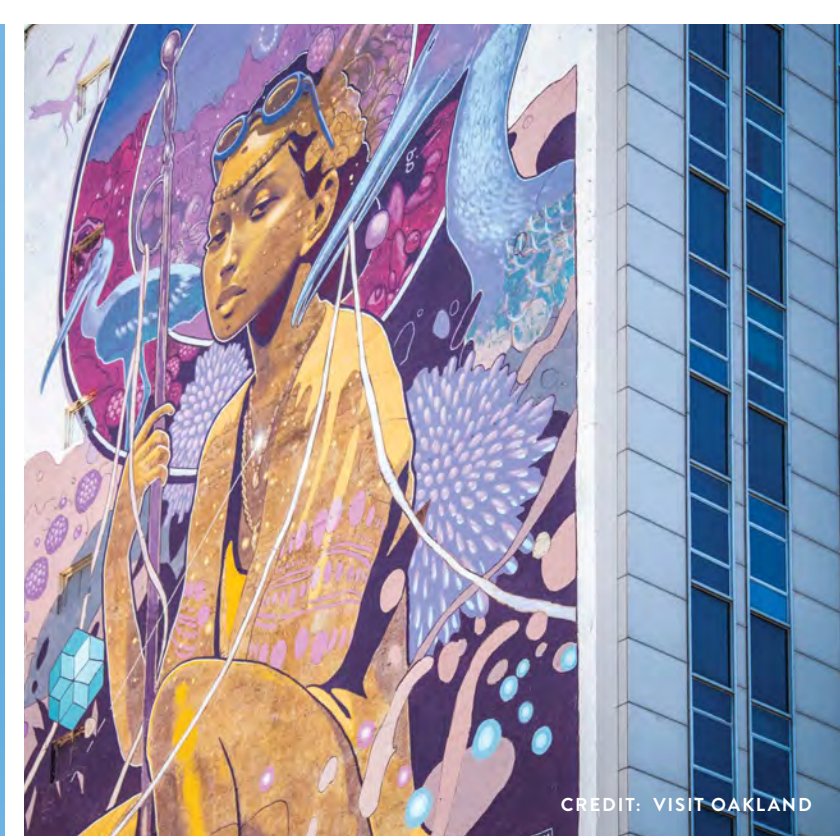


10 MINUTES
CALAVERA

CREDIT: VISIT OAKLAND



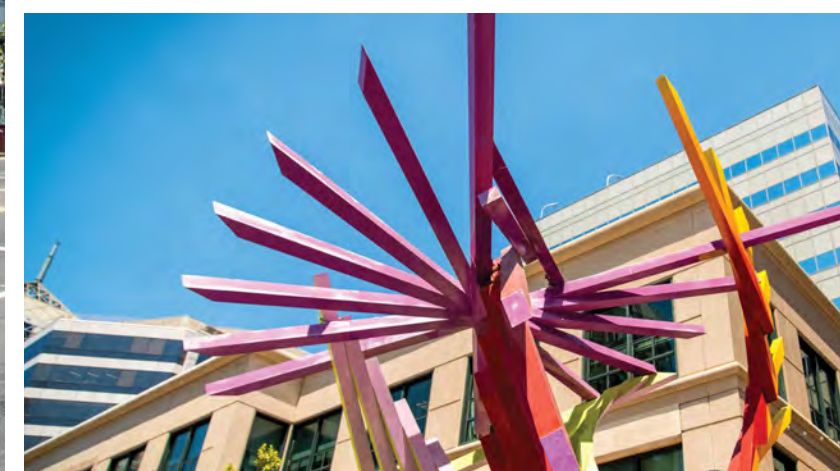
10 MINUTES
LATHAM SQUARE



CREDIT: VISIT OAKLAND



CREDIT: VISIT OAKLAND



EXCELLENT ACCESS

Lake Merritt Plaza's strategic location offers excellent access to downtown Oakland's business amenities and a short commute from many of the Bay Area's most desirable suburbs. Just two blocks to the 19th Street Uptown BART station, quick access to the freeway system, and AC Transit bus lines nearby, Lake Merritt Plaza provides superior regional transportation options. To offer more space between people outdoors, Oakland's "Slow Streets" program opens up to 20 miles of streets to pedestrians and cyclists during set hours.

