

# FULL FLOOR BRICK & TIMBER OFFICE

3rd Floor:

[View Virtual Tour](#)

5th Floor:

[View Virtual Tour](#)

6th Floor:

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## FOR LEASE

# 1404 FRANKLIN

**Edward F. Del Beccaro**  
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# 1404 FRANKLIN ST

FOR LEASE  
OFFICE SPACE IN DOWNTOWN OAKLAND

PAGE 2

- Historic Seven-Story Alameda County Title Insurance Building completed in 1924
- Two blocks from 12th Street BART
- Steel-frame mid-rise structure
- Fully renovated to modern standards in 2015
- Building equipped with Zoned Heat Pump HVAC system throughout
- Card reader secured main entryway with 24/7 access
- Two fully refurbished elevators
- Sprinklered and ADA compliant throughout
- DSL, T-1 and fiber telecom access
- Secure basement storage available and bicycle parking
- Abundant monthly and visitor parking plus numerous restaurant venues



**Available SF** 1,500 - 7,312 SF

**Suite 350** 3,026 SF

**Suite 500** 2,500 - 7,312 SF (Divisible)

**Suite 600** 5,476 SF (Can be combined with Suite 610 for full floor plate)

**Suite 610** 1,422 SF (Can be combined with Suite 600 for full floor plate)

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PAGE 3

- Security available and camera presence throughout common areas of property and entrances/exits
- Fob Key Entry system
- Downstairs storage units
- Bike parking
- Upgraded HVAC with boiler and NEW Chilling tower
- Recent seismic upgrades
- Separately metered electric per floor
- Parking passes can be available for adjacent lot



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# 1404 FRANKLIN ST SUITE 350

FOR LEASE  
OFFICE SPACE IN DOWNTOWN OAKLAND

PAGE 4

## Suite 350

- 3,026 SF
- Private offices
- Kitchen Area
- Conference room
- Reception/Waiting area
- Tall glass, ample natural light
- Large open office area
- Unobstructed views of Uptown Oakland

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## SUITE 500

FOR LEASE  
OFFICE SPACE IN DOWNTOWN OAKLAND

PAGE 5

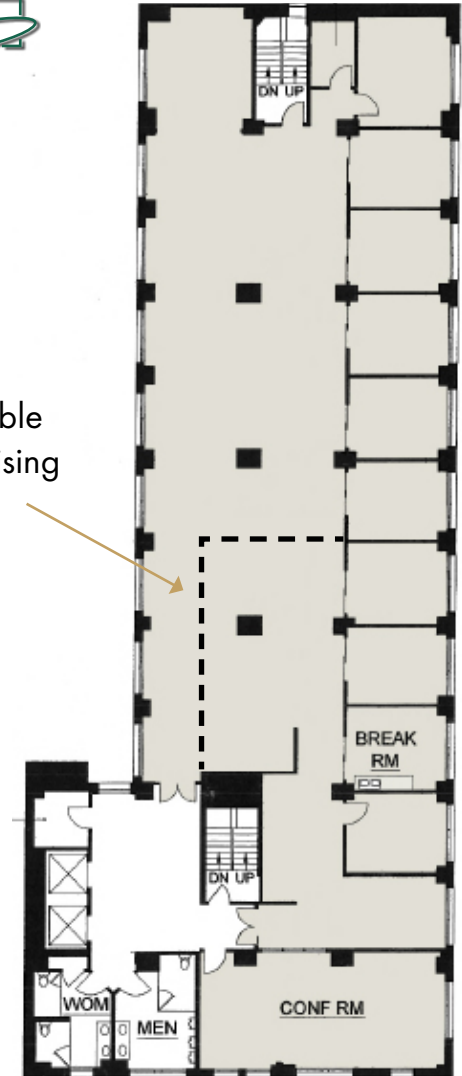
### Suite 500

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- Full Floor Plate Divisible to 2,500 SF
- 8 Private offices
- Kitchen/Break Room
- 16 Person Conference room
- Reception/Waiting area
- Tall glass, ample natural light
- Large open office area
- Unobstructed views of Uptown Oakland



Possible  
Demising  
Wall



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# 1404 FRANKLIN ST SUITE 600

