

THE BROADWAY MODERN HISTORY

1212 BROADWAY | OAKLAND



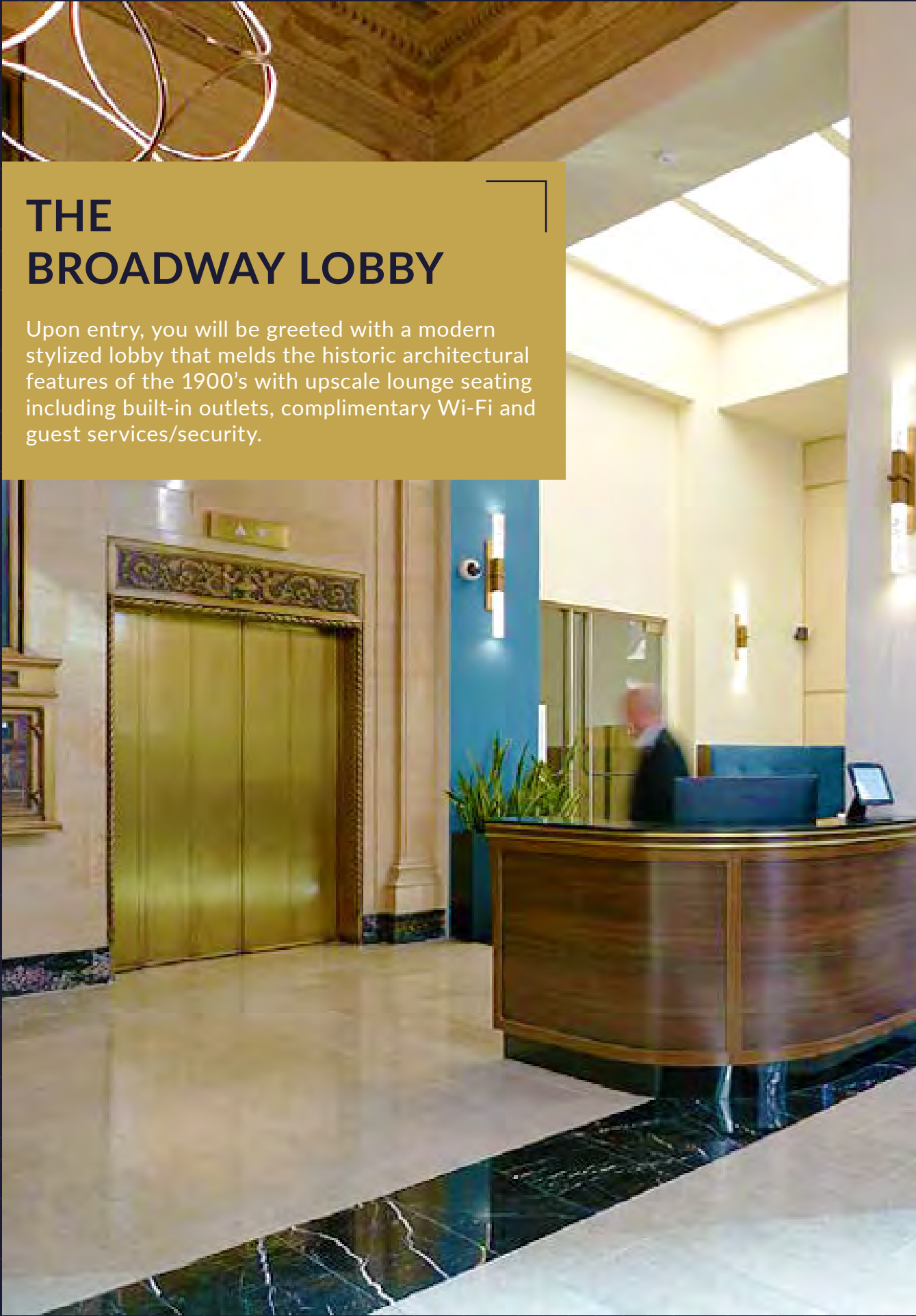
WHAT'S INCLUDED THE BROADWAY EXPERIENCE



**THE BROADWAY IS
WHERE LUXURY MEETS
CREATIVITY.**

We want you to feel at home in this boutique luxury office building with our upscale building enhancements, finest amenities and a prime location just a few steps from BART.





