

THE LEAMINGTON



1814
FRANKLIN
STREET
OAKLAND

For Lease

Rare Opportunity to Lease
Historic Office Space with
State of the Art Upgrades at
Extremely Competitive Rates

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FRANKLIN
STREET

THE LEAMINGTON

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FRANKLIN STREET

PROPERTY SUMMARY



RENTAL RATE

Starting at \$24 / SF / Year

FULL SERVICE GROSS



AMENITY

Coffee shop/food

IN-BUILDING



AVAILABLE

Immediately

MOVE-IN READY CONDITION



BUILDING ATTRIBUTES



MODERN LOBBY WITH RECEPTION DESK



MILLIONS OF DOLLARS OF UPGRADED COMMON AREAS, AMENITIES AND PRIVATE SUITES



ONSITE PROPERTY MANAGEMENT



MODERN SUITES WITH EXPOSED CEILINGS



STATE OF THE ART OFFICE FACILITY



FURNISHED SUITES AVAILABLE



ABUNDANT NATURAL LIGHT



360° VIEWS INCLUDING THE BAY AND LAKE MERRIT



MULTIPLE FULL ELEVATORS



PERSONAL STORAGES / LOCKBOXES



ON-SITE SECURITY



SECURE BIKE STORAGE



FITNESS FACILITY AND SHOWERS



AVAILABLE PARKING IN BUILDING



NEAR THE 19TH STREET BART STATION

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FRANKLIN STREET

 BUILDING PHOTOS



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FRANKLIN STREET

AVAILABILITIES

11TH	Full Floor	± 4,220 Square Feet
9TH	Full Floor	± 10,183 Square Feet
8TH	Full Floor	± 10,182 Square Feet
7TH	Full Floor	± 10,179 Square Feet
5TH	Suite 500	± 623 Square Feet
	Suite 504	± 2,084 Square Feet
	Suite 505	± 6,239 Square Feet
2ND	Full Floor	± 16,930 Square Feet

11th Floor

9th Floor

8th Floor

7th Floor

5th Floor

2nd Floor



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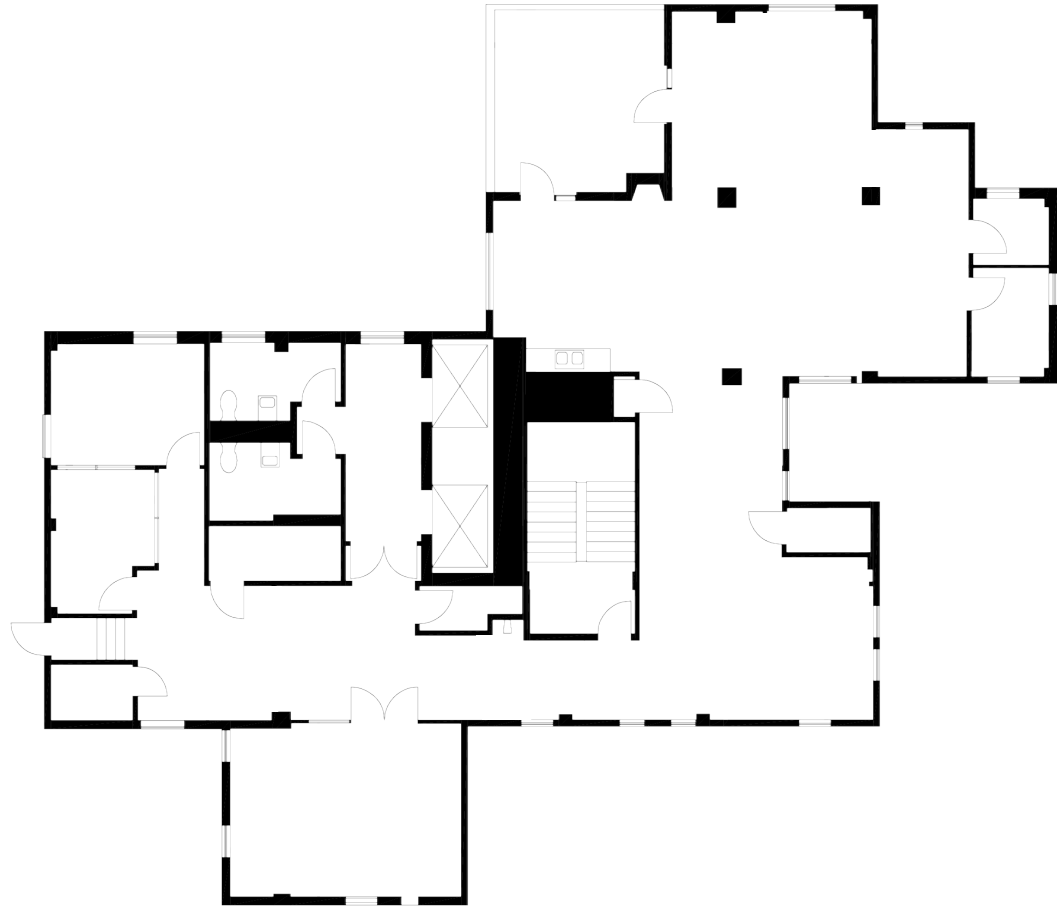


