

WHERE MODERN MEETS HISTORIC.

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GRAHAM STREET REALTY
REAL ESTATE INVESTMENTS



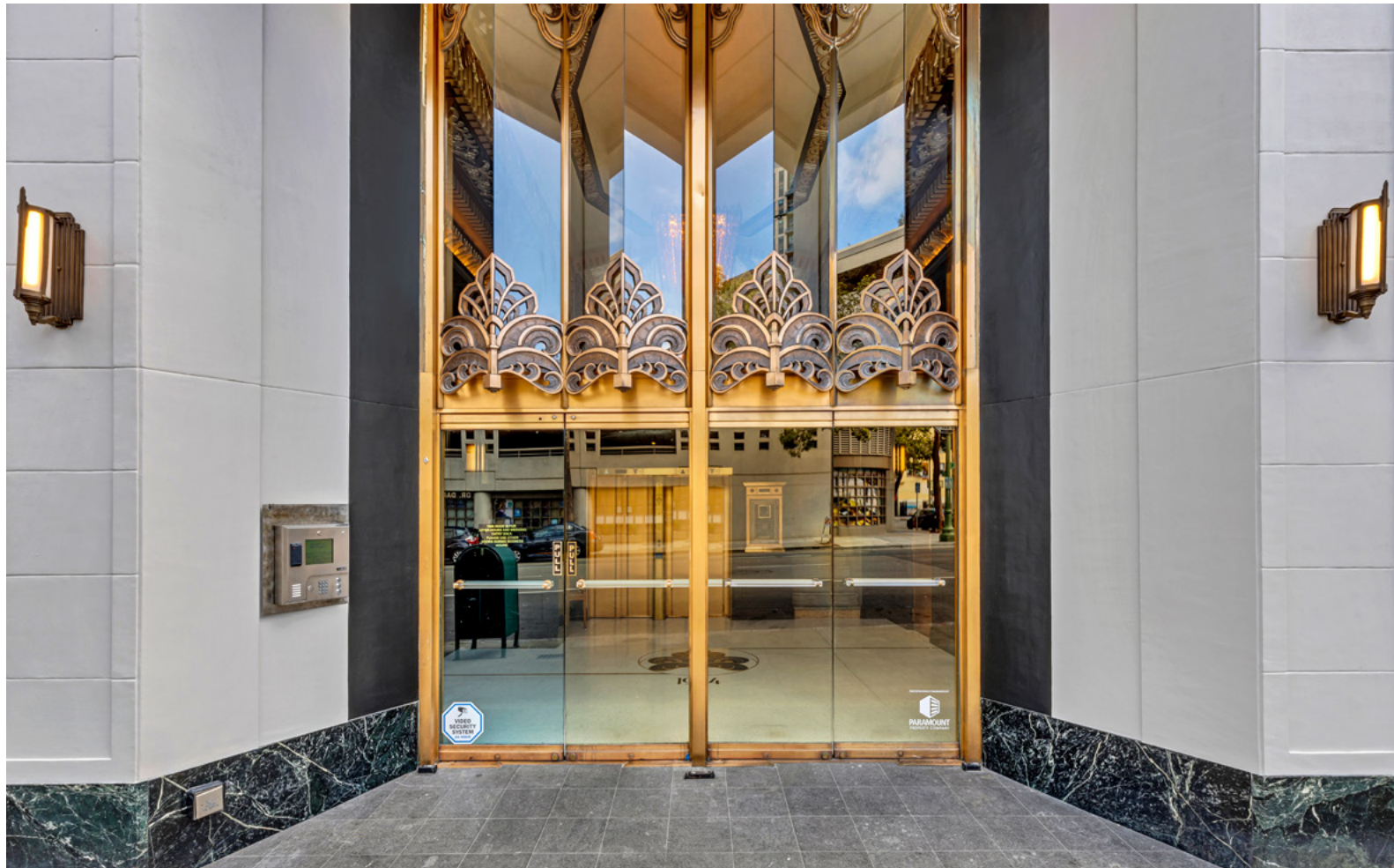
1904 FRANKLIN ST | OAKLAND, CA



ABOUT THE BUILDING

1904 Franklin is a nine-story office building located one block from public transit, two blocks from Lake Merritt, and is surrounded by dining and cultural amenities in Oakland's popular Uptown District. Originally constructed in 1923 and seismically retrofitted in 1993, 1904 Franklin is a nine-story, 50,508-square foot office building comprising eight floors of multi-tenant office space and ground floor retail space.

