

1440 BROADWAY

OAKLAND, CA

CREATIVE SUITES AVAILABLE IN THE HEART OF OAKLAND'S FINANCIAL DISTRICT



MODERNIZED
OFFICE SPACE



FURNISHED
SUITES



FLEXIBLE
SUITE SIZES



100/100
WALKER'S PARADISE



AMPLE POWER & HIGH
SPEED INTERNET



SECURED PARKING
AT PROPERTY

VISIT OUR WEBSITE:



CHRISTIAN DIGGS

415.710.0932 | cdiggs@tcpre.com

JACK DYKE

415.518.7523 | jdyke@tcpre.com

WWW.TCPRE.COM





PROPERTY BREAKDOWN

OFFICE AVAILABILITY

10TH**	FULL FLOOR	±8,623 Square Feet
9TH*	SUITE 950	±5,000 Square Feet
8TH*	SUITE 820	±1,979 Square Feet
7TH	SUITE 715	±490 Square Feet
5TH*	FULL FLOOR	±8,846 Square Feet
4TH	SUITE 400 SUITE 403	±3,251 Square Feet ±1,080 Square Feet
3RD*	FULL FLOOR	±8,744 Square Feet
2ND	SUITE 205	±910 Square Feet

*5TH, 8TH, 9TH Floors - Phase-In Opportunities Available

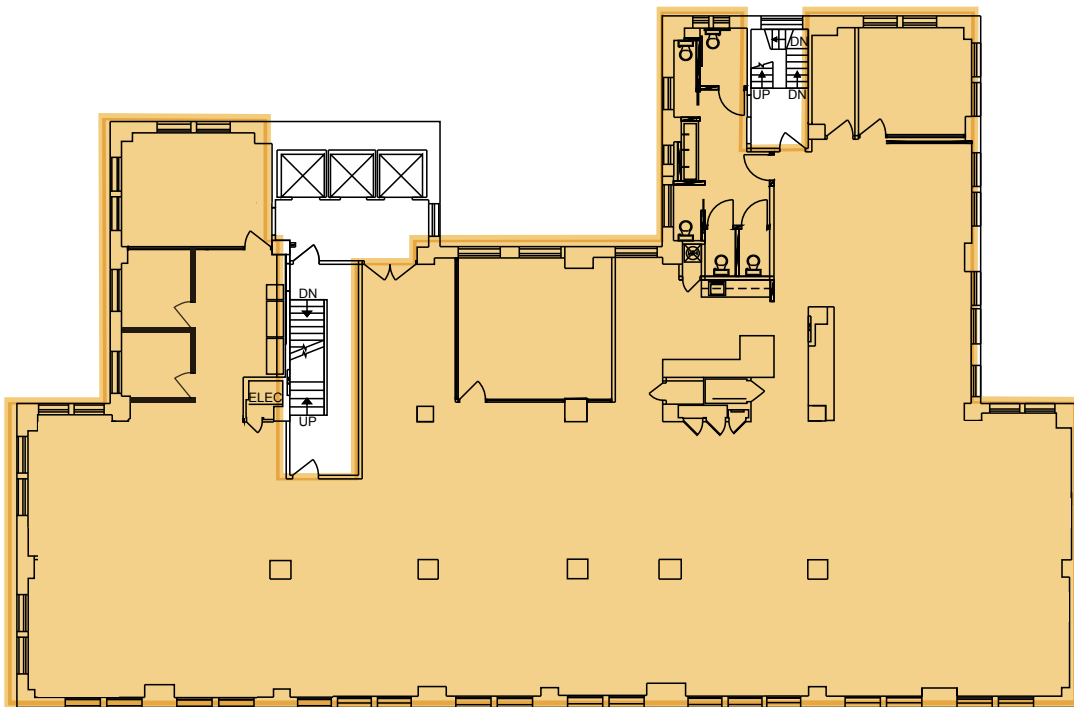
**10TH Floor - Will be Available on August 1st, 2026

1440 BROADWAY, OAKLAND

10TH FLOOR

\$36 / SF / YR, MG
RENT

08/01/26
AVAILABLE



10TH FLOOR SPACE - ±8,623 SF

- ◆ 18' Ceiling Heights, Exposed Brick and Concrete Columns
- ◆ Ample Window Line With Oversized Operable Windows and Excellent Natural Light
- ◆ Full Floor Creative Build-Out
- ◆ Large Cafe-Style Kitchen With Bar Seating
- ◆ Sidecore Design Offering Maximum Efficiency

