

155 GRAND AVENUE

LAKE MERRITT TOWER



NEWMARK

CONOR RANAHAH | MANAGING DIRECTOR | 510.923.6204 | CONOR.RANAHAH@NMRK.COM | CA RE LIC #01850797

TOM SOUTHERN | DIRECTOR | 510.220.6336 | TOM.SOUTHERN@NMRK.COM | CA RE LIC #01808807

Property Specifications

THE SUBJECT PROPERTY HAS THE FOLLOWING FEATURES

Ownership Entity	California Nurses Association
Completed	1990
Architect	Skidmore Owings Merrill
Building SF	214,099
Floors	10-Story
Lot Size	1.58 Acres
Building Exterior	Glass and Masonry
Structural Framing	Steel
Structural Foundation	Concrete and Steel
Slab to Slab	12' 9"
Parking	219 Spaces - Subterranean Level
Typical Floor Plates	22,000 Square Feet
HVAC	Dual Deck with a Supply & Return
Awards	LEED Gold Certification
Hours	Mon-Fri, 8am - 6pm
Amenities	<ul style="list-style-type: none">• On-Site Security, 24 hrs/7 days• Bicycle Racks• On-Site Car Charging Stations• AM/PM BART Shuttle Service• 10 Minute Walk to/from BART• Circular Dropoff / Pick-Up Driveway
Elevators	<ul style="list-style-type: none">• 4 Passenger Elevators to Floors 1-10• Freight Elevator with a Permissible Load of 4,000 lbs is Accessed via the Loading Dock• 1 Passenger Elevator from Parking Garage to Lobby
Management	Lake Merritt Management 155 Grand Avenue, Suite 105 Oakland, CA 94612