THE BROADWAY LOBBY

Upon entry, you will be greeted with a modern stylized lobby that melds the historic architectural features of the 1900's with upscale lounge seating including built-in outlets, complimentary Wi-Fi and guest services/security.



THE BROADWAY COFFEE CO

Set in the lobby, The Broadway Coffee Co aims to serve a coffee experience. Proudly serving Ritual Coffee, our baristas take pride in every hand-crafted drink. Lounge in our lobby or take advantage of our outside seating right on Broadway.



TENANT AMENITY LOUNGE

Available for all tenants to enjoy! The Lounge features a pool table, a ping pong table, seating areas, secured bike storage, modern showers, day lockers, and complimentary Wi-Fi. It is a great place to reset, relax, or connect with your colleagues!



THE BROADWAY EXPERIENCE



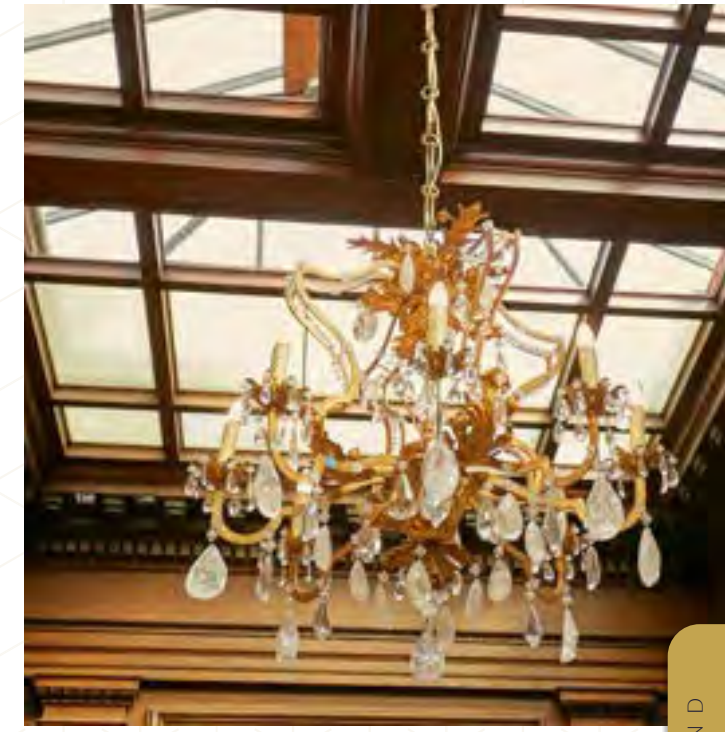
THE VAULT / BAR LOUNGE

Coming soon: an all-new lounge experience and full bar set in a historic bank vault.



5 STAR INTERIOR DESIGN SERVICE










To ensure that your space echoes the luxuriousness and creativity of The Broadway, complimentary design service will be provided by the praised designer behind the prestigious Solage Hotel restaurant and spa.