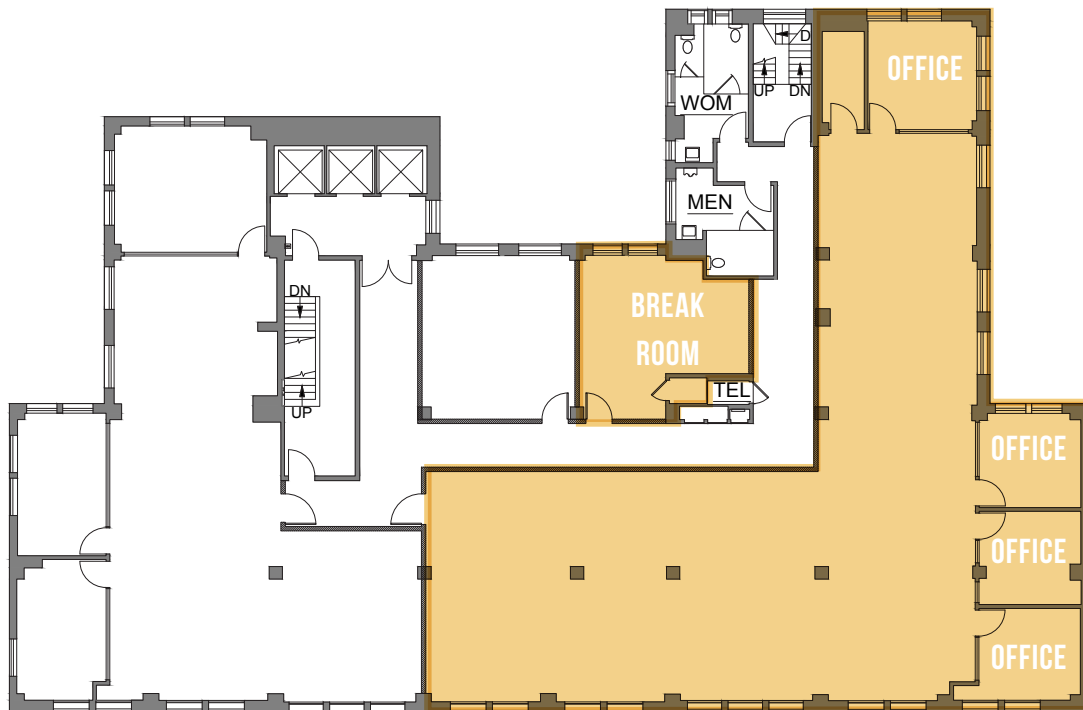
1440 BROADWAY, OAKLAND

9TH FLOOR

\$28 / SF / YR, MG
RENT

NOW
AVAILABLE

SUITE 950



SUITE 950 - ±5,000 SF

- ◆ High Ceilings, Exposed Brick and Concrete Columns
- ◆ Ample Window Line With Oversized Operable Windows and Excellent Natural Light
- ◆ Four (4) Offices
- ◆ Large Exclusive Break Room
- ◆ Office Space With Creative Potential