LAKE MERRITT TOWER
155 GRAND AVENUE

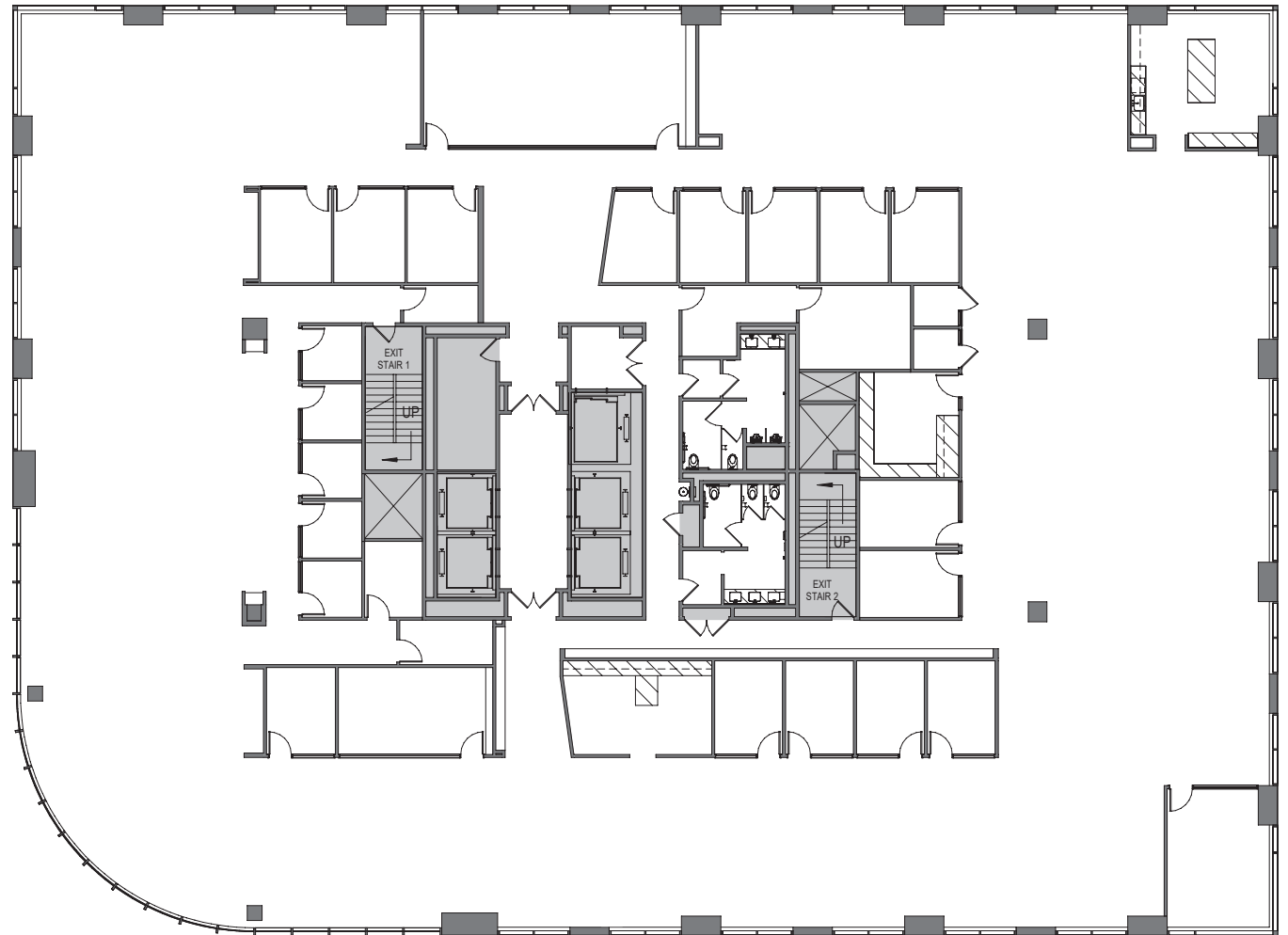
EXIT

SUITES	SIZE
400	±22,260 SF
905	±3,040 SF
950	±5,545 SF
905 & 950	±8,585 SF
1075	±4,462 SF

Suite 400

±22,260 RSF

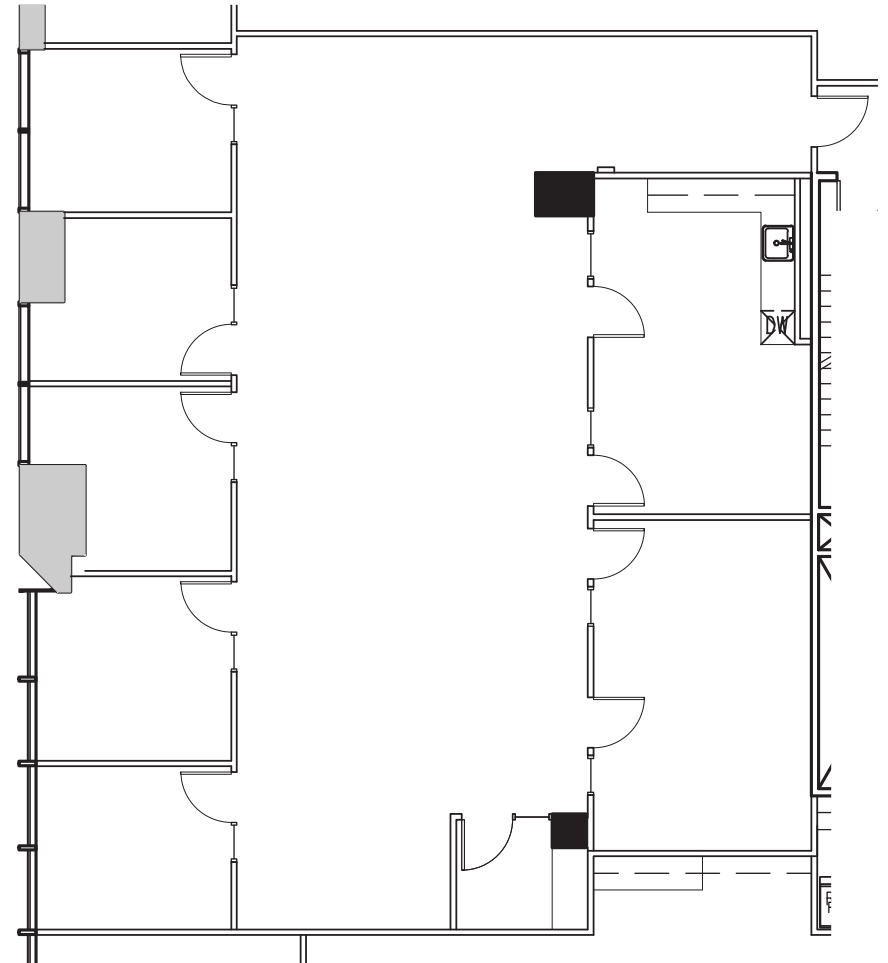
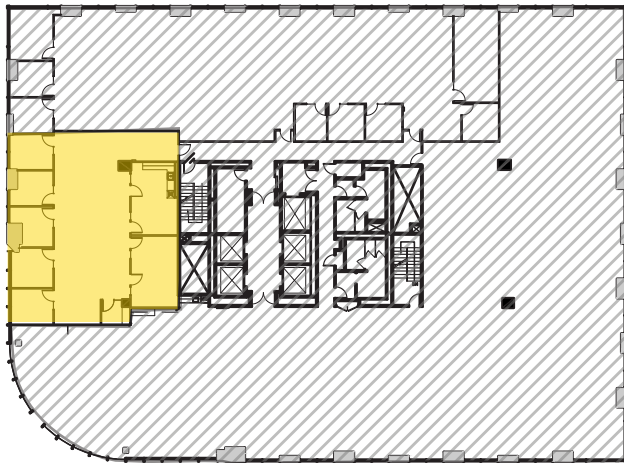
- Full Floor Identity
- Lake Merritt Views
- Expansive Open Work Area
- Two Conference Rooms
- Fifteen Private offices
- Seven Focus Rooms
- Wellness Room
- Data/Tech Closet
- Large Work/Copier Room
- Break Room/Kitchenette
- **Rental Rate PSF: \$4.25 FS**