- » QUICK ACCESS TO I-580, I-880, CA-24, I-80, AND I-980
- » TWO BLOCKS TO 19TH STREET / UPTOWN BART STATION OFFERS AN APPROX. 15 MINUTE COMMUTE TO SAN FRANCISCO'S EAST BAY
- » SHORT WALK TO AC TRANSIT
- » ADJACENT TO THE LAKE MERRITT WALKING TRAIL, A BEAUTIFULLY RENOVATED 3.2 MILE LOOP AROUND OAKLAND'S ICONIC LAKE MERRITT



 **97**
WALK SCORE

 **91**
TRANSIT SCORE

 **91**
BIKE SCORE

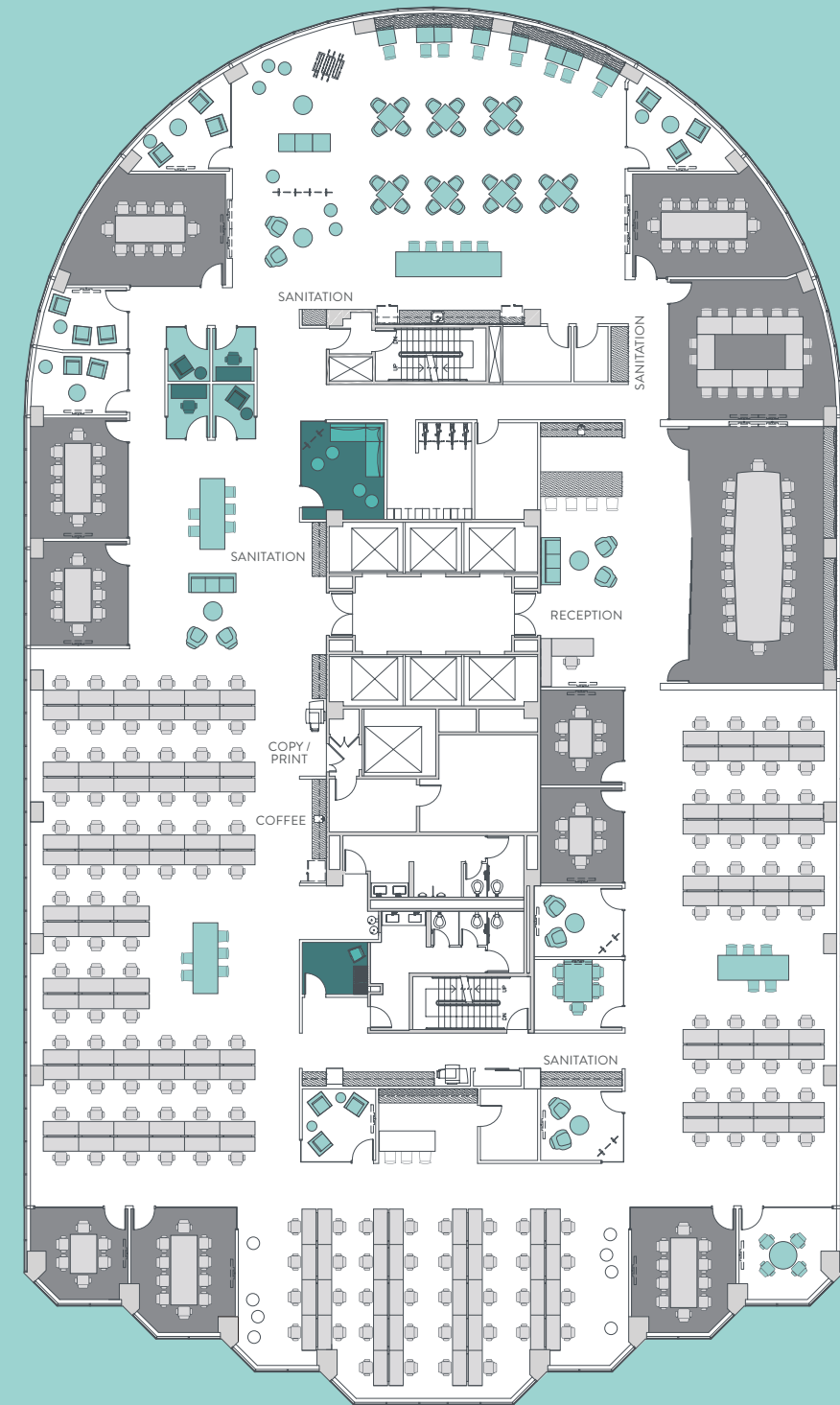
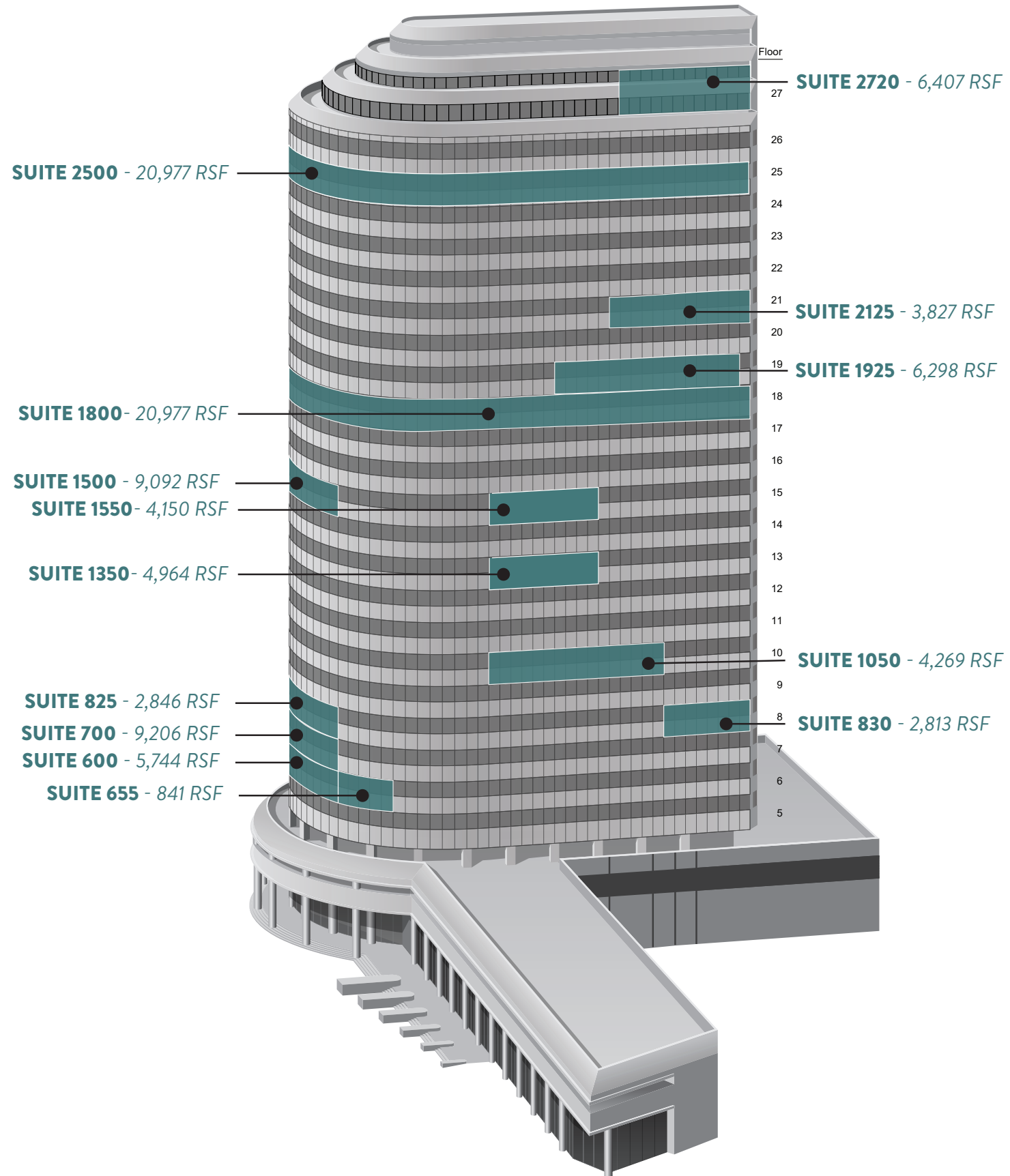
MODERN WORKSPACE