1440 BROADWAY, OAKLAND

8TH FLOOR

\$28 / SF / YR, MG
RENT

NOW
AVAILABLE



SUITE 820

SUITE =820 - ±1,979 SF

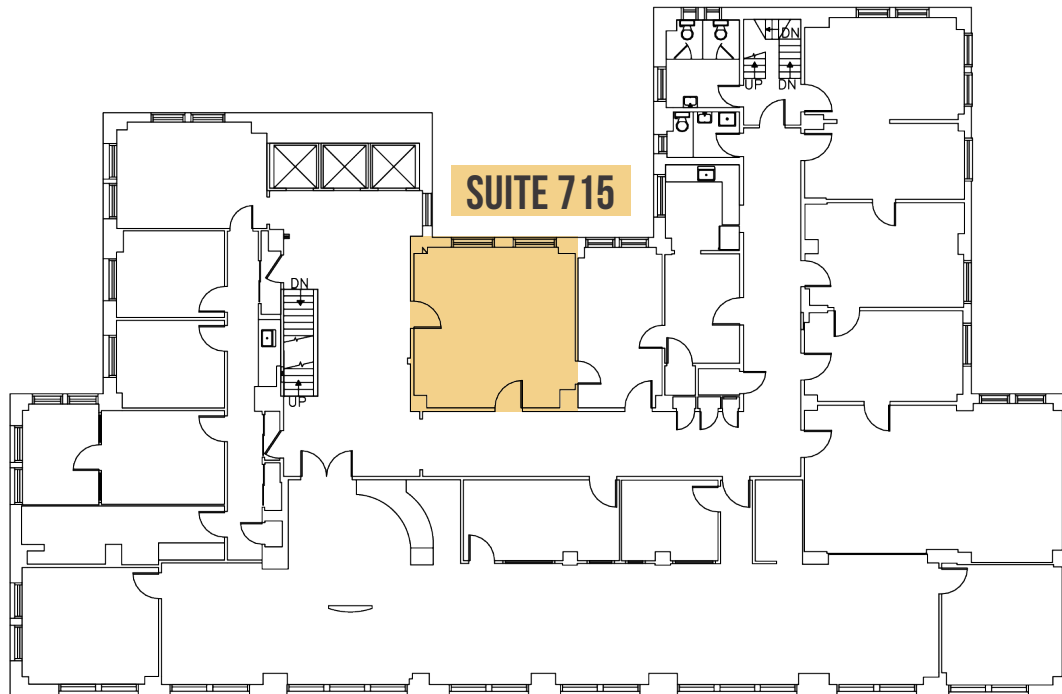
- ◆ High Ceilings, Exposed Brick and Concrete Columns
- ◆ Ample Window Line With Oversized Operable Windows and Excellent Natural Light
- ◆ Office Space With Creative Potential
- ◆ Four (4) Offices
- ◆ Large Exclusive Break Room

1440 BROADWAY, OAKLAND

7TH FLOOR

\$24 / SF / YR, MG
RENT

NOW
AVAILABLE



SUITE 715 - ±490 SF

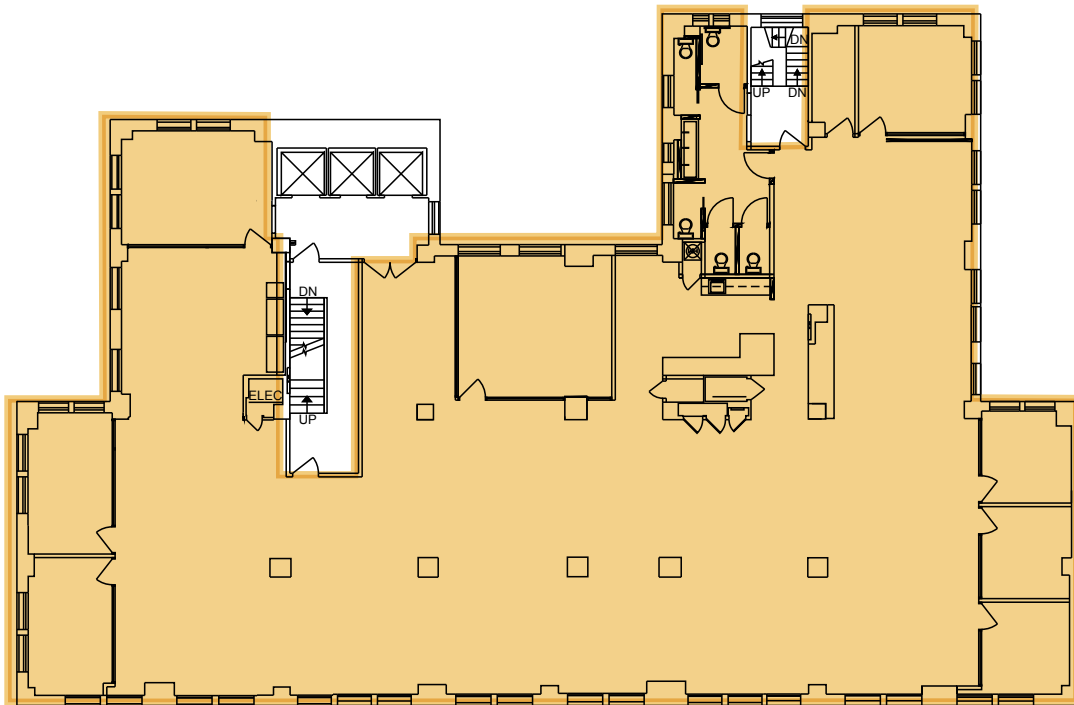
- ◆ Private Suite
- ◆ One (1) Sides of Glass Providing Great Natural Light

1440 BROADWAY, OAKLAND

5TH FLOOR

\$28 / SF / YR, MG
RENT

NOW
AVAILABLE



5TH FLOOR SPACE - ±8,846 SF

- ◆ High Ceilings, Exposed Brick and Concrete Columns
- ◆ Ample Window Line With Oversized Operable Windows and Excellent Natural Light
- ◆ Full Floor Creative Build-Out
- ◆ Large Cafe-Style Kitchen With Bar Seating
- ◆ Sidecore Design Offering Maximum Efficiency