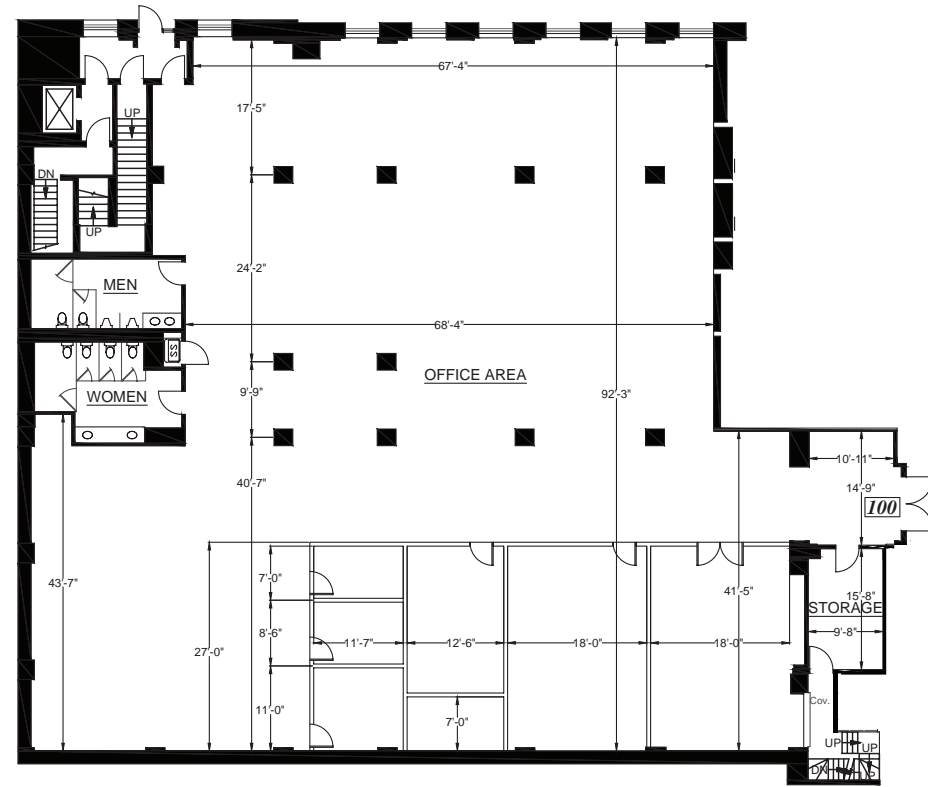
AVAILABLE SPACE

Floor	RSF	Available	Suite Description
1st Floor	11,825 sf	Now	One of a kind first floor space with 25' ceiling height, open work space, lab/R&D component, meeting rooms, etc. Opportunity to brand front entrance of space in building lobby.
3rd Floor	9,813 sf	30 Days	Gorgeous, full floor available with high end finishes, formal entry, open kitchen and workspace. 1 board room, 2 conference rooms, 5 private offices, 3 call rooms.
4th Floor	9,761 sf	Now	Full floor opportunity, with efficient side-core building design & layout, window-line on all four sides, creative exposed ceilings, can be built to open plan or heavy private office build-out. Can be combined with Suites 300 and 500 for +30,000 RSF, or with Suite 500 for +20,000 RSF.
9th Floor	3,833 sf	30 Days	Partial floor with mix of open creative space and meeting rooms, prime window line with boundless natural light and private roof terrace. This suite also has direct access to building amenities including conference facility and an expansive roof deck.
18th Floor	2,273 sf	30 Days	Efficient full floor with open-floor plan, one conference room, private ADA restroom, glass on 4 sides. Unique walkup space with private stairwell. Move-in ready now.

BUILDING AMENITIES

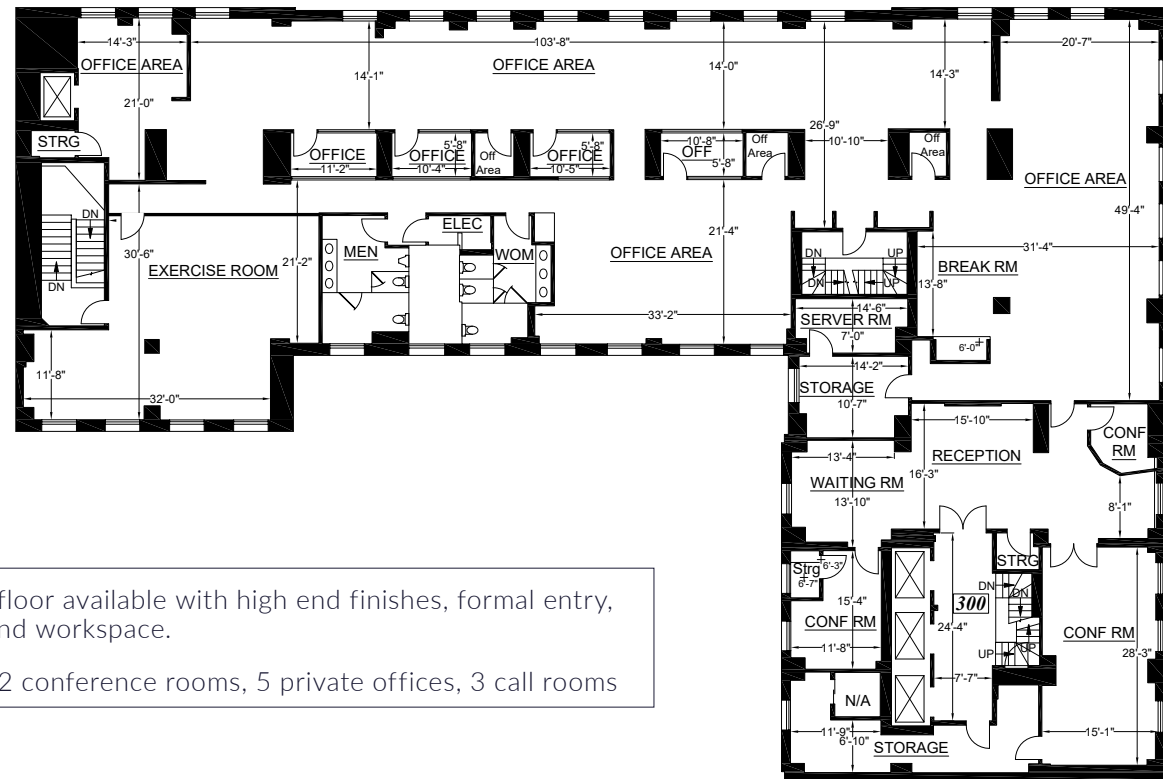
-  Building Conference Room
-  Exposed Brick Walls
-  On-Site Security
-  Showers & Lockers
-  BART Accessible
-  Fitness Studio
-  EBMUD WaterSmart Certified
-  ENERGY STAR Certified
-  Large Building Roof Deck