FRANKLIN STREET

11th Floor Plan

± 4,220 Square Feet

- Penthouse Floor
- Four (4) Private Offices
- Conference Room
- Kitchenette
- Deck with Views of Lake Merritt



Franklin Street

19th Street

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FRANKLIN STREET

 11th Floor Photos





9th Floor Plan

± 10,183 Square Feet

- Five (5) Private Offices
- One (1) Conference Room
- One (1) Phone Room
- Kitchenette
- Three (3) Storage Closets



Franklin Street

19th Street

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FRANKLIN STREET

 9th Floor Photos





8th Floor Plan

± 10,182 Square Feet

- Five (5) Private Offices
- One (1) Conference Room
- One (1) Phone Room
- Kitchenette
- Three (3) Storage Closets



Franklin Street

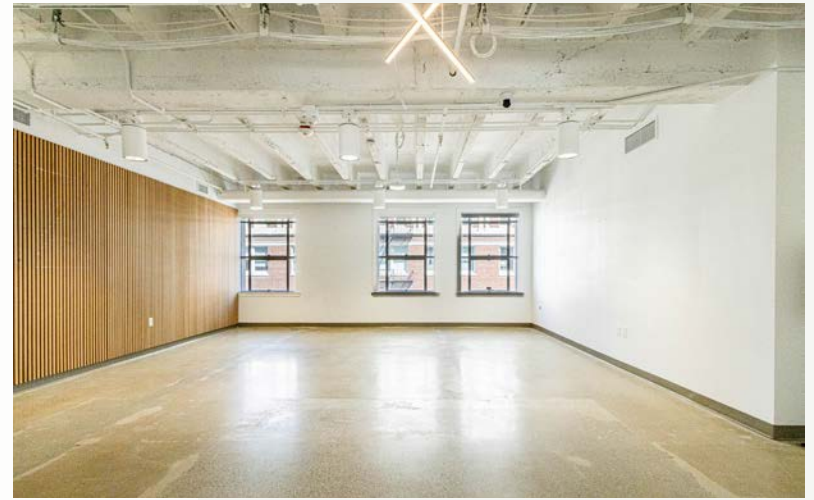
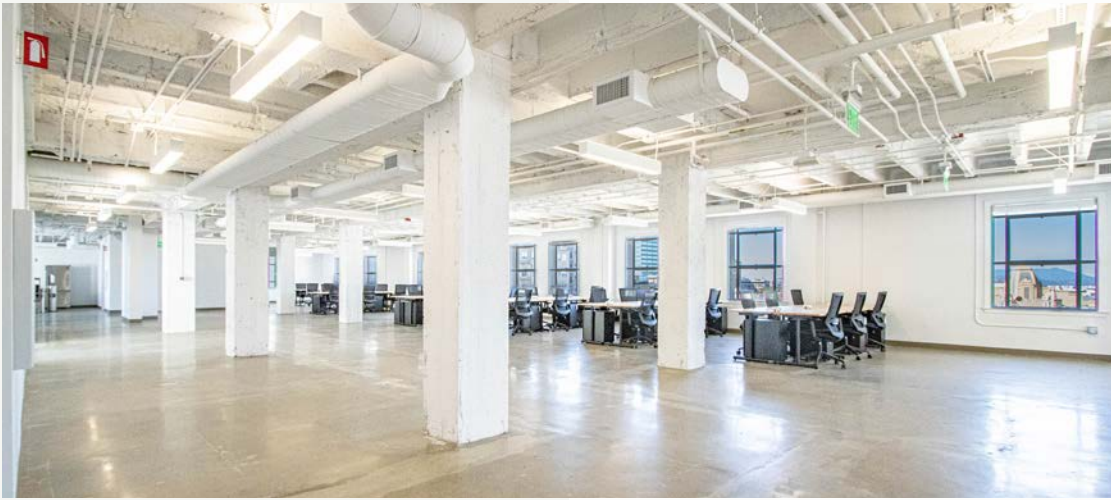
19th Street