**Demising Floor Plan Available*

1440 BROADWAY, OAKLAND

4TH FLOOR

\$18 / SF / YR, MG
RENT

NOW
AVAILABLE



SUITE 400 - ±3,251 SF

- ◆ Four (4) Private Offices
- ◆ Conference Room & Kitchen
- ◆ Three (3) Sides of Glass Providing Great Natural Light
- ◆ Ability to Deliver Current Condition or Complete Creative Buildout

SUITE 403 - ±1,080 SF

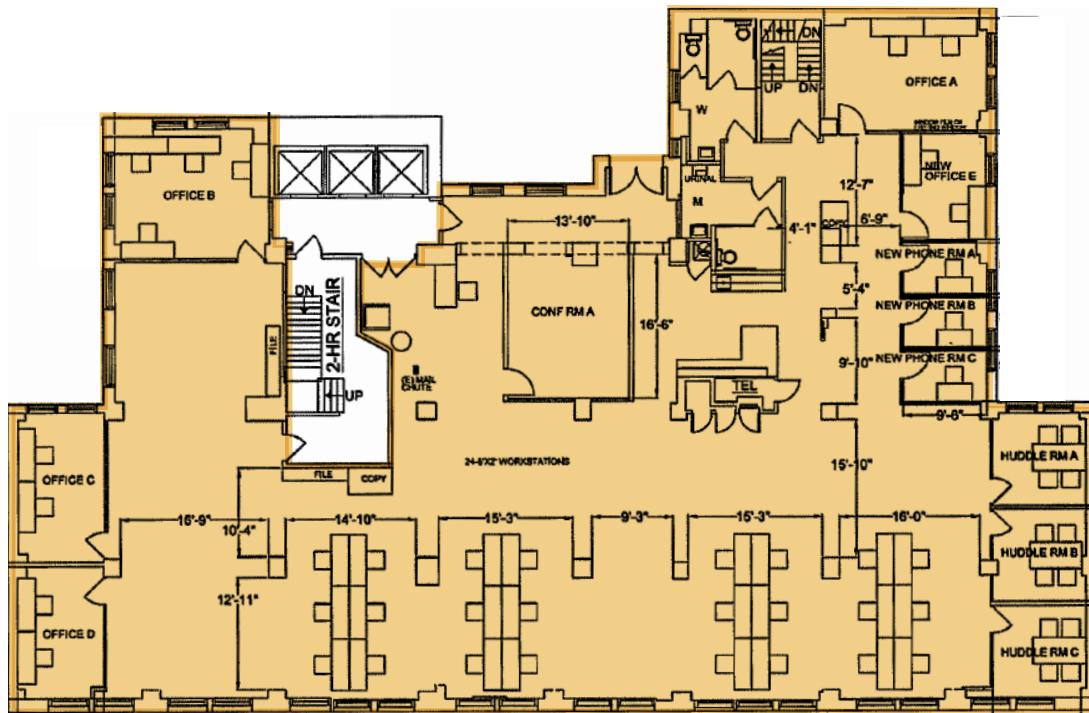
- ◆ Large Operable Windows With Good Natural Light
- ◆ Efficient Column Free Space
- ◆ Ability to Re-Demise as Needed