1st Floor 11,825 sf



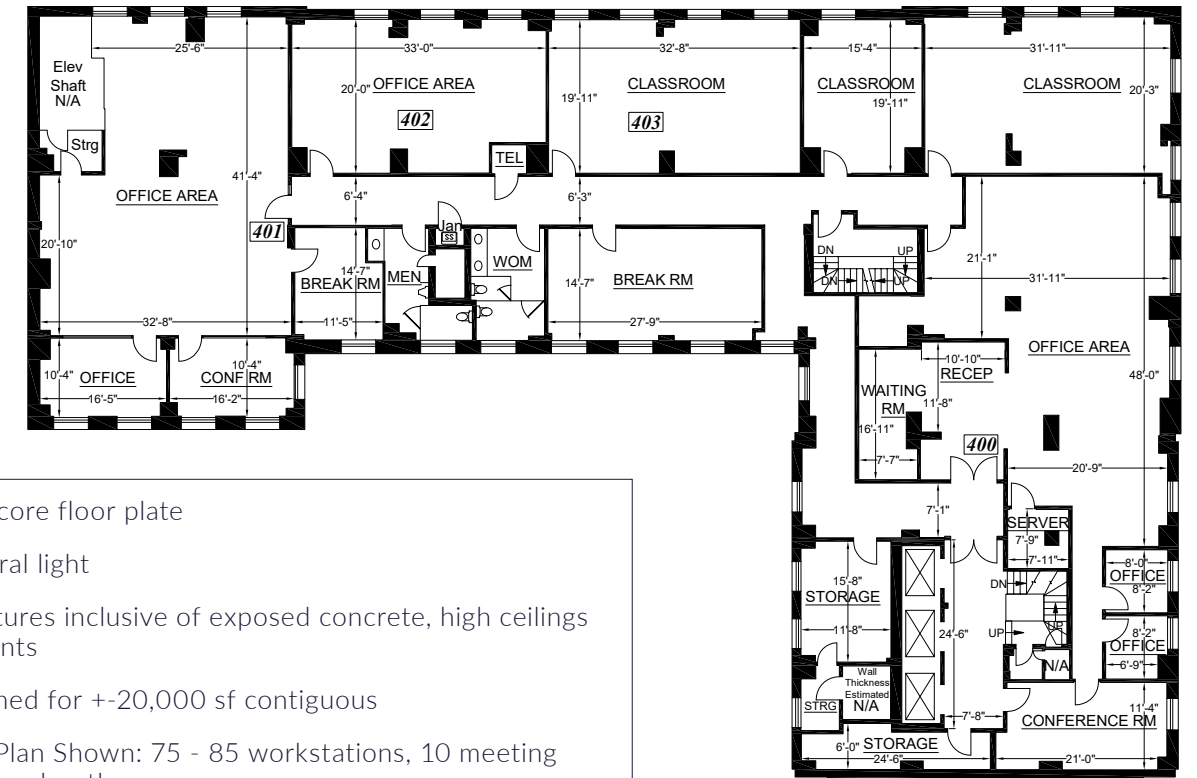
- 25' foot ceiling, creative office space with R&D/Lab Component.
- Open work space for 60, along with meeting rooms, open kitchen, incredible natural light.