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FRANKLIN STREET

 8th Floor Photos

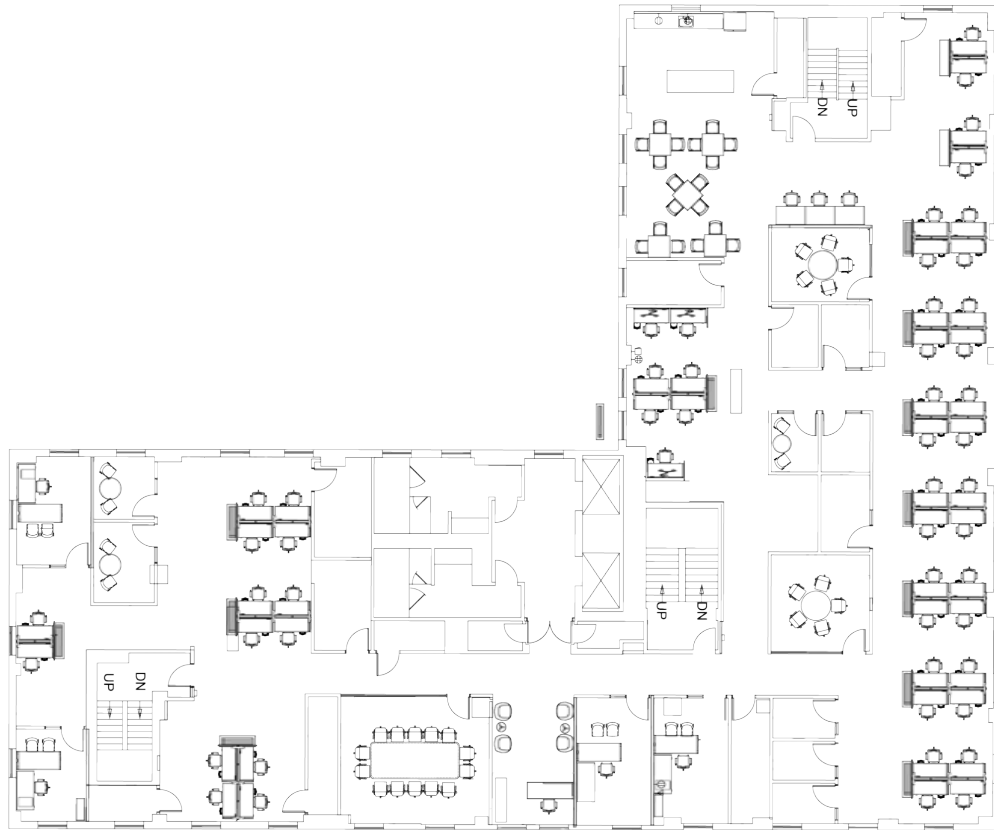




7th Floor Plan

± 10,179 Square Feet

- Ten (10) Private Offices
- Large Conference Room
- Kitchenette
- Six (6) Phone Rooms
- Fully Furnished



