

2ND GENERATION RESTAURANT / BREW PUB FOR LEASE



O · A · K · L · A · N · D
CITY · CENTER



Accelerating success.

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500 12TH STREET CITY CENTER PROPERTY OVERVIEW

SUITE 135 – 2ND GENERATION RESTAURANT

- › ± 5,500 SF Available
- › Existing restaurant infrastructure
- › Built out bar
- › Indoor and outdoor dining

OAKLAND CITY CENTER

- › BART access
- › Eclectic mix of retail shops, business services and restaurants
- › On-site: Health Club, management, security, and ±1,800 parking spaces
- › Daytime population of over 57,000 within a 0.5 mile radius
- › Encompasses approximately 4.9 million SF of existing and approximately 900,000 SF of new office space



Walk Score: **99**
Walker's Paradise



Transit Score: **88**
Excellent Transit



Bike Score: **71**
Very Bikeable

DOWNTOWN DEVELOPMENTS



State Building

Oakland City Hall Complex

Westlake Building

Rotunda Building

1640 Broadway

1300 Clay

Federal Building

505 14th Street

601 12th St.

1200 Clay

475 14th St.

555 City Center

1100 Clay

City Center

1333 Broadway

405 14th St.

1330 Broadway

1510 Webster St

1111 Broadway

Tribune Tower

Oakland Convention Center

Marriott City Center

Transpacific Centre

378 11th St

1100 Broadway

1314 Franklin St

285 12th St & 301 12th St

Existing Developments	Units/SF
State Building	700,589
Rotunda Building	242,000
Oakland City Hall Complex	240,000
Federal Building	1,025,000
1300 Clay	186,194
1200 Clay	18,775
505 14th St.	169,847
475 14th St.	182,092
405 14th St.	90,000
City Center	25,803
555 City Center	487,224
Tribune Tower	88,120
436 14th Street	136,000
1333 Broadway	239,822
1330 Broadway	328,427
1221 Broadway	504,855
1111 Broadway	553,210
Oakland Convention Center	80,000
Marriott City Center	482 rooms
Transpacific Centre	325,000
Westlake Building	66,100
TOTAL	5,689,058+

Approved Developments	Units/SF
601 12th St.	600,000
1100 Broadway	320,000
1100 Clay	262 rooms
378 11th St	114 room-hotel
1314 Franklin St	634 Units
285 12th St & 301 12th St	416 Units
1640 Broadway	254 Units
1510 Webster St	189 Units
TOTAL OFFICE	920,000+ SF
TOTAL RESIDENTIAL	1,493 Units

FLOOR PLAN

Mechanical

ELECTRICAL:

- › Panel 1 & 2 – 208/480 volt 3-phase 4 wire, Max 400 amps
- › Panel 3 – 480/277 volt 3-phase 4 wire, Max 225 amps

VENTING:

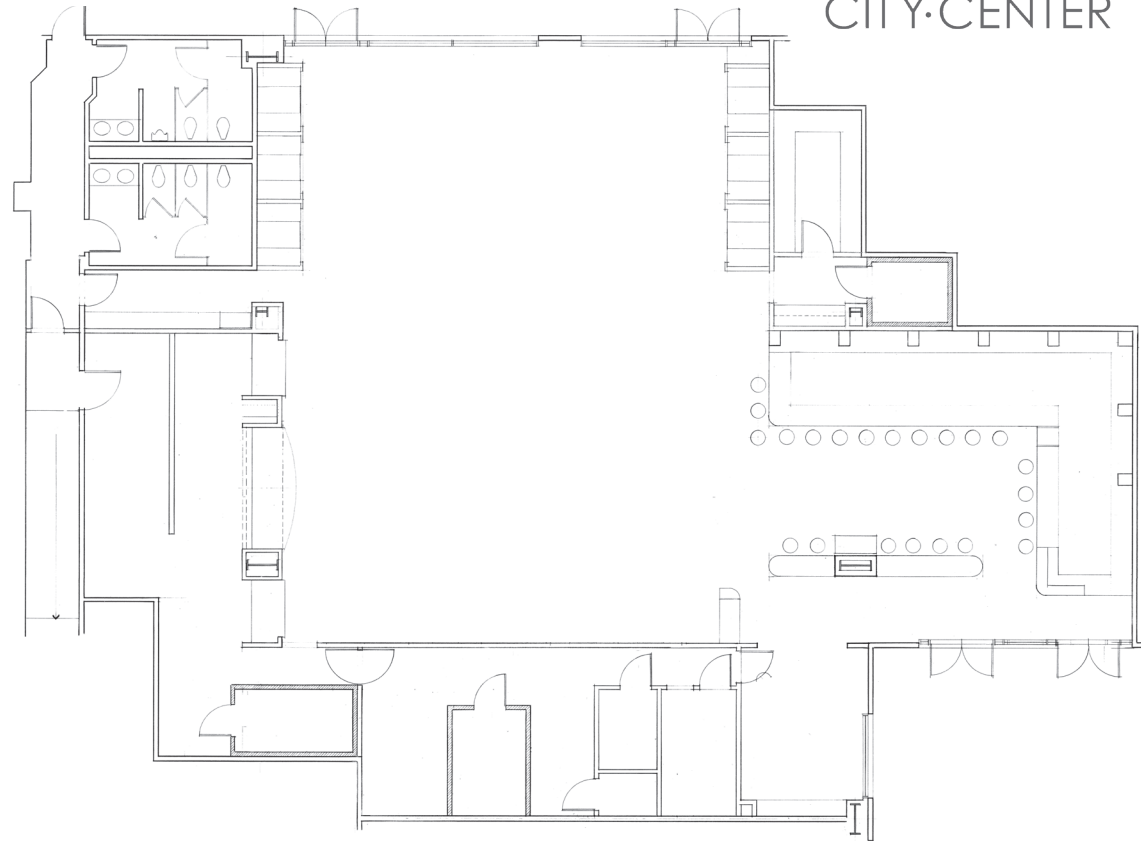
- › Hood 1 – 2000 CFM and max make-up air .75 CFM
- › Hood 2 – 3,625 CFM with a max make-up air of 2000 CFM, Ansel fire suppression system and a cleaning system.

OTHER INFRASTRUCTURE:

- › **Gas Line:** 4-inch
- › **Water Line:** (1) 2-inch and (1) 4-inch
- › **Sewer Line:** 4-inch
- › **Hot Water:** 81 gallons rooftop unit
- › **HVAC:** Total of 23 tons
- › (1) Grease traps
- › (14) Floor sinks
- › (3) Walk-in Freezers
- › (1) Industrial Auto-Chlor dishwasher



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