

## DOWNTOWN OFFICE SPACE FOR LEASE



### 1904 FRANKLIN STREET ~ OAKLAND, CALIFORNIA

- Description:**
- ~ 1 block from the 19<sup>th</sup> Street BART Station
  - ~ Common area upgrades completed
  - ~ Building conference room, with recently installed hardwood floors
  - ~ Distinctive *art deco* entry & lobby
  - ~ On-site surface & covered parking
  - ~ Narrow bay depths of 14'-18' offer maximum glass line to spaces
  - ~ Building seismically upgraded to meet 1988 uniformed building code
  - ~ New elevator cabs & controls installed
  - ~ 3 on-site restaurants

**Comments:** Excellent location between City Center & Kaiser Center

**Rent:** ~~\$1.65-\$1.75/SF/month, fully serviced~~  
***REDUCED TO \$1.55-\$1.65/SF/month, fully serviced***

***SEE NEXT PAGE FOR AVAILABLE SUITES.***

06/01/10

**For Further Information, Contact Exclusive Agent:  
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**AVAILABLE SUITES**  
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| <b>Suite</b> | <b>RSF</b> | <b>Comments</b>   |
|--------------|------------|---|
| 200          | 571        | Large open room with sink   |
| 250          | 1,650      | 4 private offices, kitchen & large open area; divisible to 900 SF         |
| 330          | 1,880      | Open area, large conference room & 2 private offices; divisible to 500 SF |
| 415          | 374        | 1 large room  |
| 515          | 315        | 2 rooms   |
| 517          | 578        | 2 rooms   |
| 602          | 528        | Large open area with kitchen  |
| 606          | 236        | Small 1-room office   |
| 701          | 663        | 5 rooms   |
| 709          | 706        | 2 offices & reception area  |
| 808          | 325        | 2 rooms   |
| 816          | 420        | 2 rooms   |