Open and flexible 20,000 RSF floor plates provide maximum efficiency and meet the demands of growing companies. Large windows flood interior spaces with natural light. Expansive window lines afford inspiring views of Lake Merritt, downtown Oakland and San Francisco Bay beyond.



FIND YOUR SPACE

491,214 SF OF CLASS A WORKSPACE



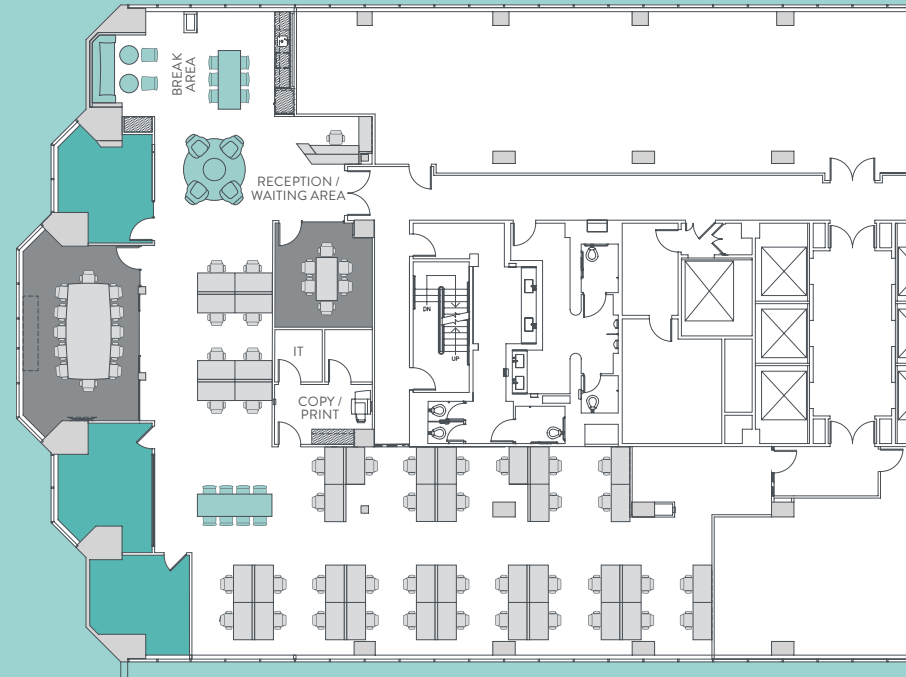
CREATIVE USER - MAX DENSITY PLAN

FLOOR 25 | 20,977 RSF

WORK STATIONS	148	RECEPTION / LOUNGE	1
PRIVATE OFFICES	4	COPY / PRINT	2
CONFERENCE ROOMS	15	COFFEE	1
Huddle	6	BREAK ROOM	1
COLLABORATION	6	PANTRY / STORAGE	1
PHONE / WELLNESS	2	IT ROOM	1
SANITATION STATION	4		