1440 BROADWAY, OAKLAND

3RD FLOOR

\$28 / SF / YR, MG
RENT

NOW
AVAILABLE



3RD FLOOR SPACE - ±8,744 SF

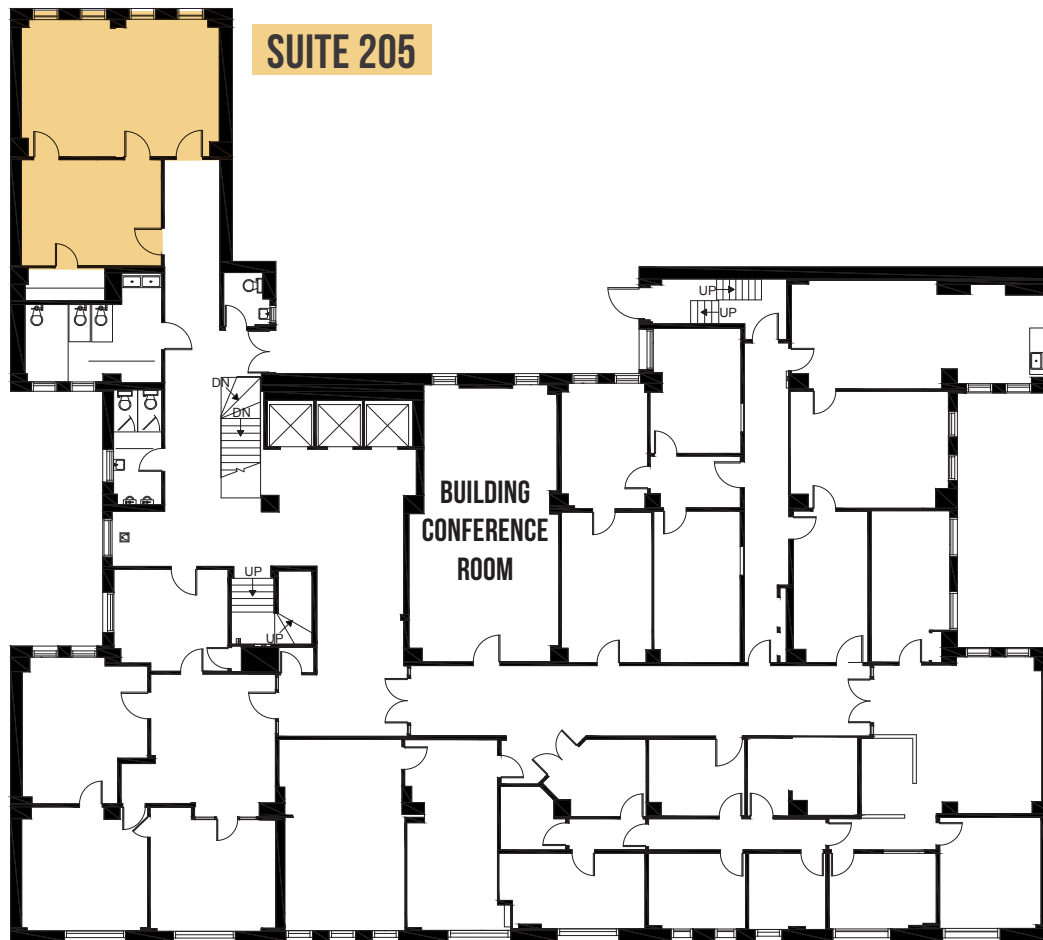
- ◆ Seven (7) Private Offices
- ◆ Two (2) Conference Rooms
- ◆ Two (2) Phone Rooms
- ◆ Mothers Room
- ◆ Can Be Delivered Fully Furnished
- ◆ Secure, Private Floor Access Limited to Employees Only

1440 BROADWAY, OAKLAND

2ND FLOOR

\$24 / SF / YR, MG
RENT

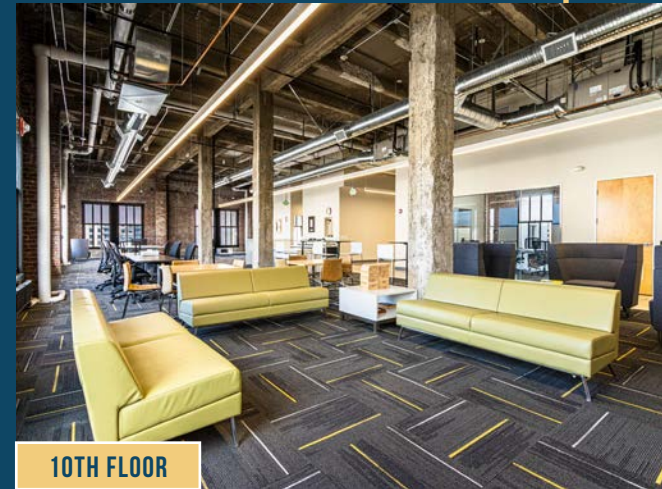
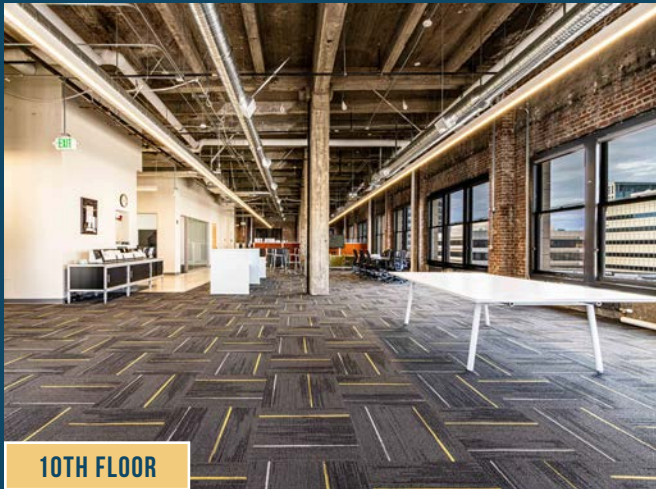
NOW
AVAILABLE