The property is located in Downtown Oakland and features a classic Art Deco design with a brick exterior and flexible floor plates that can accommodate layouts for both large and small tenants. 1904 Franklin also features 18 subterranean parking stalls and 16 surface stalls.



IT'S ALL ABOUT LOCATION

One block away from the BART and situated in a “walker’s paradise,” 1904 Franklin is one of the most user friendly locations in Oakland.



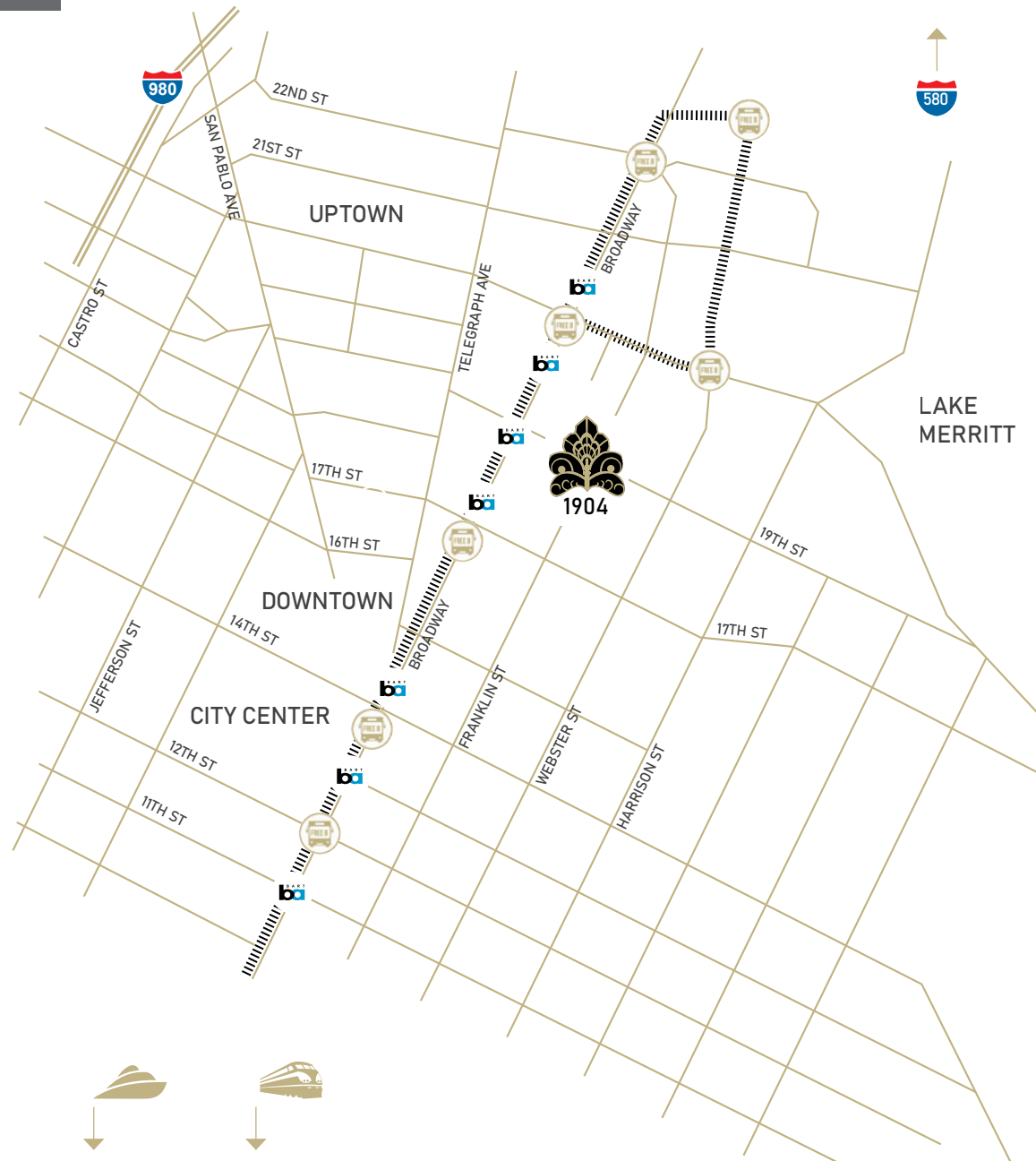
One block from BART
19th St. Station



8-minute drive to
ferry terminal



“Free B” Broadway Shuttle
connects Downtown & Uptown
Oakland to Amtrak & Ferry



PROJECT FEATURES



On Site
Security Gaurd



Secured Garage &
Surface Parking



1 Block from 19th Street
BART station



Newly Renovated Lobby
with Classic Art Deco
Design



Newly Renovated
Bathrooms Throughout



Updated Corridors
Throughout



Creative Office Potential with