137 SF PER PERSON

SPEC SUITES

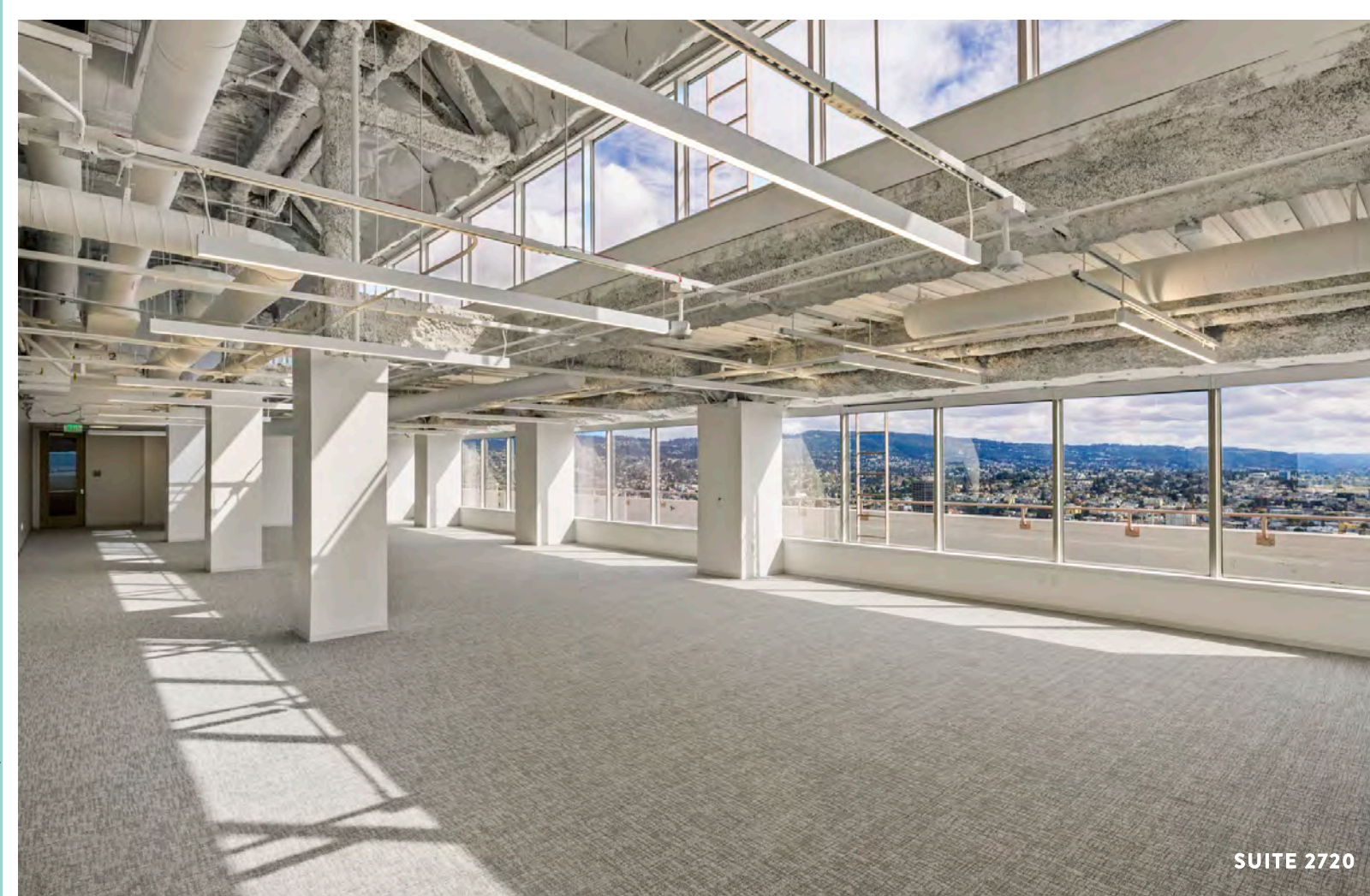


SUITE 2720*
6,407 RSF

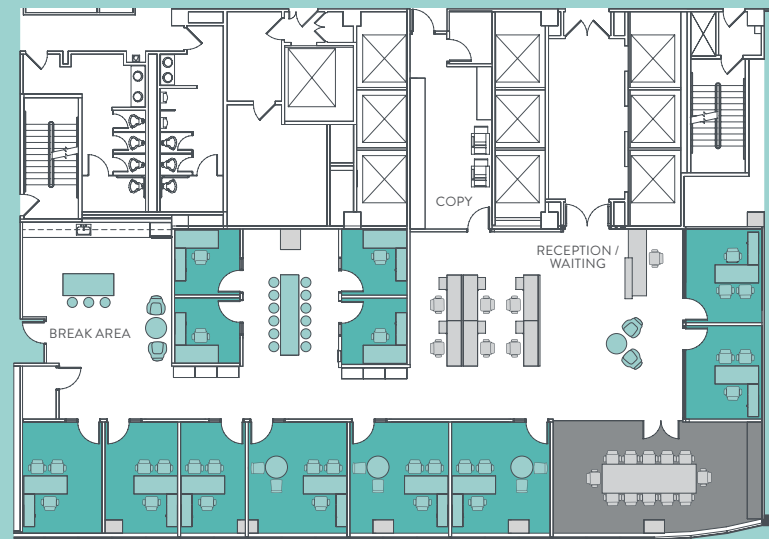
WORK STATIONS	42	RECEPTION / WAITING	1
PRIVATE OFFICES	3	PRINT / COPY	1
CONFERENCE ROOMS	2	STORAGE	1
COLLABORATION	1		
BREAK/AREA	1		

302 SF PER PERSON

*FURNITURE NOT INCLUDED



SUITE 2720



SUITE 600*
5,744 RSF

WORK STATIONS	6	RECEPTION / WAITING	1
