



Accelerating success.



TRIBUNE TOWER | 409 13TH STREET



TRIBUNE TOWER

The most iconic building in all of Oakland and widely recognized throughout the Bay Area, the Tribune Tower stands as fully renovated Class B Office Tower in the epicenter of Downtown. The 6-story base of the building was originally completed in 1906, with the 22-story clock tower being added in 1923 giving the project the façade we've all come to know and love. Once home to the Tribune Newspaper Group, this building now marries historic charm with modern technology.

In addition to high-end creative office space in the main portion of the building, the ground floor boasts top-notch retail, showcasing a classic Southern style restaurant, Pierre Pierre, and locally roasted coffees at Rasa Cafe. With on-site security, proximity to transit and parking, and various workspace options, it's the ultimate hub for productivity and convenience. Energize your team at this unforgettable Oakland landmark.

AVAILABILITES

FLOOR	SF	TERM	OCCUPANCY
4th	10,200	Negotiable	Vacant
5th	10,200	Negotiable	Vacant
12th	1,915	Negotiable	Vacant
14th	1,915	Negotiable	Vacant
19th	1,903	Negotiable	Vacant



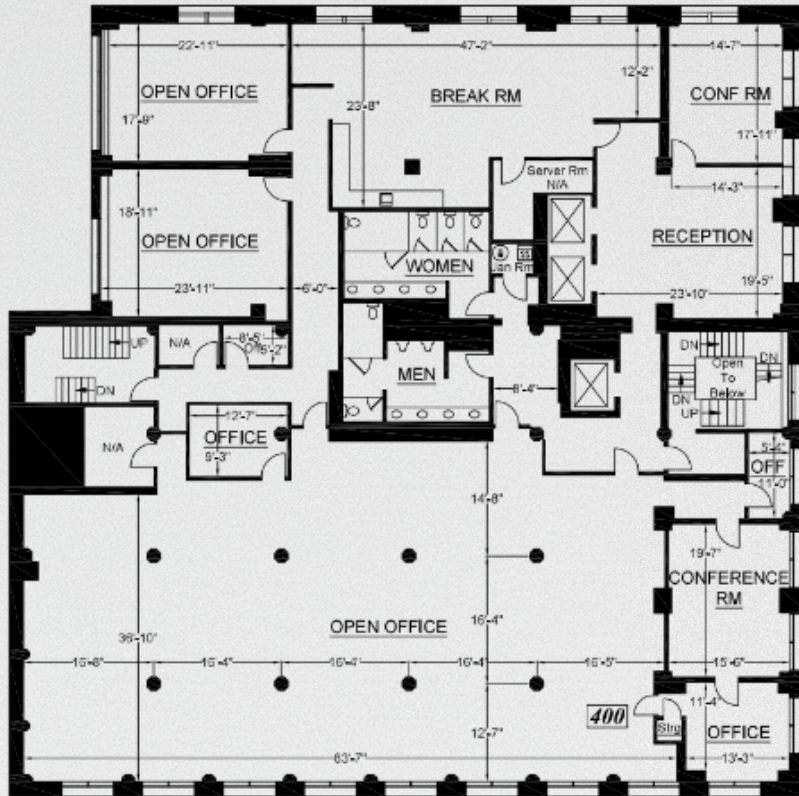
TRIBUNE

Oakland  Tribune

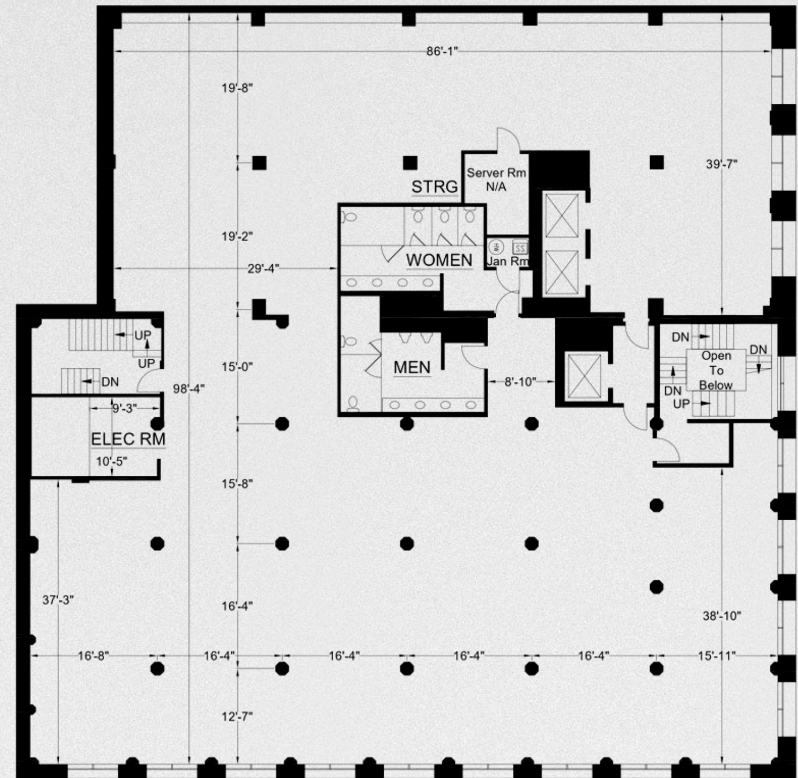
MODERN COFFEE



SUITE	SF	TERM	OCCUPANCY
400	10,200	Negotiable	Vacant



SUITE	SF	TERM	OCCUPANCY
500	10,200	Negotiable	Vacant



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EXPOSED 14" CEILINGS WITH OPEN CREATIVE SPACE





BRIGHT AND OPEN SPACE. FULL FLOOR IDENTITY WITH VIEWS



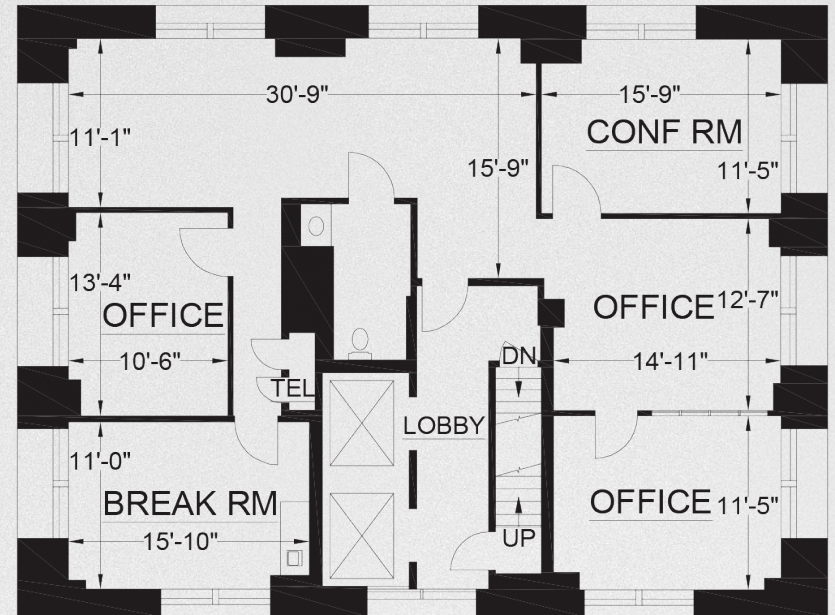
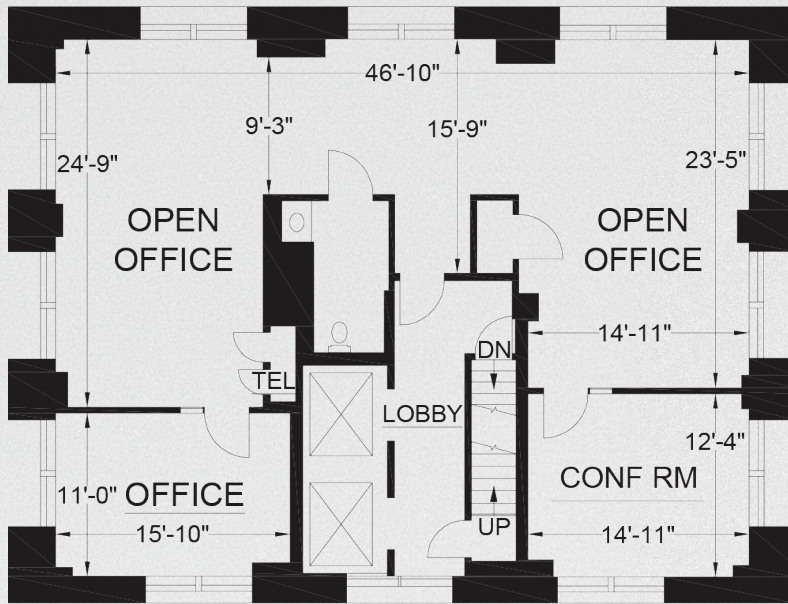


