



BREUNER BUILDING

2201 BROADWAY | OAKLAND



ICONIC LANDMARK & MODERN OPPORTUNITIES

Custom office environments
from $\pm 1,000$ SF to $\pm 61,751$ SF

Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260



BRAZILIAN
EXCHANGE
AND OTC



In The Heart of Uptown

Surrounded by Oakland's celebrated theaters, boutique hotels, and eclectic dining, the Breuner Building rises above as the preferred address for forward-thinking professionals. Modern upgrades and premier amenities harmonize with timeless architecture, building an inspiring workplace for today.



Key amenities:



Designed for collaboration



High ceilings



Panoramic windows allowing for ample light with each floor



Spacious 22,600 SF floor plates ideal for open-concept or hybrid layouts



NEIGHBORHOOD ANCHORS:

- Paramount Theatre
- Fox Theater
- Moxy Hotel



BREUNER BUILDING

Timeless & Tailored for Modern Business






2201 Broadway stands as a testament to Oakland's architectural heritage. Built in 1931, this striking building places you at the centerpiece of the Uptown scene—just two blocks from 19th Street BART and surrounded by the city's best social, dining, and entertainment options. The Breuner Building's reimagined interiors blend vintage character with today's innovation, offering a vibrant selection of lounge areas and amenities:



Curated amenities:

-  Fully renovated lobby & common areas
-  Landmark terra cotta façade, meticulously restored
-  On-site Bicycle Coffee Café
-  Tenant-exclusive conference suites
-  State-of-the-art fitness and training center (new in 2023)
-  Secure bike room & adjacent parking
-  24/7 security
-  Modernized building systems (HVAC, fire and life safety, elevators)



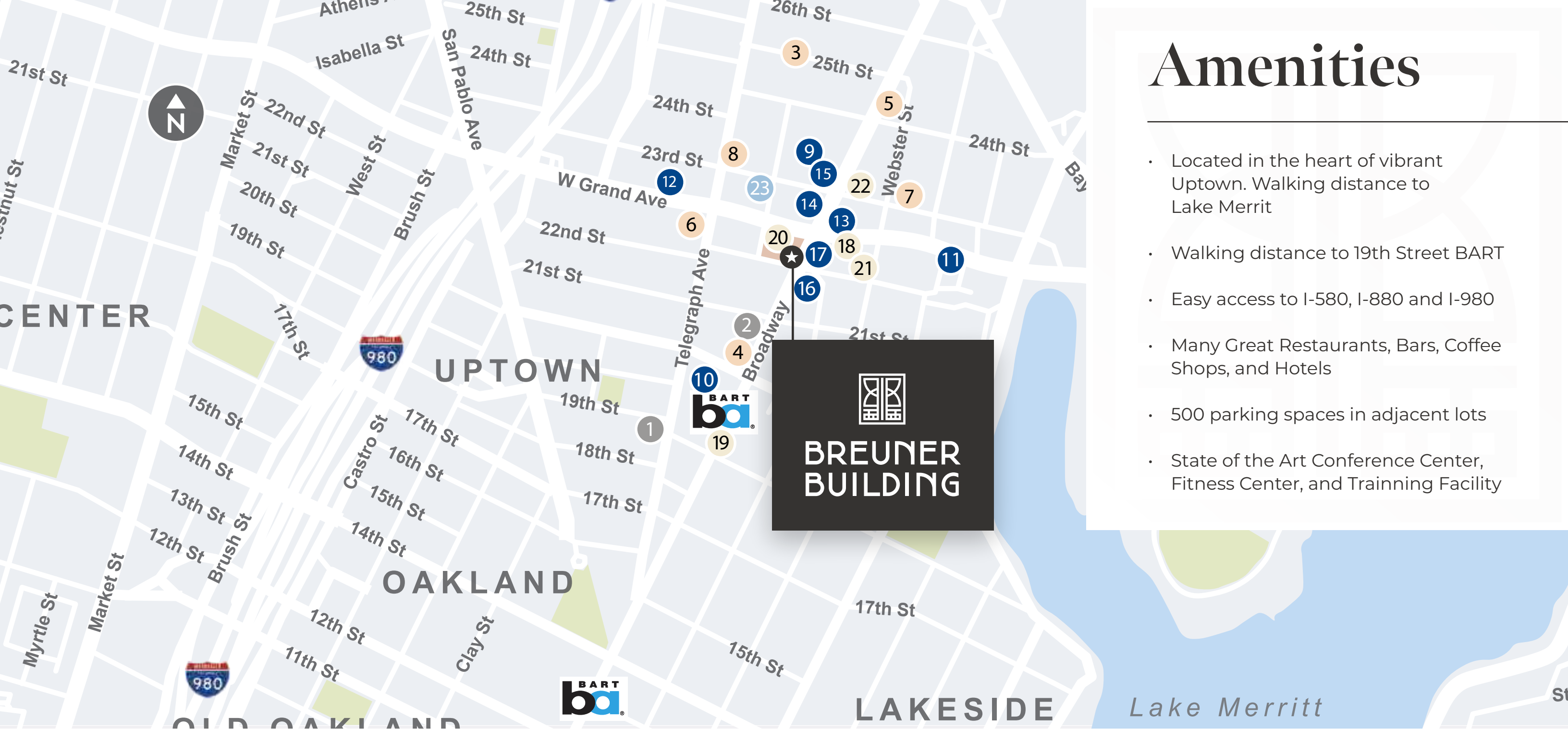
-  Uptown's Clean & Safe Ambassador Program
-  Moments from BART, restaurants, and theaters
-  Floor-to-floor heights up to 13'6"
-  Flexible on-site storage
-  LEED Gold & WELL Health-Safety certifications