Suite 905

±3,040 RSF

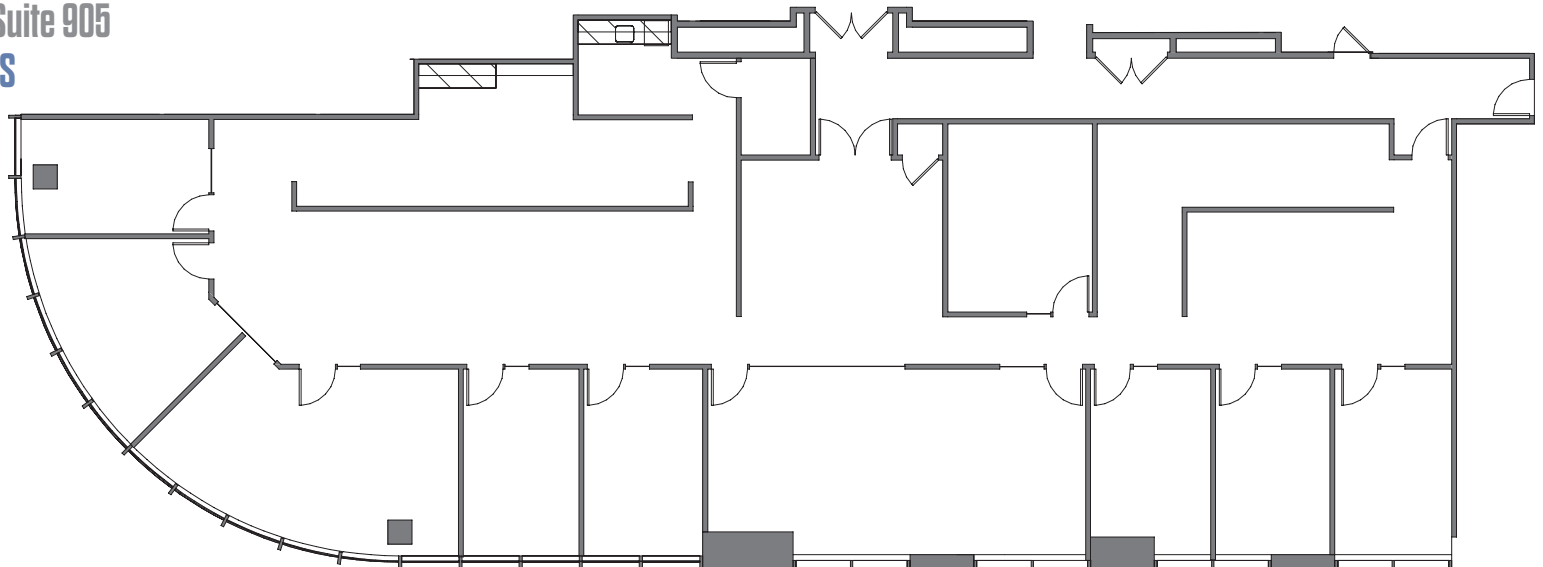
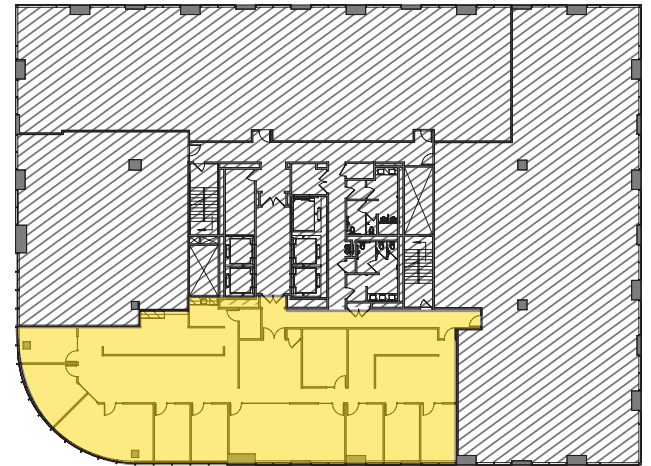
- Available Immediately
- 5 Private Offices
- 1 Conference Room
- Kitchenette / Breakroom
- Can be combined with suite 950
- **Rental Rate PSF: \$4.25 FS**