FULL FLOOR READY FOR TENANT IMPROVEMENTS



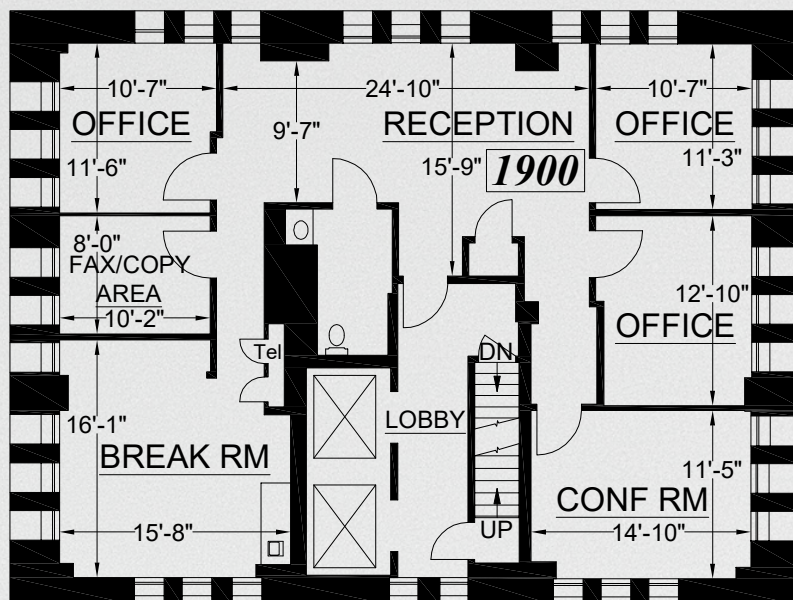
SUITE	SF	TERM	OCCUPANCY
1200	1,915	Negotiable	Vacant

SUITE	SF	TERM	OCCUPANCY
1400	1,915	Negotiable	Vacant



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SUITE	SF	TERM	OCCUPANCY
1900	1,903	Negotiable	Vacant



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AMENITIES

- E EATERIES**
- Shinmai
 - Plenty
 - Belly
 - Hopscotch
 - Curry Up Now
 - Palmetto
 - Pintoh Thai
 - Itanni Ramen
 - Xolo Taqueria
 - Pierre Pierre

- S SPIRITS**
- Bar Shiru
 - The Miranda
 - Penelope
 - The Punchdown
 - First Edition
 - Downtown Wine Merchant

- P PARKING**
- The Rotunda Garage
 - Dalziel Garage
 - 18th St Uptown Lot Latham Square
 - Oakland City Center