Exposed Brick, Concrete
and Operable Windows



Prime Uptown Location, 2
Blocks from Lake Merritt



Flexible Floor Plates for
Large and Small Users



Onsite Dining -
Japanese Restaurant Genji &
Aroma Cafe



Views of San Francisco
and Mount Tamalpais



Bike Storage



AVAILABILITIES

Flexible Floor Plates for Large and Small Users

Penthouse	592 SF	Available Now
Suite 415	402 SF	Available Now
Suite 409	856 SF	Available Now
Suite 320	1,575 SF	Available Now
Suite 310	1,156 SF	Available Now 
Suite 250	1,558 SF	Available Now 
Suite 240	387 SF	Available Now
Suite 205	432 SF	Available Now
Suite 204	355 SF	Available Now
Suite 203	746 SF	Available Now
Suite 202	185 SF	Available Now

 Suites 202-205 can be leased together for 2,032 SF



FLOOR PLAN

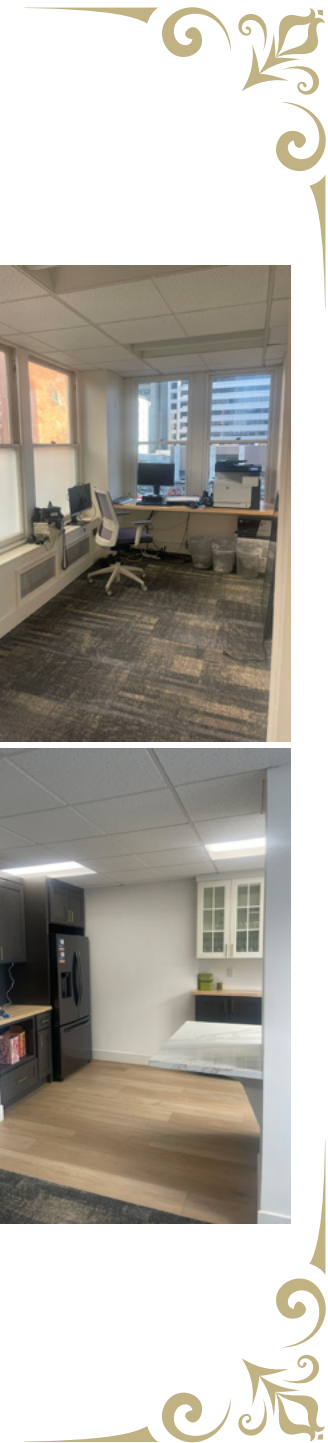
2nd Floor

Suite 202	185 SF
Suite 203	746 SF
Suite 204	355 SF
Suite 205	746 SF
Suite 240	387 SF
Suite 250	1,558 SF

