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**1 2 2 1 B R O A D W A Y**

# *Oakland* **CITY CENTER**

RETAIL AVAILABLE IN PROMINENT  
DOWNTOWN OAKLAND PLAZA

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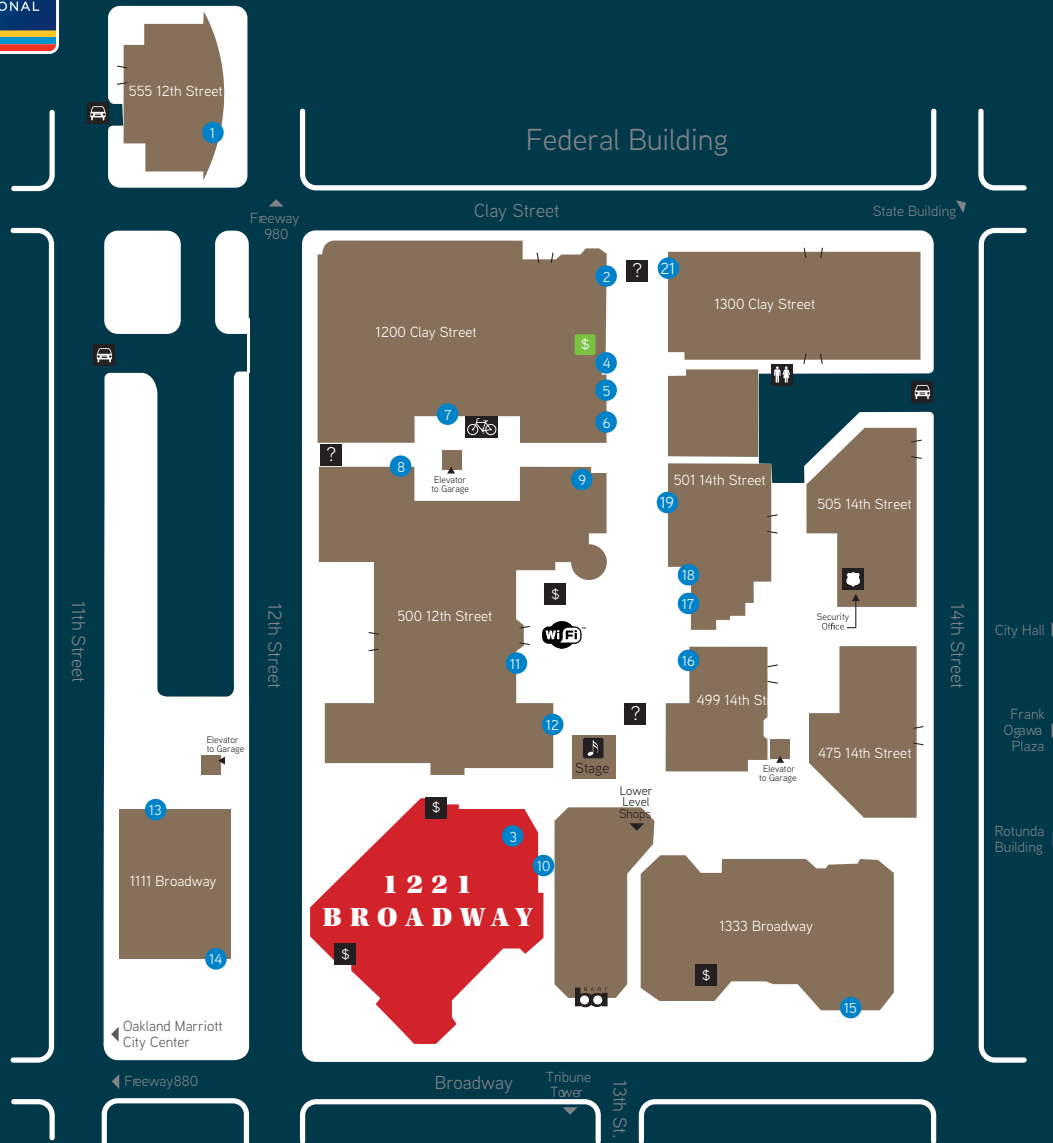


## RETAIL AT

# Oakland CITY CENTER

1221 Broadway is located at the heart of Downtown Oakland. With over 5.65 million square feet of office space in a two block radius and direct access to BART, Oakland's City Center is the preeminent business district in the East Bay. It serves as the destination for thousands of commuters who commute daily from throughout the Bay Area.