Current Availabilities

Click on each floor to view floorplan

Suite	RSF
105 Ground + Mezz	±8,510 RSF
210	±2,435 RSF
304	±2,651 RSF
310	±2,261 RSF
318	±3,114 RSF
501	±2,319 RSF
502	±8,211 RSF
600	±6,168 RSF
604	±6,641 RSF
701	±3,784 RSF
702	±1,728 RSF
715	±5,089 RSF
814	±1,066 RSF
823	±1,701 RSF
Penthouse 2	±918 RSF

Click on  to see more



Amenities

- Located in the heart of vibrant Uptown. Walking distance to Lake Merritt
- Walking distance to 19th Street BART
- Easy access to I-580, I-880 and I-980
- Many Great Restaurants, Bars, Coffee Shops, and Hotels
- 500 parking spaces in adjacent lots
- State of the Art Conference Center, Fitness Center, and Training Facility

Entertainments	Bars	Restaurants & Light Bites	Coffee	Home Goods
----------------	------	---------------------------	--------	------------

- | | | | | | | |
|---------------------|--------------------|-------------|----------------------|-----------------|---------------------------------|---------------|
| 1 Fox Theater | 3 Friends & Family | 6 Moxy Bar | 9 Drake's Dealership | 14 Mixt | 18 Farley's East | 23 Sweet July |
| 2 Paramount Theater | 4 The Port Bar | 7 Low Bar | 10 Shake Shack | 15 Split | 19 Zaya Cafe | |
| | 5 Sandbar | 8 Telegraph | 11 TrueBurger | 16 Agave Uptown | 20 Bicycle Coffee (in building) | |
| | | | 12 Taco Bell | 17 Viridian | 21 Jitters Espresso Bars | |
| | | | 13 The Melt | | 22 Wooden Table Cafe | |



**BREUNER
BUILDING**



Scott Greenwood

Managing Director
M +1 925 324 0759
Lic. 01330561
scott.greenwood@jll.com

Charlie Sweeney

Vice president
M +1 510 593 8034
Lic. 01987199
charlie.sweeney@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained here in. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.