-  AVAILABLE
-  LEASED
-  Suites 202-205 can be leased together for 2,032 SF



Suite 250 Photos



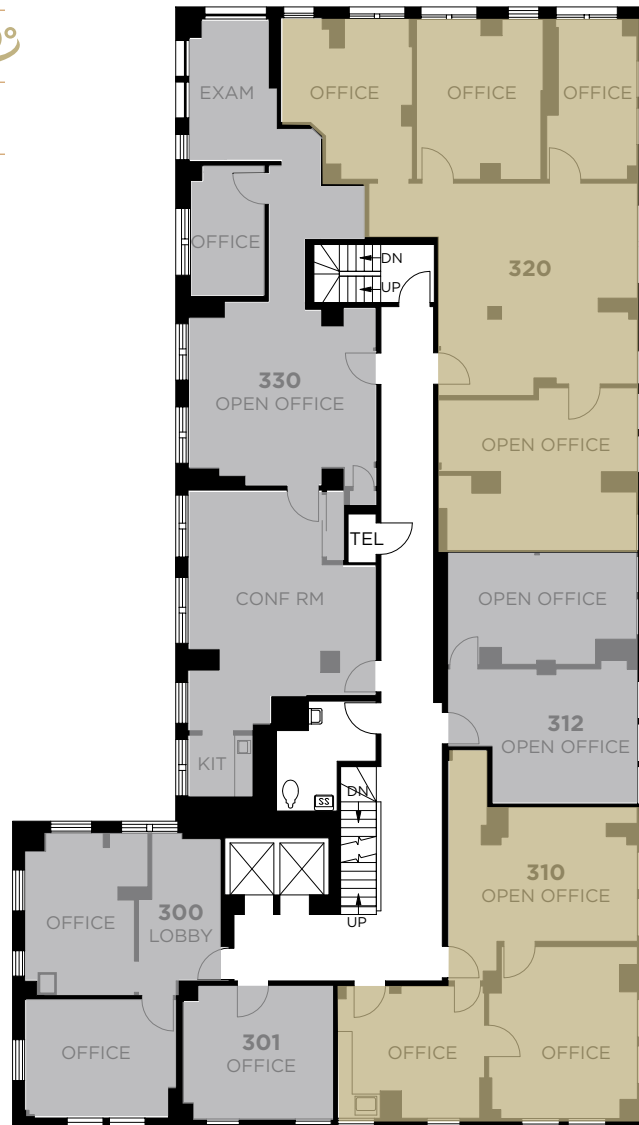
FLOOR PLAN

3rd Floor

Suite 310 1,156 SF 

Suite 320 1,575 SF

 AVAILABLE
 LEASED



Suite 310 Photos



FLOOR PLAN

4th Floor

Suite 409 856 SF

Suite 415 402 SF

AVAILABLE

LEASED



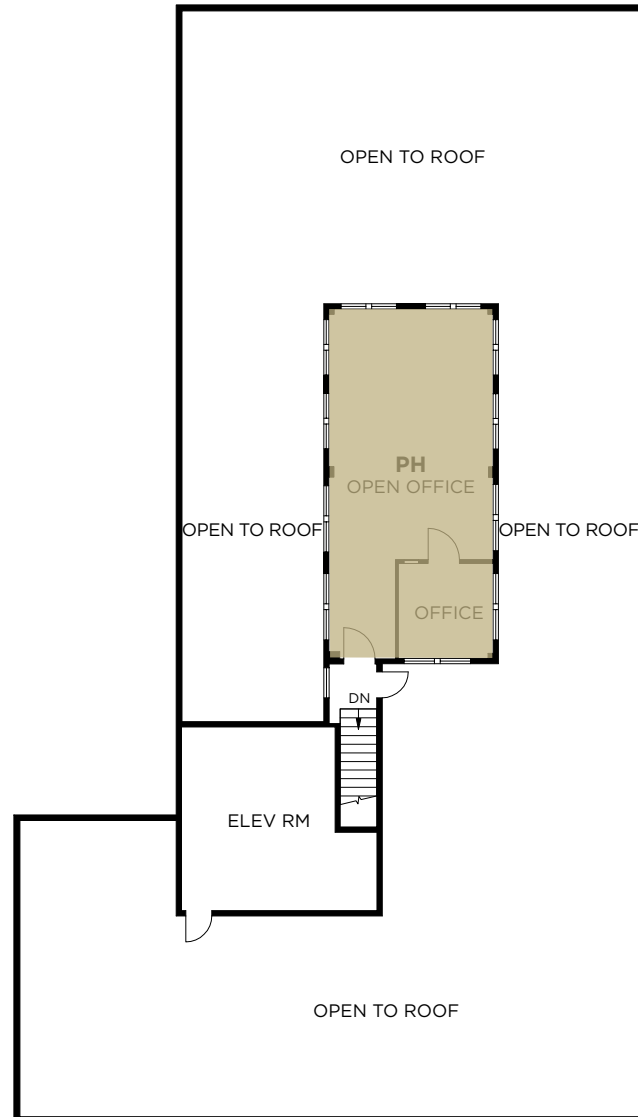
FLOOR PLAN

Penthouse (10th Floor - Walkup from 9th Floor)

