

**EXPERIENCE  
UPTOWN  
OAKLAND**



**HIVE**  
OAKLAND



**±22,722 SF LOCATED IN 2 BUILDINGS**

- 2335 Broadway - 9,726 SF (Divisible)
- 400 23rd Street - 12,996 SF

**CBRE**

# THE OPPORTUNITY

±22,722 SF LOCATED IN 2 BUILDINGS



**400 23RD STREET**  
**12,996 SF**



**2335 BROADWAY**  
**9,726 SF (DIVISIBLE)**



# HIVE

OAKLAND

**IT'S A PLACE  
THAT BRINGS  
LIFE TO THE  
PEOPLE**



**Work, live, eat and connect at the Hive** – a community bustling with activity and energy. Situated in one of the city's great urban pockets, the Uptown District, the Hive is in the center of a neighborhood beloved by locals.

Comprised of seven retail storefronts, eight multi-use office spaces, 8 converted lofts and 96 new walk-up apartments, this mixed-use development is a platform for enhancing local culture and strengthening the community.

Hive blends new and old to handcraft a style of its own. The historic brick and timber buildings have a timeless appeal while modern updates and fully sustainable new construction bring the style into aesthetic and ecological balance.

*Creative office space has never been so perfectly situated.*

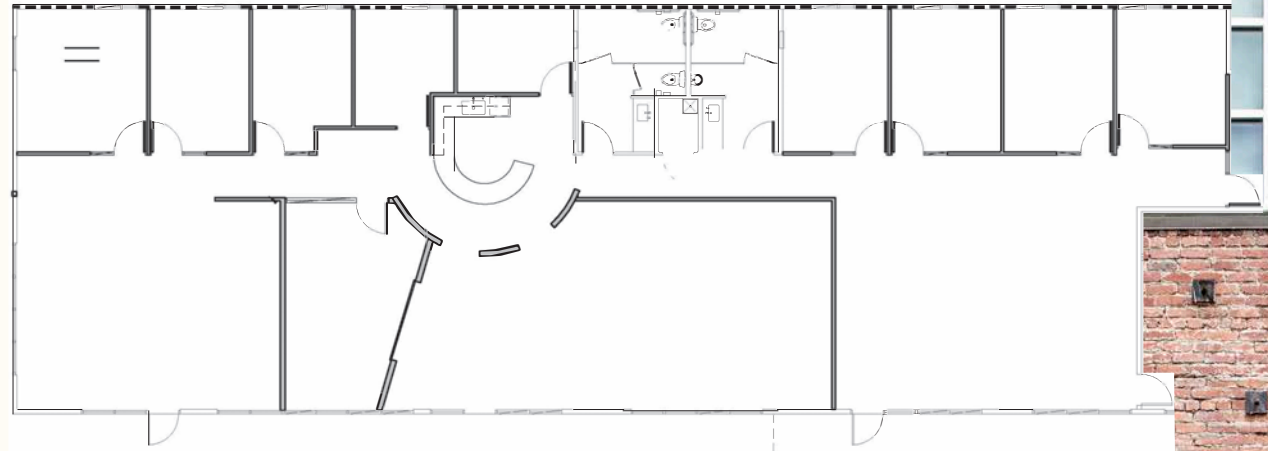
# THE HIGHLIGHTS

2335

BROADWAY

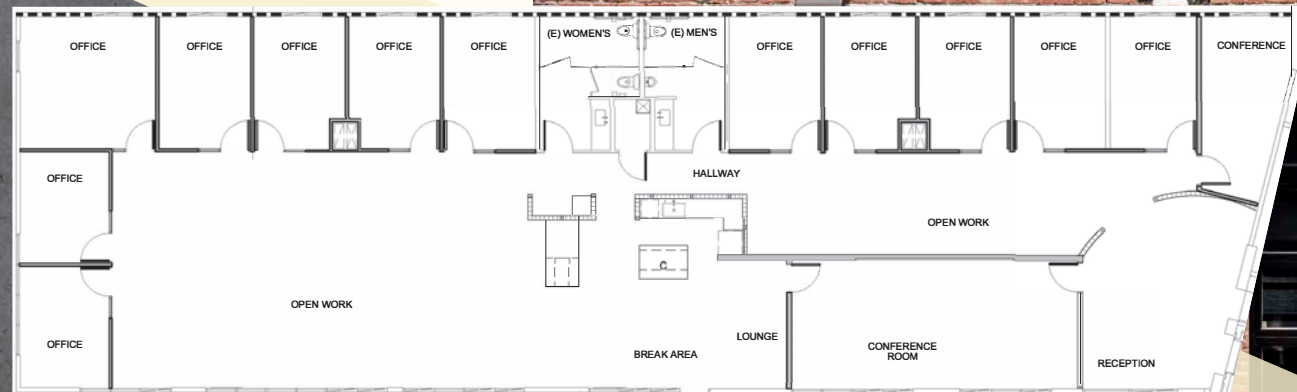
## 1ST FLOOR

- 4,599 SF
- 8 OFFICES
- 1 MULTI-PURPOSE ROOM
- RECEPTION
- CAFE
- AMPLE COLLABORATIVE/OPEN SPACE FOR WORKSTATIONS
- PRIVATE RESTROOMS
- AVAILABLE NOW



## 2ND FLOOR

- 5,127 SF
- 12 OFFICES
- 1 LARGE CONFERENCE ROOM
- AMPLE COLLABORATIVE/OPEN SPACE FOR WORKSTATIONS
- FORMAL RECEPTION AREA
- PRIVATE RESTROOMS
- AVAILABLE NOVEMBER 2026





2335

BROADWAY

# THE HIGHLIGHTS

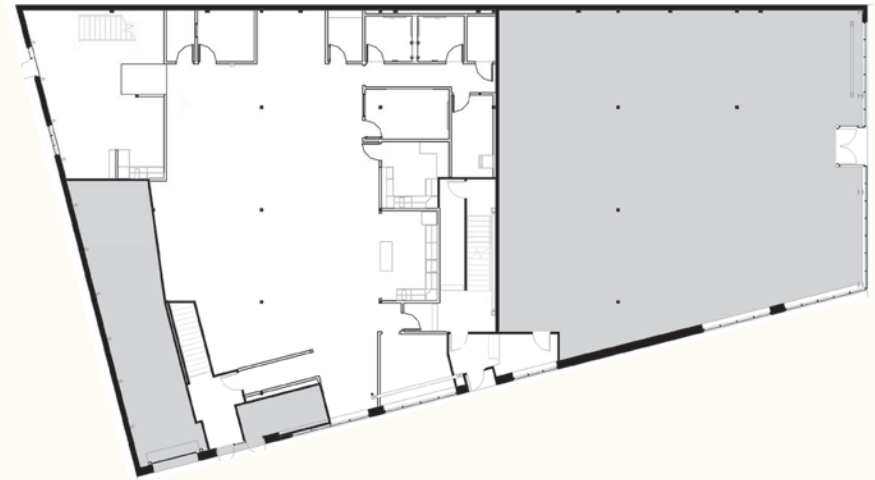
- INDUSTRIAL CREATIVE OFFICE SPACE
- EXPOSED BRICK AND TIMBER
- BLEND OF PRIVATE OFFICES, HUDDLE ROOMS AND OPEN AREA
- AMPLE COLLABORATIVE/OPEN SPACE FOR WORKSTATIONS
- ADJACENT TO DRAKE'S DEALERSHIP, CALAVERA AND OAKLAND'S FINEST AMENITIES
- 10,000 SF BASEMENT STORAGE AVAILABLE SEPARATE FROM OFFICE