PRIVATE OFFICES	12	SUPPORT / FILE / COPY	1
CONFERENCE ROOMS	1		
HUDDLE	1		
BREAK AREA	1		

302 SF PER PERSON

*FURNITURE NOT INCLUDED



SUITE 600

AMENITIES



VIEWS

Panoramic views of Lake Merritt, Oakland and San Francisco Bay



MODERN LOBBY

Newly renovated lobby features welcoming modern design



RETAIL & OUTDOOR SEATING AREAS

Spaces and places to grab a bite, and relax



BIKE STORAGE

Secure bike parking and repair station with lockers & showers



ON-SITE PARKING

Accommodates a .75/1,000 RSF ratio; 401 parking spaces



NEW ELEVATOR SYSTEM & CABS

Newly renovated Destination Dispatch elevator service and systems



SECURITY

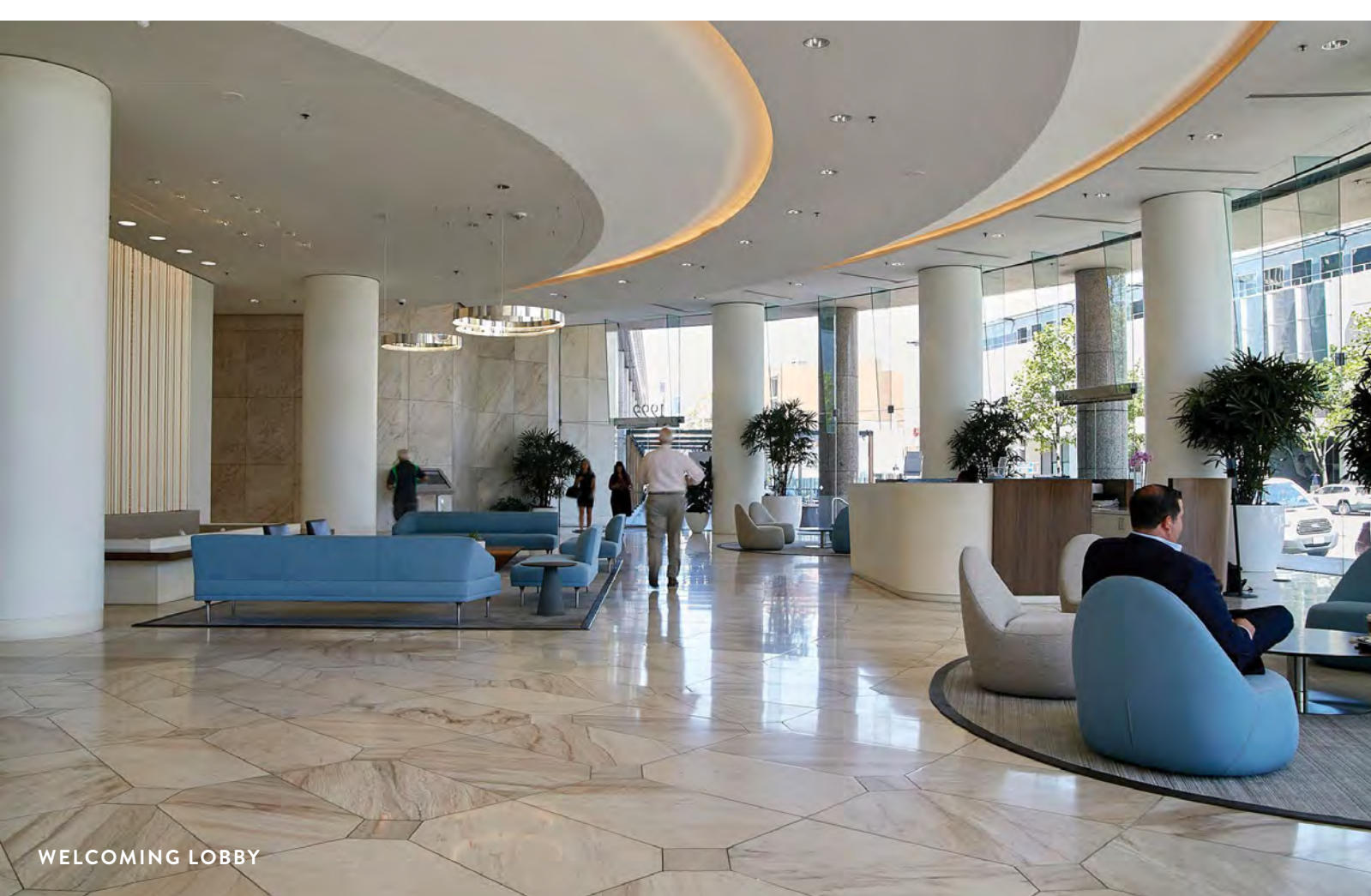
Manned, 24-hour security; after hours key card access to elevators and garage system