SUITE 205 - ±910 SF

- ◆ One (1) Private Office
- ◆ One (1) Sides of Glass Providing Great Natural Light

BUILDING PHOTOS



SECOND FLOOR PHOTOS



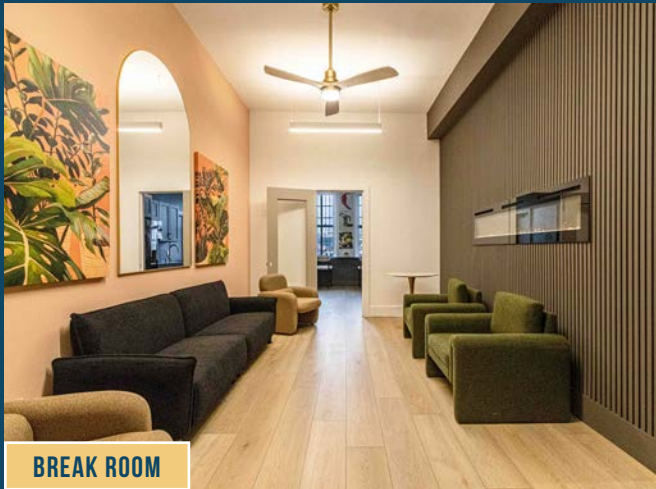
CONFERENCE ROOM



CONFERENCE ROOM



CONFERENCE ROOM



BREAK ROOM



KITCHENETTE



KITCHENETTE

BUILDING PHOTOS

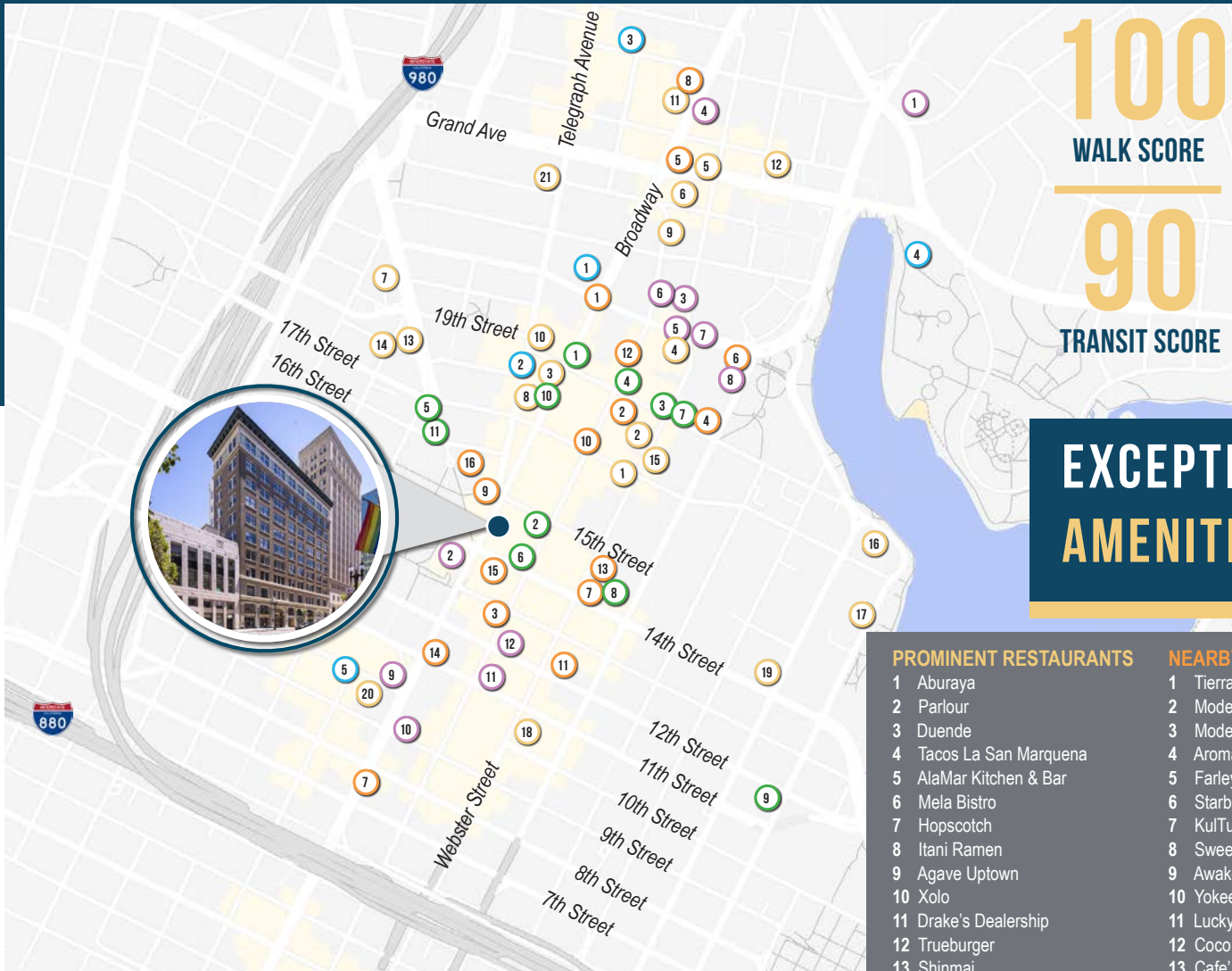


ESTABLISHED CORPORATE DESTINATION

Oakland Continues to Offer a Discount to San Francisco

As an established Bay Area CBD, Oakland remains a choice destination for companies looking to reduce their overhead real estate costs. Dozens of companies have expanded or moved their offices to Oakland entirely - including PG&E to 300 Lakeside, Credit Karma to 1100 Broadway, and Blue Shield to 601 City Center - in just the past few years.





100

WALK SCORE

90

TRANSIT SCORE

The Property is ideally located in the heart of Downtown Oakland's expanding retail and residential corridor. Broadway serves as one of the primary arteries connecting Downtown to Uptown, providing access to the City's highest concentration of retail with a diverse mix of restaurants, coffee shops and bars. Additionally, the Property enjoys immediate access to the 12th Street BART Station and is one mile from the on and off ramps to Interstates 880 and 580, providing the ideal work destination.

EXCEPTIONAL ACCESS TO AMENITIES & TRANSIT

PROMINENT RESTAURANTS

- 1 Aburaya
- 2 Parlour
- 3 Duende
- 4 Tacos La San Marquena
- 5 AlaMar Kitchen & Bar
- 6 Mela Bistro