400

23RD STREET

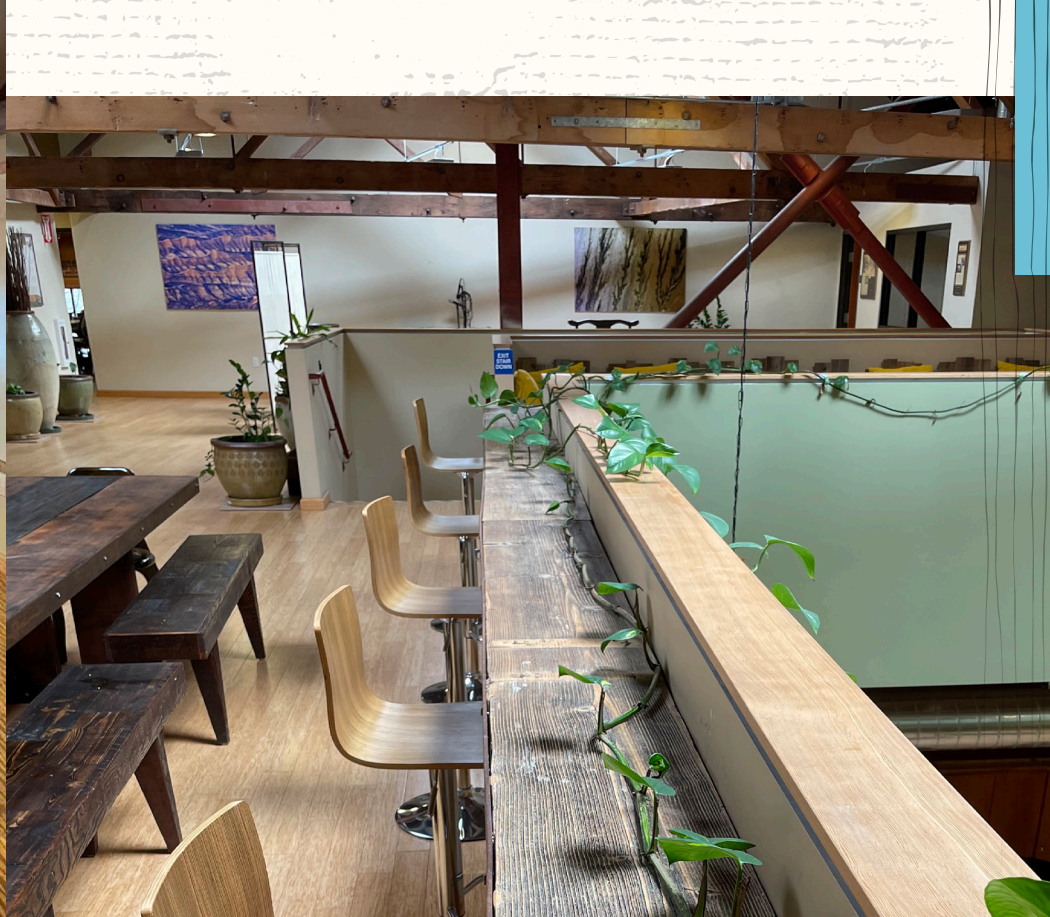
12,996 SF

1ST FLOOR



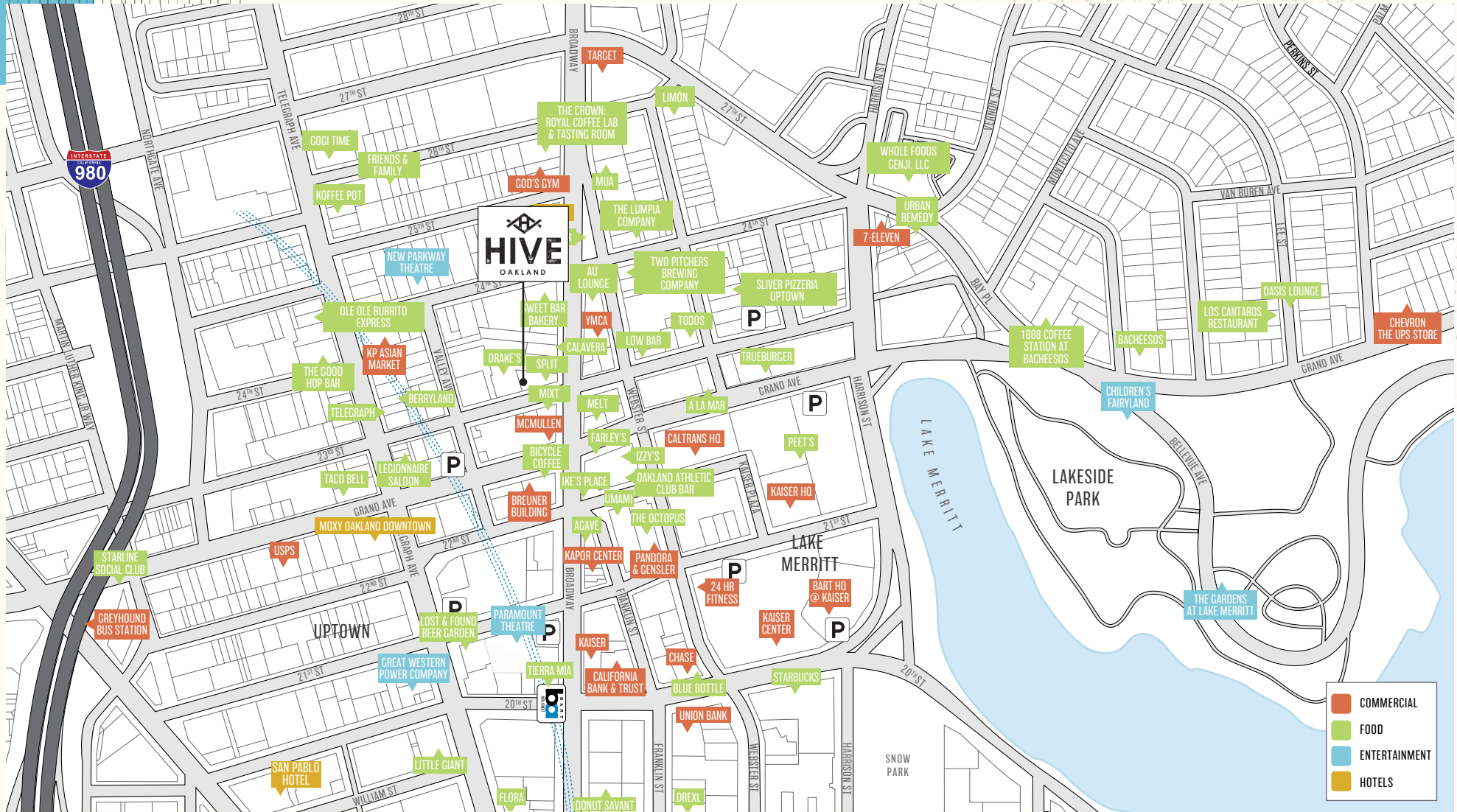
2ND FLOOR





400

23RD ST



# EAT. DRINK. COME TOGETHER.

Specialty restaurants, co-working space, and a holistic fitness center are just a few of the offerings to enjoy at the Hive, while nearby there are plenty of cafes, galleries and historic landmarks.

# THE LOCATION

The Hive is located just four blocks north of the 19th Street BART along Broadway's historic auto row in the middle of the Uptown District. It's easily accessible to the 980 and 580 freeways, and just a short walk to Lake Merritt.



# THE TAPESTRY

## WHO'S IN UPTOWN?

### TRENDSETTERS

12,004 HOUSEHOLDS

43.0%

OF HOUSEHOLDS

### SOCIAL SECURITY SET

6,292 HOUSEHOLDS

22.5%

OF HOUSEHOLDS

### METRO RENTERS

4,226 HOUSEHOLDS

15.1%

OF HOUSEHOLDS



## UPTOWN OAKLAND DEMOGRAPHICS



AVG. HH INCOME

<1 MILE RADIUS

\$86,394

3-5 MILE RADIUS

\$125,109

## 2019 DEMOGRAPHICS



YOUNG ADULTS (20-34)

15,123 (28.6%)

63,735 (26.8%)



POPULATION

52,861

238,434



EMPLOYEE COUNT

68,987

111,731



# HIVE

OAKLAND

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