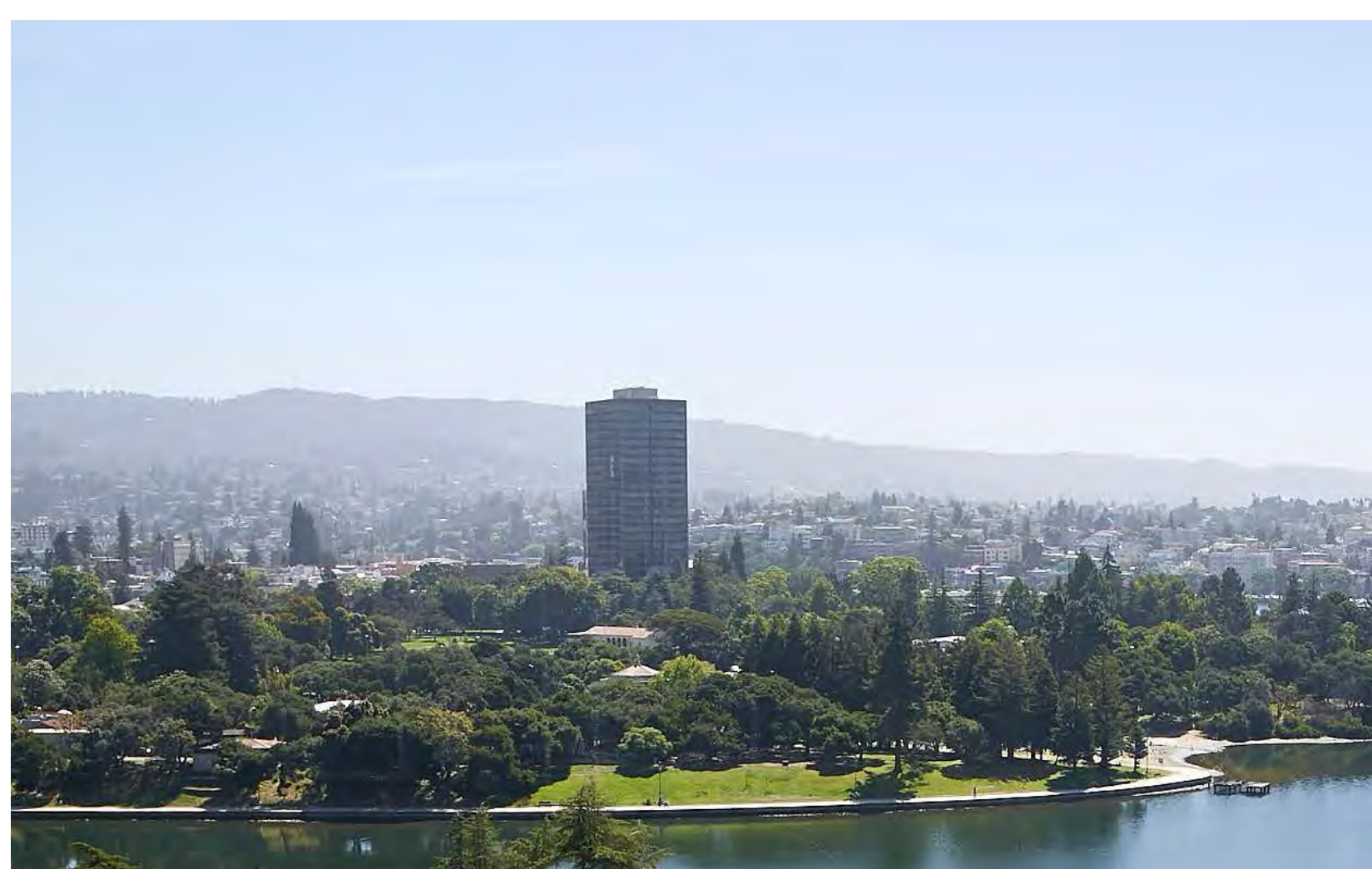
NEW FITNESS CENTER

Newly renovated fitness center for tenants





WELCOMING LOBBY



ON-SITE RETAIL OUTDOOR SEATING



BIKE ROOM



SNOW PARK / ADJACENT GREEN SPACE

BEST-IN-CLASS OPERATIONS

Beacon's focus on sustainability and creating exciting programs for each property has resulted in an enhanced tenant experience and industry recognition.

LEED-EB GOLD CERTIFIED

Lake Merritt Plaza is a LEED® Gold certified high-performance building. Beacon strives to operate all of its properties in a resource-efficient manner and seeks LEED® certification at every property it owns. To date, Beacon has obtained LEED® certification for over 55 million square feet of property.

2022 ENERGY STAR PARTNER OF THE YEAR

Lake Merritt Plaza, along with the majority of Beacon's properties, is ENERGY STAR® certified. Beacon's commitment to sustainability has been recognized by the EPA, who has awarded the ENERGY STAR® Partner of the Year award for the past eleven years, and ENERGY STAR® Partner of the Year award - Sustained Excellence, for the past nine.

BEST IN CLASS CONNECTIVITY

Wired Certification is a commercial real estate rating system that empowers landlords to understand, improve, and promote their buildings' digital infrastructure. Lake Merritt Plaza is Gold Wired Score Certified.

FITWEL STAR RATING

1999 Harrison at Lake Merritt Plaza has been awarded a Fitwel 1 Star Rating by the @Center Active Design. 1999 Harrison's Fitwel certification demonstrates that Beacon Capital Partners is committed to health and well-being to support the physical, mental and social health of its tenants.



BEACON

CAPITAL PARTNERS

Beacon is a private real estate investment firm with over a 75-year legacy of successful real estate development, management, and transformation. We have a national footprint that covers 14 markets, over \$14 billion of assets under management, and a portfolio spanning more than 29 million square feet. At Beacon, we have a singular mission: to create office and life sciences workplaces that make groundbreaking progress possible.



LEASING

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ALL MATERIALS HEREIN ARE SUBJECT TO CHANGE.

LAKE MERRITT PLAZA | 1999 HARRISON STREET | OAKLAND, CA 94612