- 7 Hopscotch
- 8 Itani Ramen
- 9 Agave Uptown
- 10 Xolo
- 11 Drake's Dealership
- 12 Trueburger
- 13 Shinmai
- 14 Plenty
- 15 Molcajete Cocina
- 16 The Terrace Room
- 17 Lake Chalet
- 18 Shandong
- 19 Blue Nile
- 20 Bocanova
- 21 The Moxy

NEARBY CAFES

- 1 Tierra Mia Coffee
- 2 Modern Coffee
- 3 Modern Coffee
- 4 Aroma Café
- 5 Farley East
- 6 Starbucks
- 7 KulTuah Café
- 8 Sweet Bar Bakery
- 9 Awaken Café & Roasting
- 10 Yokee Tea
- 11 Luckyduck Bike Café
- 12 Coco Café'
- 13 Café' Uccello
- 14 The Caffè' by Mr. Espresso
- 15 Brewja Coffee
- 16 Café' Teatro

NEARBY BARS & LOUNGES

- 1 First Edition
- 2 The Hatch Oakland
- 3 Bar 355
- 4 Drexl
- 5 Café Van Kleeft
- 6 The Golden Bull
- 7 19th Street Station
- 8 Halftime Sports Bar
- 9 Mad Oak Bar
- 10 The Miranda
- 11 Bar Shiru

LOCAL AMENITIES

- 1 Whole Foods
- 2 Walgreens
- 3 24 Hour Fitness
- 4 Oakland YMCA
- 5 Chase Bank
- 6 Wells Fargo
- 7 U.S. Bank
- 8 Mechanics Bank
- 9 Marriott City Center
- 10 Courtyard Marriott
- 11 Hampton Inn
- 12 Ramada by Windham

POINTS OF INTEREST

- 1 Paramount Theatre
- 2 Fox Theater
- 3 The New Parkway Theater
- 4 The Gardens at Lake Merritt
- 5 Oakland City Center

180+

RESTAURANTS

50+

CAFES

40+

BAR & LOUNGES



DESIRABLE NEW CONSTRUCTION RESIDENTIAL OPTIONS NEARBY

The Oakland CBD offers several attractive residential options for its employees, including several Class A mid and high-rises that have delivered in the past five years, yielding 6,000 best-in-class units to the area.