## Amenities at the Oakland City Center Include

- BART access
- Eclectic mix of retail shops, business services and restaurants
- On-site health club (Active Sports)
- On-Site parking with ±1,800 spaces
- Ease of access to major freeways and thoroughfares
- Plaza with aesthetically pleasing landscaped design and on-site events

## Property Highlights

- Prominently featured along Broadway with pedestrian and drive by visibility
- Below grade promenade is the main artery to the 12th St./City Center BART station with highest average daily exits outside of San Francisco
- On-site management and security

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- |               |               |                  |                  |                 |
|---------------|---------------|------------------|------------------|-----------------|
| 1 Specialty's | 5 Popeyes     | 9 Fedex          | 13 Faz           | 17 Bagel Café   |
| 2 Starbucks   | 6 Quiznos     | 10 MOCHA         | 14 Peet's        | 18 La Salsa     |
| 3 Bamboo Asia | 7 One Federal | 11 Panda Express | 15 Walgreens     | 19 GNC          |
| 4 Patelco     | 8 Wells Fargo | 12 Jamba Juice   | 16 Fountain Café | 20 Ladle & Leaf |





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
<b>TOTAL</b>	<b>5,689,058+</b>

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
2800 Broadway	218 Units
1510 Webster St	189 Units
<b>TOTAL OFFICE</b>	<b>920,000+ SF</b>
<b>TOTAL RESIDENTIAL</b>	<b>1,457 Units</b>

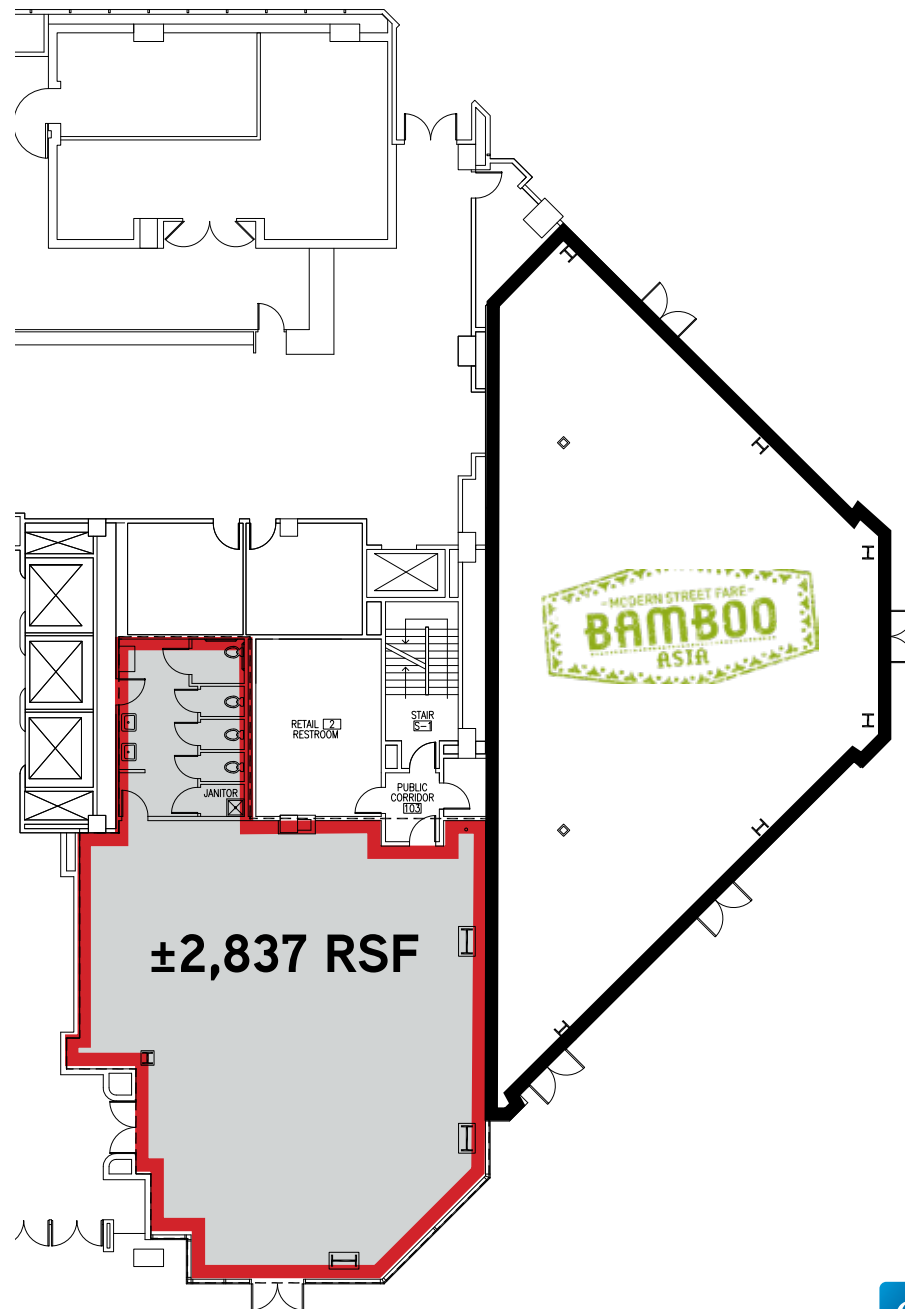
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## Street Level Facing the Oakland Federal Building



### Available Space

± 2,837 RSF

- High ceilings
- Great frontage
- Signature location

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## BART Level Facing the 12th St. BART Entrance



### Available Space

± 2,315 RSF

- Great retail/café location
- Outdoor seating available
- High traffic location adjacent to BART

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