19th Street

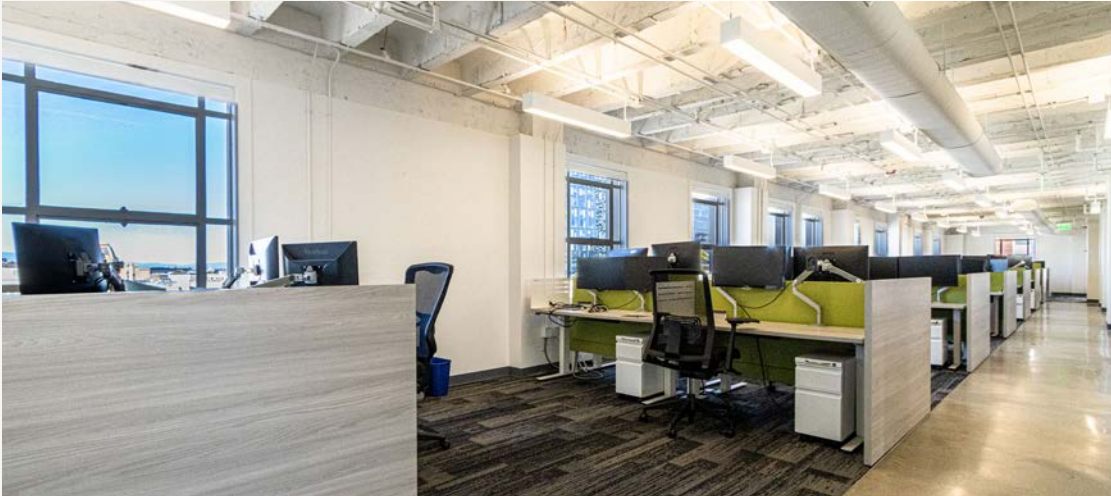
Franklin Street

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FRANKLIN STREET

 7th Floor Photos





5th Floor Plan

SUITE 505: ± 6,239 Square Feet

- Seven (7) Private Offices
- Three (3) Conference Rooms
- Kitchenette
- Small Conference Room

SUITE 504: ± 2,084 Square Feet

- Three (3) Private Offices
- Kitchenette
- One (1) Storage Room

SUITE 500: ± 623 Square Feet

- One (1) Private Office
- One (1) Small Room with Sink
- Difficult to Find Small Suite

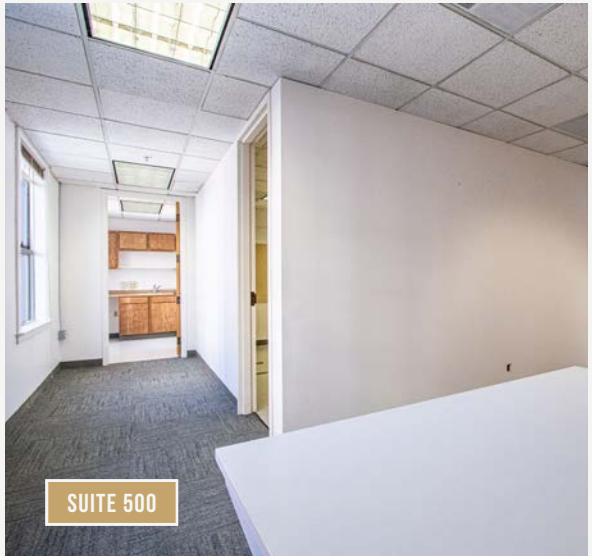
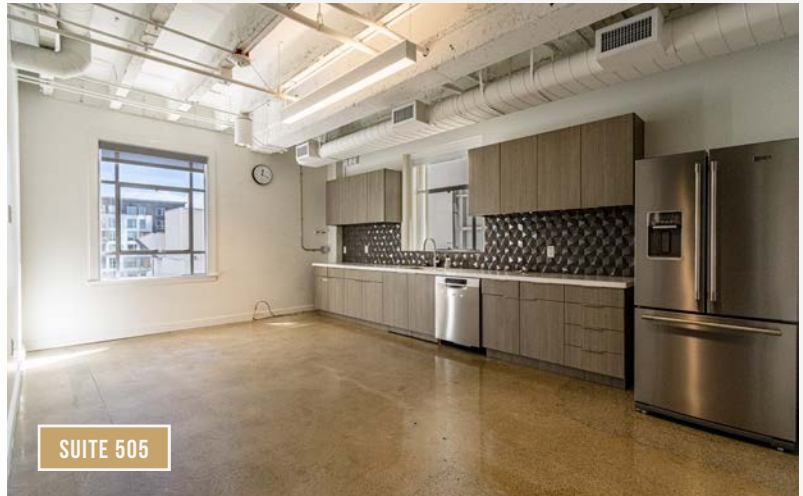


