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INTERNATIONAL

**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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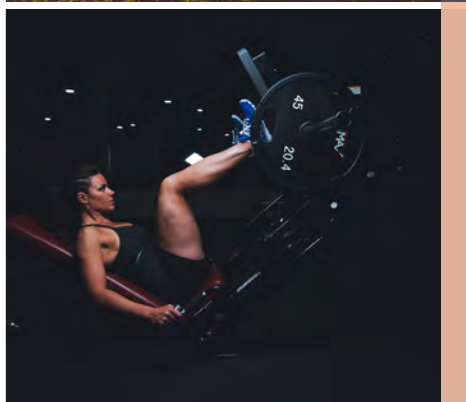
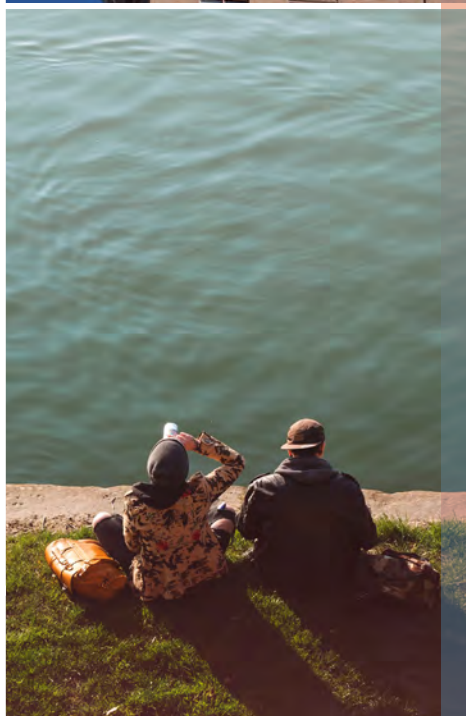
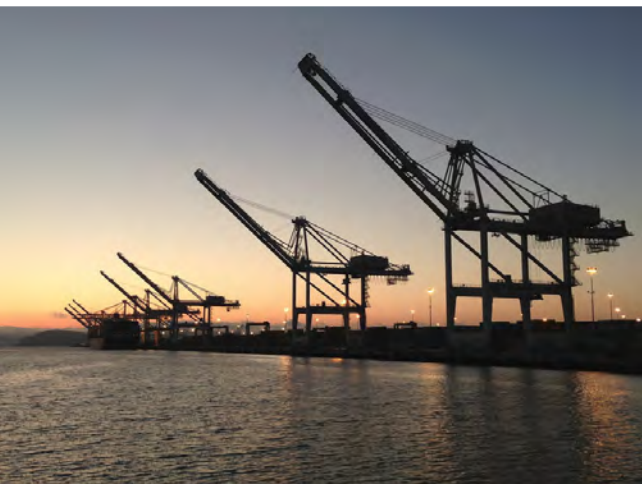
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## RETAIL AT

# 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 Max's         | 14 Peet's        | 18 La Salsa     |
| 3 Scotttrade  | 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> |

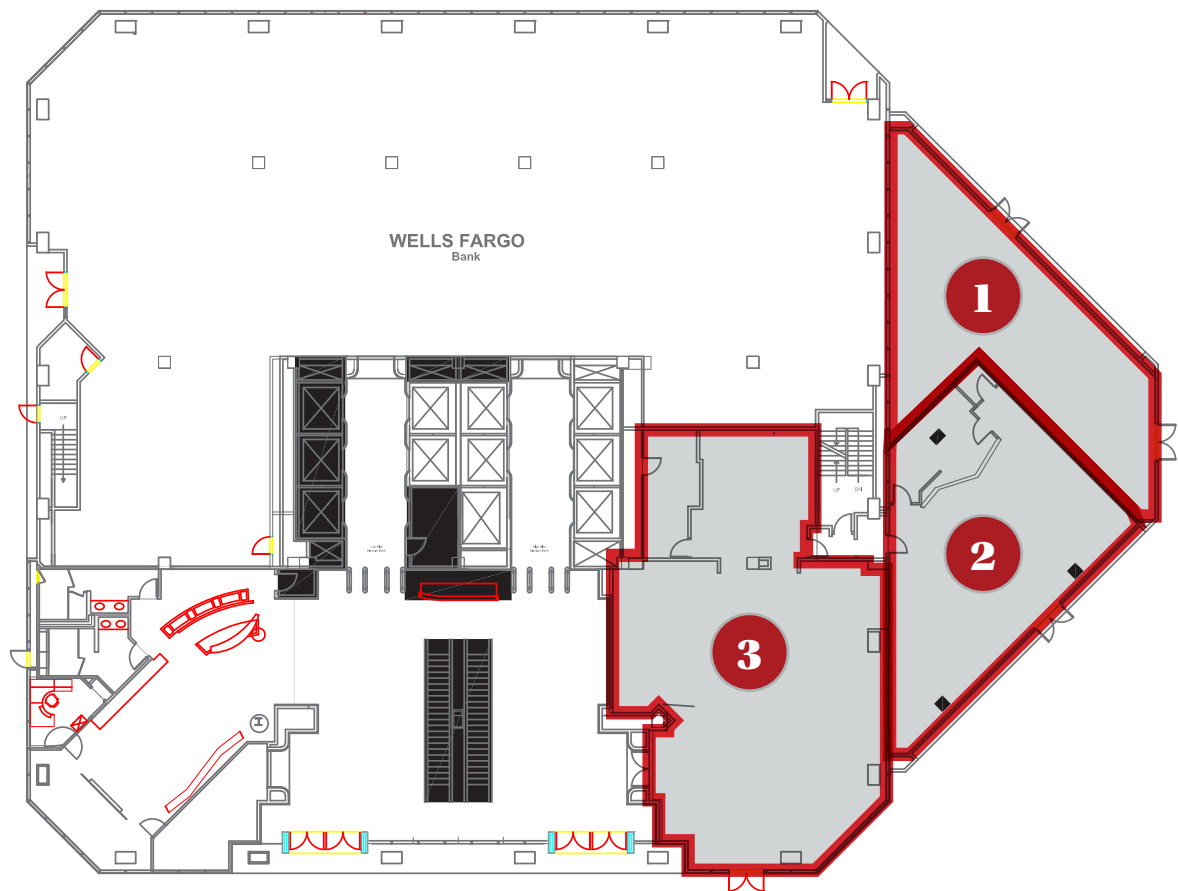
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## Street Level Facing the Oakland Federal Building



### Available Space

#### SPACE #1 - 1,564 RSF

- Ideal for food use
- High pedestrian traffic
- Outdoor seating available

#### SPACE #2 - 1,765 RSF

- Highly visible from City Center interior and Broadway
- On primary path of travel for corporate shuttle and bus riders

#### SPACE #3 - 2,414 RSF

- High ceilings
- Great frontage
- Signature location

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

### Available Space

#### SPACE #4 - 6,624 RSF

- Great retail/service location
- Off street loading (Super Dock)
- Adjacent to passenger vehicular 30 min zone in garage



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