Penthouse 592 SF

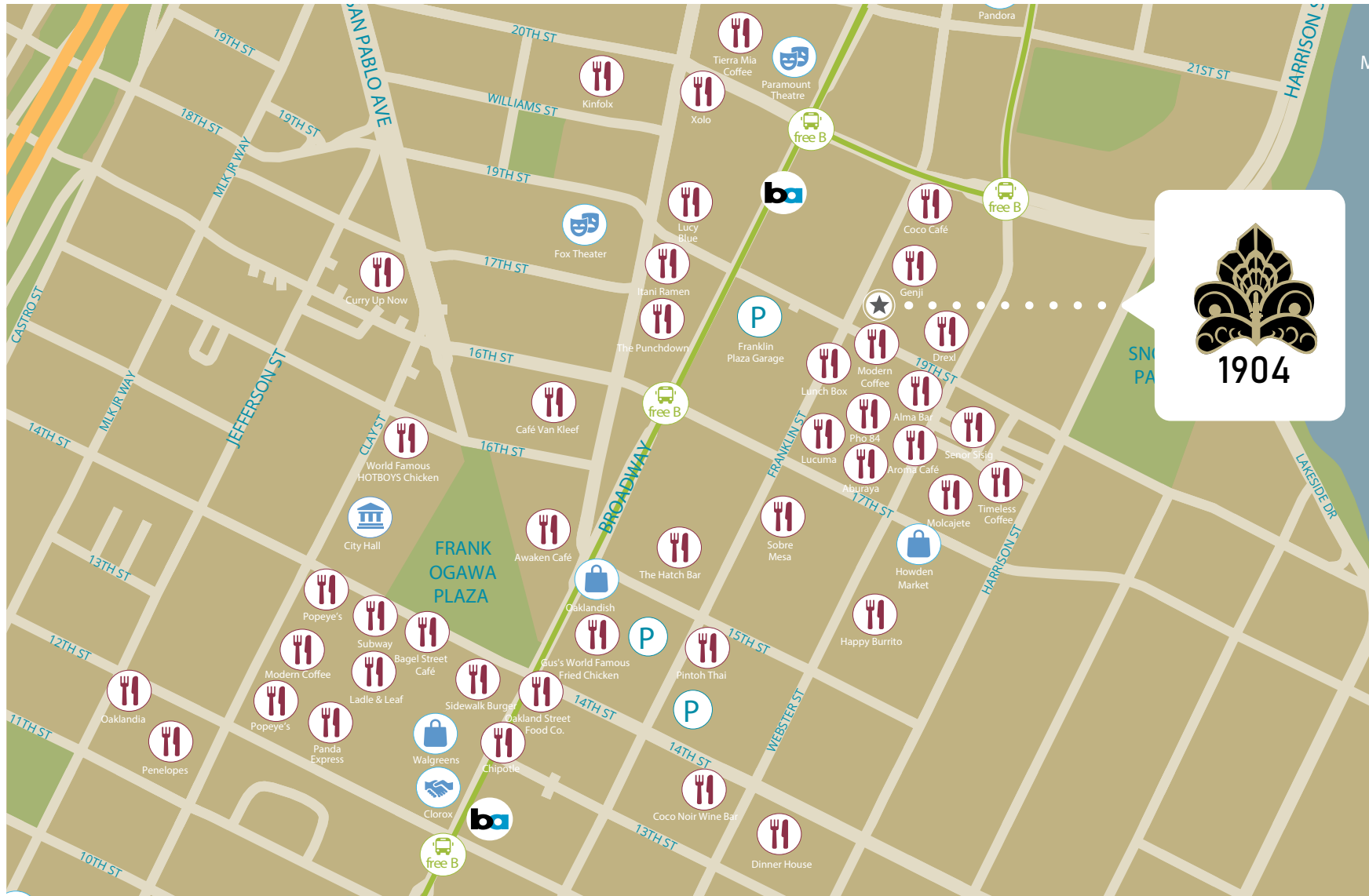
AVAILABLE

LEASED



FIND YOUR FAVORITE SPOT

Amenity Rich Downtown Oakland



ACCESS ACHIEVED

Situated in the heart of Uptown Oakland, 1904 Franklin offers convenient access to BART & I-980, top restaurants, and cultural amenities including the Fox Theater.

- Easy access to I-980
- One block from BART
- Short walk to numerous restaurants, shops, and bars
- 100 Walk Score from walkscore.com
- Flat terrain with good bike lanes

100

Walking Score

Walker's Paradise

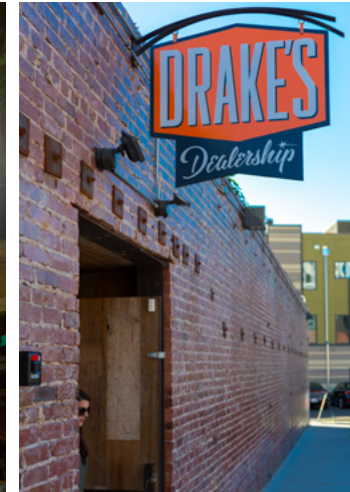
Daily errands do not require a car.

88

Biking Score

Very Bikeable

Flat as a pancake, excellent bike lanes.





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