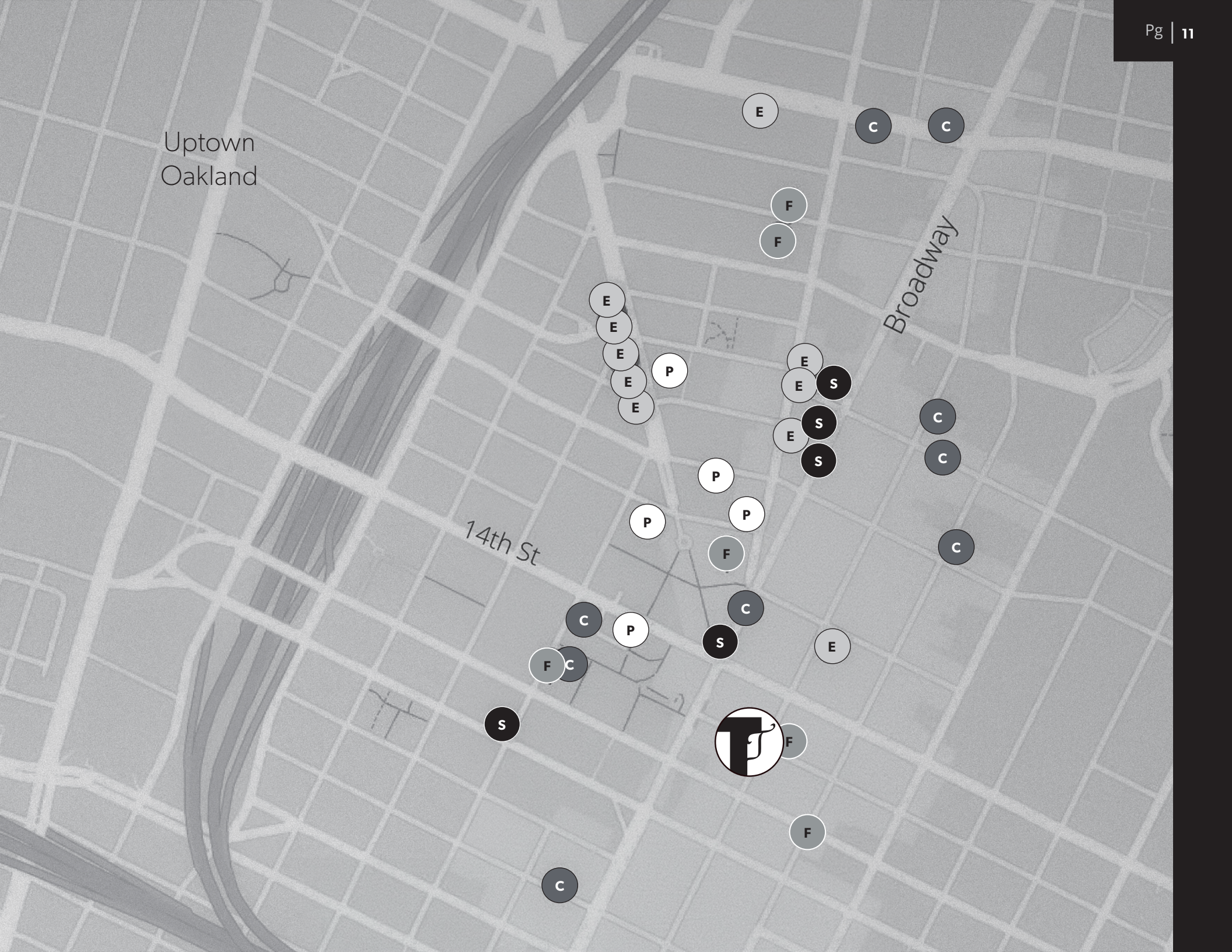
- C COFFEE**
- Blue Bottle
 - Awaken Café
 - Timeless Coffee
 - Starbucks
 - Coco Café
 - Modern Coffee

- F FITNESS**
- The Club at City Center
 - Ume Yoga
 - Great Western Climbing Gym
 - CrossFit V16

Uptown
Oakland

14th St

Broadway



TRIBUNE TOWER

409 13TH STREET, OAKLAND CA

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