	PROPERTY	# UNITS	YEAR BUILT
1	1900 Broadway	452	2024
2	Vespr	419	2022
3	Forma	223	2022
4	Eleven Fifty Clay	288	2021
5	1717 Webster	247	2021
6	Atlas	633	2020
7	17th & Broadway	254	2019
8	Zo Apartments	206	2019
9	Lydian	261	2021
10	Hanover Broadway	254	2019
11	Webster Eleven	333	2021
12	19th & Harrison	224	2020
13	Residences at Lake Merritt	173	2022
	TOTAL	3,967	

1440 BROADWAY, OAKLAND



TRANSPORTATION ACCESS



The BART system is the major public regional commuter transportation system in the Bay Area. BART consists of a heavy rail system connecting most major municipalities with 50 stations in four Bay Area counties. Nearly every train in BART's entire system stops at one of three Oakland CBD stops. 1440 Broadway is 1/2 block from the 12th Street BART Station.



AC Transit is a public transit agency that primarily serves the western portion of Alameda and Contra Costa counties in the East Bay and downtown San Francisco. The fleet is comprised of more 600 buses that run 150 routes with more than 5,500 total stops. Daily ridership is approximately 109,000. More than a dozen AC Transit buses stop within a quarter mile of 1440 Broadway.



1440 Broadway is convenient to several interstate freeways including I-980, I-880, I-580, and I-80 that provide easy access to the East Bay, South Bay, and San Francisco.



Amtrak Capitol Corridor is a 168-mile passenger route that operates in Northern California. The route runs from Auburn to San Jose across 18 stops. It is the fourth busiest Amtrak route by ridership. The Oakland Jack London Square station is one mile south of 1440 Broadway.



SF Bay Ferry

San Francisco Bay Ferry serves cities throughout the Bay Area with eight terminals across San Francisco, Alameda, Oakland, South San Francisco, and Vallejo. The Bay Ferry has experienced a tremendous surge in ridership and now boasts more than 2 million riders annually. Passengers can also connect to Golden Gate transit ferries in San Francisco. Jack London Square, Oakland's main ferry terminal, is one mile south of 1440 Broadway.

TOUCHSTONE COMMERCIAL PARTNERS



UPTOWN STATION

Uptown Station is a landmark mixed-use project in the former Sears building that was recently renovated and fully leased to Square. The building is above the 19th Street BART station and features over 355,000 square feet of Class A creative office space and over 28,000 square feet of retail and market space in an open-air environment.



THE HIVE

The Hive is a mixed-use development in the heart of Uptown that includes 100,000 square feet of commercial and retail space and 104 apartments on a site formerly occupied by car dealerships. The commercial space, half retail and half office, is fully leased to a number of tenants including Drake's Brewery.



FOX THEATRE

The Fox Oakland Theatre is a historic 2,800-seat concert hall built in 1929 that underwent a \$75 million restoration in 2009. Today, the Fox Theatre operates as a popular live concert venue in Oakland's Uptown District.



PARAMOUNT THEATRE

Designed by renowned architect Timothy Pleuger, Oakland's Paramount Theatre is one of the finest examples of Art Deco design in the United States. The theatre now serves all the arts, including the Oakland Symphony, popular music concerts, variety shows, theatre, and movies.

POINTS OF INTEREST



JACK LONDON SQUARE

Named after famed author Jack London, a native Oaklander, Jack London Square is one of Oakland's oldest and most vibrant destinations. Situated along the Oakland/Alameda estuary, the waterfront allows for access to a plethora of recreational activities including kayaking, biking and strolling. Jack London Square also offers world-class dining, shopping, entertainment, and exciting events year-round.



LAKE MERRITT

Lake Merritt is a large heart-shaped tidal lagoon in the center of Oakland that serves as the City's top recreational destination. Its 3.4 mile scenic shoreline, surrounded by gardens, parks, walking paths, and boating centers, allow visitors to enjoy the outdoors walking, jogging, biking, or out on the water.

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OAKLAND, CA



TCP
TOUCHSTONE
COMMERCIAL PARTNERS

**CONTACT FOR MORE
INFORMATION**

Corp. Lic. 01112906
www.tcp.com

CHRISTIAN DIGGS DRE # 1865276

415.710.0932 | cdiggs@tcp.com

JACK DYKE DRE # 02255631

415.518.7523 | jdyke@tcp.com

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