Suite 950

±5,545 RSF

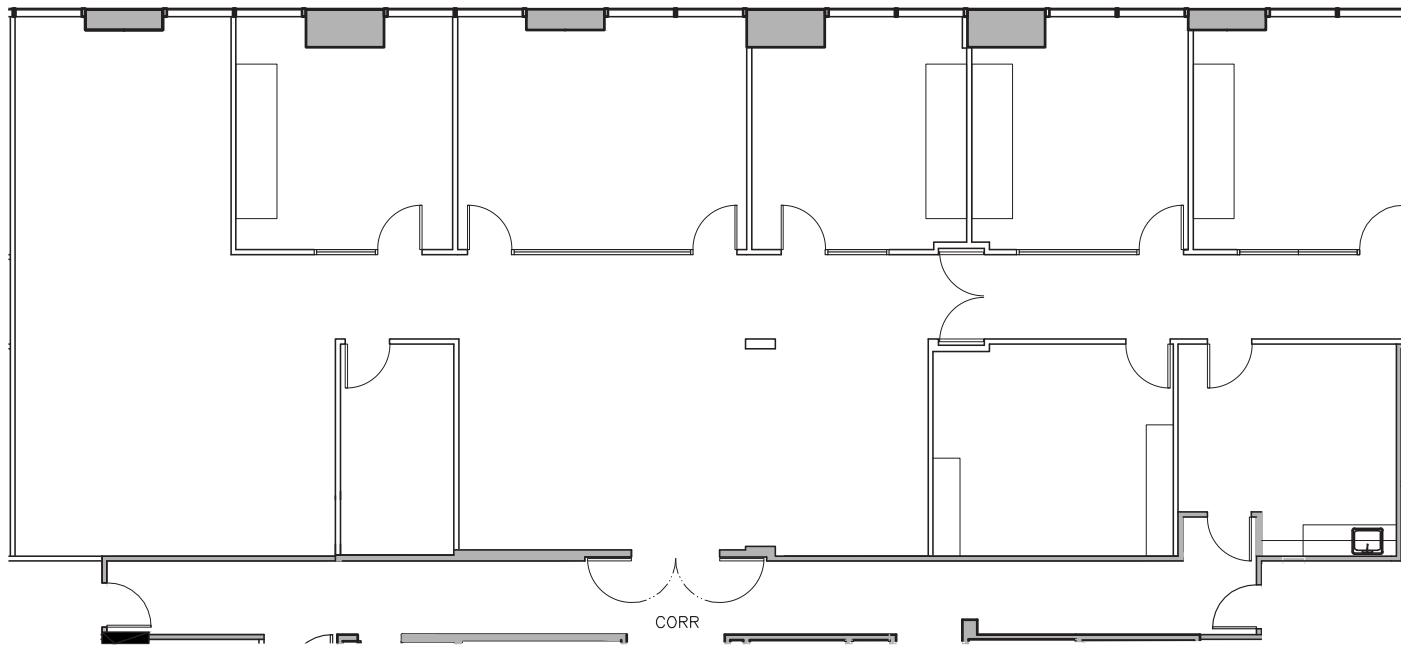
- Available April 1, 2024
- Lake Merritt Views
- Double Door Entry
- Large Conference Room
- Reception
- Large Executive Office
- Seven Private Offices
- Huddle Room
- Two Open Office Areas
- Two work/copier areas
- Data/Tech closet
- Kitchenette
- Can Be Combined With Suite 905
- **Rental Rate PSF: \$4.25 FS**



Suite 1075

±4,462 RSF

- Available Now
- Corner Suite
- Double Door Entry off Elevator Lobby
- 4 Private Offices
- Conference Room
- Kitchenette
- Open Area
- Copy/Break Room
- **Rental Rate PSF: \$4.25 FS**







The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.