3rd Floor 9,813 sf



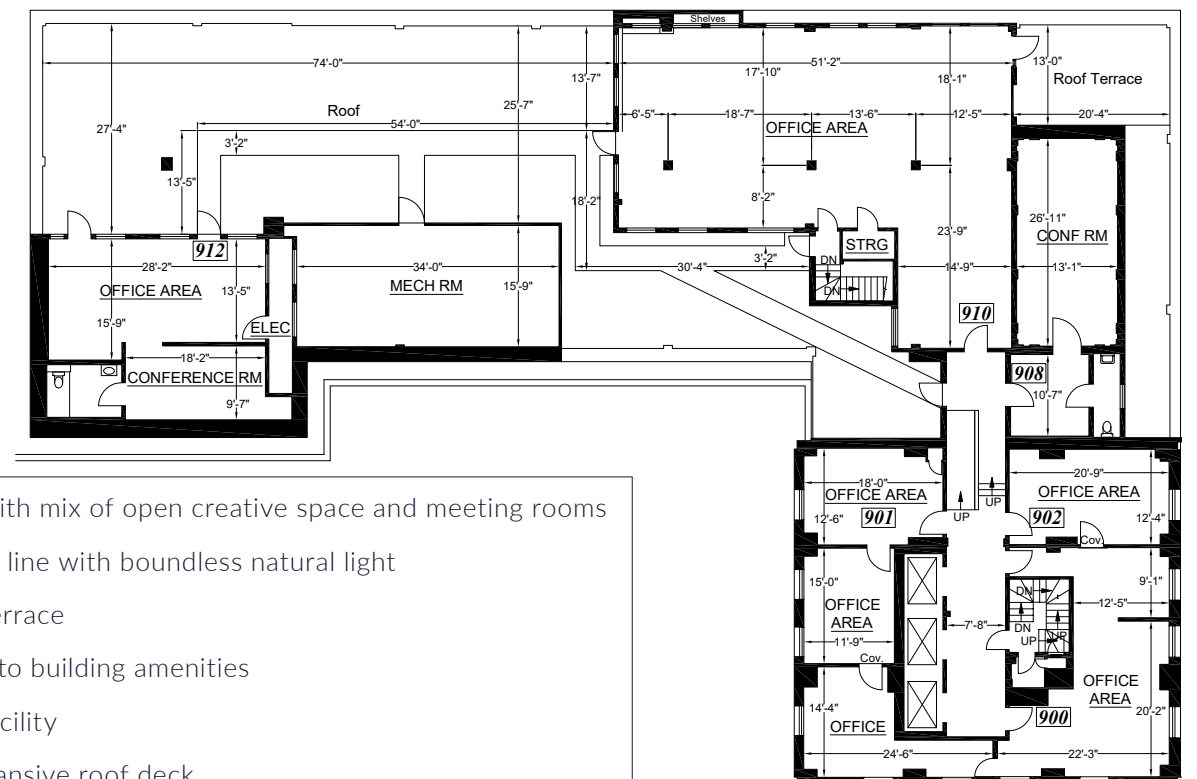
- Gorgeous, full floor available with high end finishes, formal entry, open kitchen and workspace.
- 1 board room, 2 conference rooms, 5 private offices, 3 call rooms

4th Floor 9,761 sf



- Efficient side-core floor plate
- Excellent natural light
- "Creative" features inclusive of exposed concrete, high ceilings and brick accents
- Can be combined for +20,000 sf contiguous
- High Density Plan Shown: 75 - 85 workstations, 10 meeting rooms, 10 phone booths