Franklin Street

19th Street



 5th Floor Photos





2nd Floor Plan

± 16,930 Square Feet

- Two (2) Conference Rooms
- Two (2) Kitchenettes
- Seven (7) Offices
- Fully Furnished
- Large Floor Plate



Franklin Street

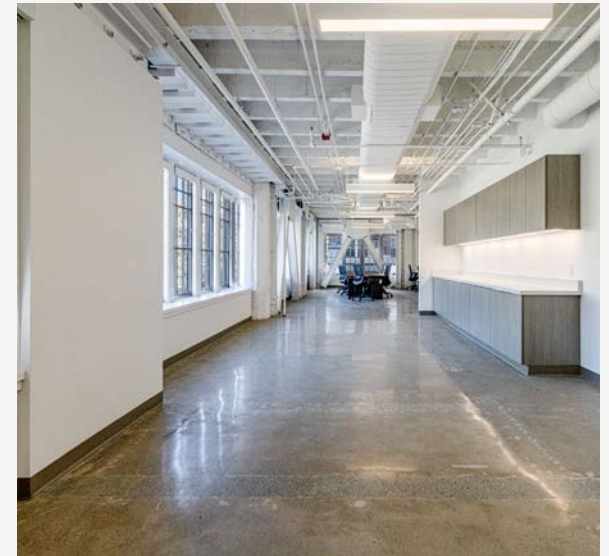
19th Street

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FRANKLIN STREET

 2nd Floor Photos



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FRANKLIN STREET



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	

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FRANKLIN STREET

EXCEPTIONAL ACCESS TO AMENITIES & TRANSIT

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.

180+

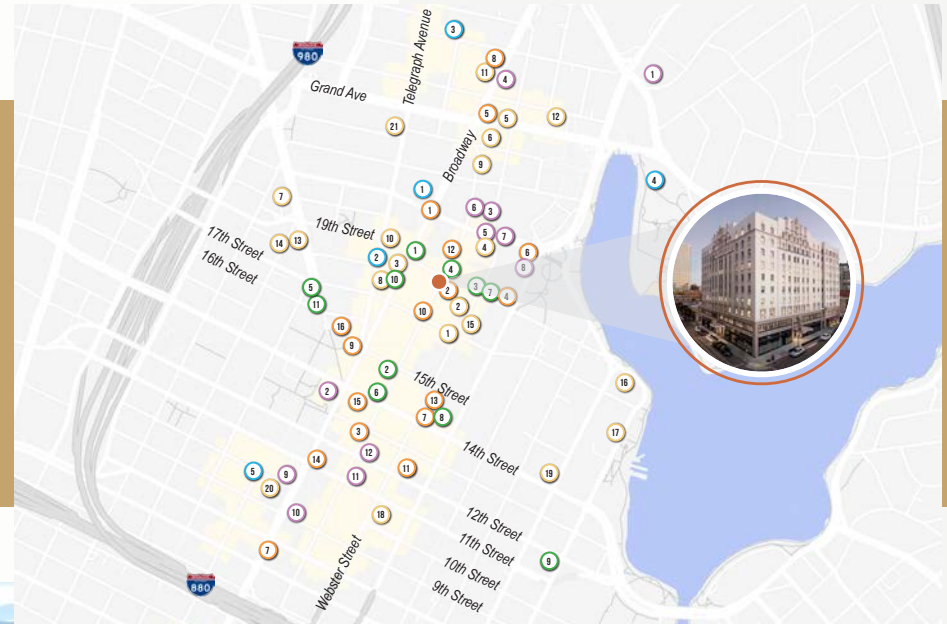
RESTAURANTS

50+

CAFES

40+

BAR & LOUNGES



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 Cafe'
- 13 Cafe' Uccello
- 14 The Caffè by Mr. Espresso
- 15 Brewja Coffee
- 16 Cafe' Teatro

NEARBY BARS & LOUNGES

- 1 First Edition
- 2 The Hatch Oakland
- 3 Bar 355
- 4 Drexl
- 5 Café Van Kleef
- 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

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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. 1814 Franklin Street is 1/2 block from the 19th 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 than 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 1814 Franklin Street.



1814 Franklin Street 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 1814 Franklin Street.



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 1814 Franklin Street.

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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.

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.

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.



LAKE MERRITT

Lake Merritt is a large heartshaped 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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