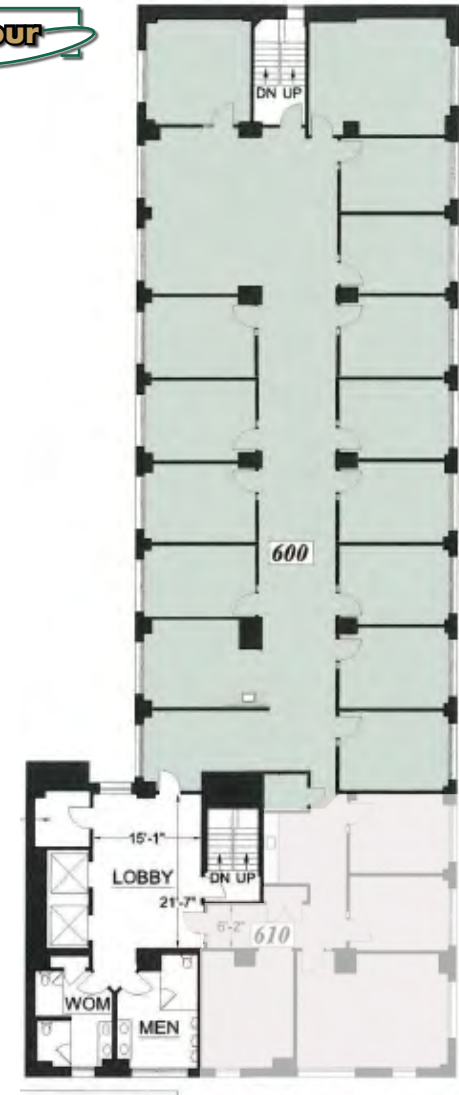
FOR LEASE  
OFFICE SPACE IN DOWNTOWN OAKLAND

PAGE 6

## Suite 600

- 5,476 SF (can be combined with Suite 610 -1,422 SF for full floor plate)
- Elevator identity
- Private offices
- Kitchen/Break Room
- Large Conference room
- Reception/Waiting area
- Tall glass, ample natural light
- Large open office area
- Unobstructed views of Uptown Oakland

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# 1404 FRANKLIN ST

## SUITE 610

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OFFICE SPACE IN DOWNTOWN OAKLAND

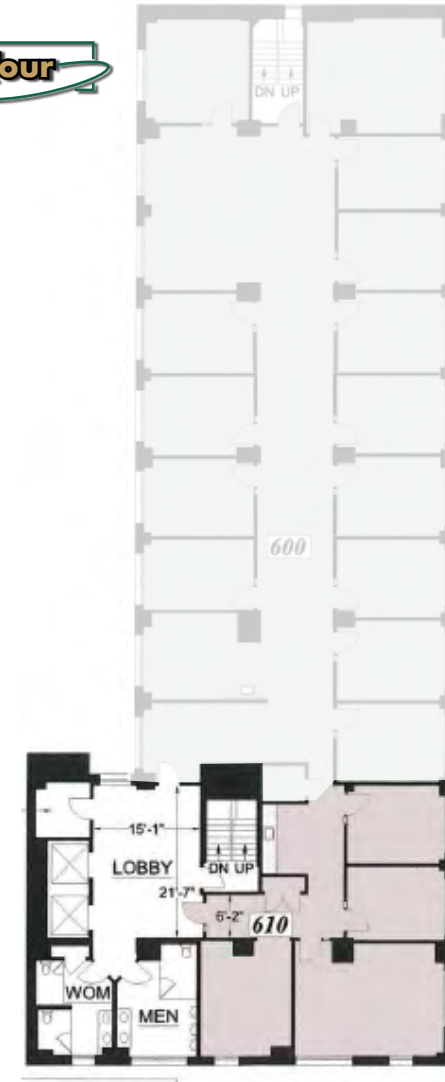
PAGE 7

### Suite 610

- Suite 610 - 1,422 SF (can be combined with
- Suite 600 - 5,476 SF for full floor plate)
- Private offices
- Reception/Waiting area
- Tall glass, ample natural light
- Unobstructed views of Uptown Oakland



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OFFICE SPACE IN DOWNTOWN OAKLAND



 AC TRANSIT BUS STOPS

CITY HALL

SAN PABLO AVE

AWAKEN CAFE

BART  
ba

BROADWAY

DELICIOUS CURRY HOUSE

FRANKLIN ST

MOTIVAT COFFEE

MINTO JAMAICAN PATTIES

15TH ST

BREWJA COFFEE

PINTOH THAI

1404 FRANKLIN ST

13TH ST

GOLDEN LOTUS

TRIBUNE

ELEPHANT SUSHI

MOCKINGBIRD

 **TRI** INTERNATIONAL  
COMMERCIAL