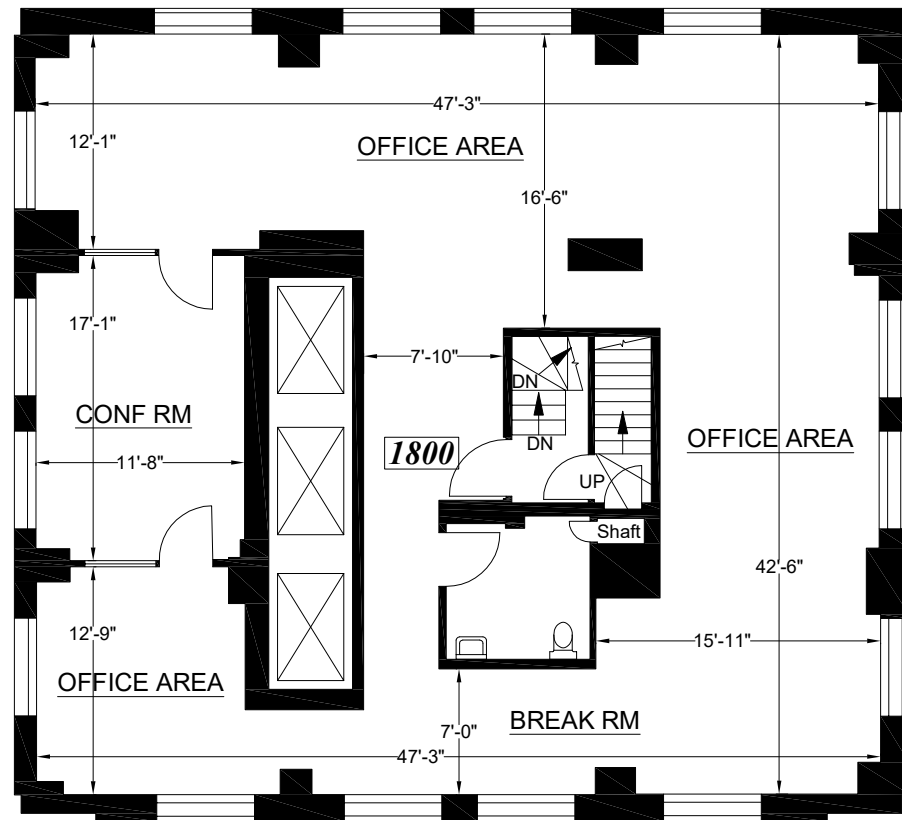
9th Floor 3,833 sf



- Partial floor with mix of open creative space and meeting rooms
- Prime window line with boundless natural light
- Private roof terrace
- Direct access to building amenities
- Conference facility
- Access to expansive roof deck

18th Floor
2,273 sf

- Full Floor Opportunity
- Creative finishes available



WE LOOK FORWARD TO WELCOMING YOU INTO THE BROADWAY!

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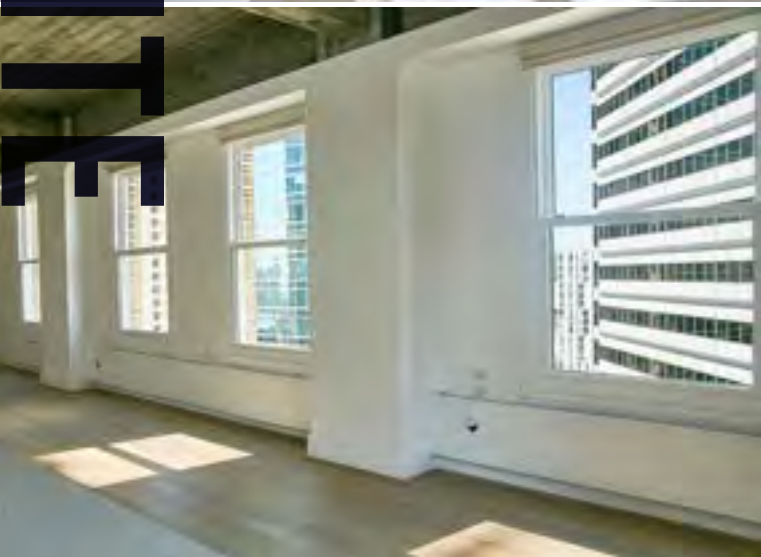
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1212 BROADWAY OAKLAND

11TH FLOOR SPEC SUITE



PARKING AND TRANSPORTATION

- ### PARKING OPTIONS
- 1. City Center Garage West/CPS**
Contact: 510.251.6320
 - 2. Marriott Hotel Garage**
Contact: Fife Assefa 510.451.4000 x6245
 - 3. City Center Garage**
Contact: Robert Aicardi 510.834.8282
 - 4. Parking Garage/Douglas Parking**
Contact: 510.444.7412
 - 5. Surface Parking Lot/Westlake Realty**
Contact: 510.777.0900
 - 6. Rotunda Parking Garage/Douglas Parking**
Contact: 510.444.7412
 - 7. 1000 Broadway Garage**
Contact: Sertse 415.553.6883
 - 8. Surface Parking Lot/Douglas Parking**
Contact: 510.444.7412
 - 9. Surface Parking Lot/AAMPCO Parking**
Contact: 510.832.5136
 - 10. Surface Parking Lot/Parking Concepts**
Contact: 800.986.2278
 - 11. Surface Parking Lot/Parking Concepts**
Contact: 800.986.2278
 - 12. Surface Parking Lot/Douglas Parking**
Contact: 510.444.7412

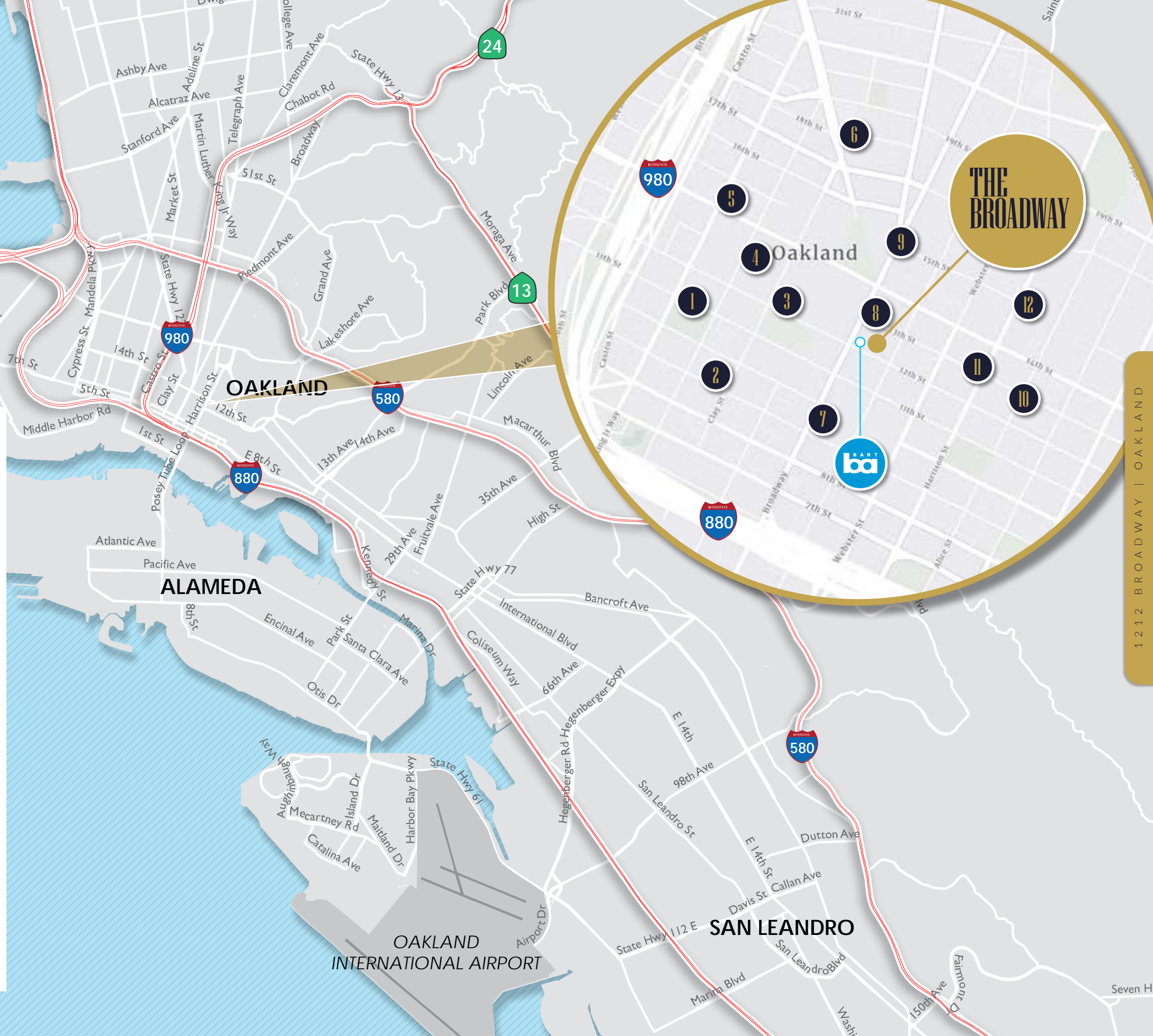


PHOTO GALLERY



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