

28 Floors

420' tall

875,000 RSF

- Office
- Retail
- Fitness Center

Large Floorplates

- 37k RSF (5th-6th Floors)
- 34k RSF (7th-18th Floors)
- 31K RSF (19th-28th Floors)

Virtually Column Free

- 4 interior columns (6th-17th Floors)
- 3 interior columns (18th-27th Floors)
- 30'-40' typical E-W spans
- 42'-49' typical N-S spans

Floor Height and Glass Line

- 15' deck to deck on typical floors
- 11'6" vision glass
- Approximately 30' deck-to-deck in the lobby

Interconnected Workspaces

Opportunity for double-height spaces and/or interconnecting stairs on every floor

Private Terraces and Balconies

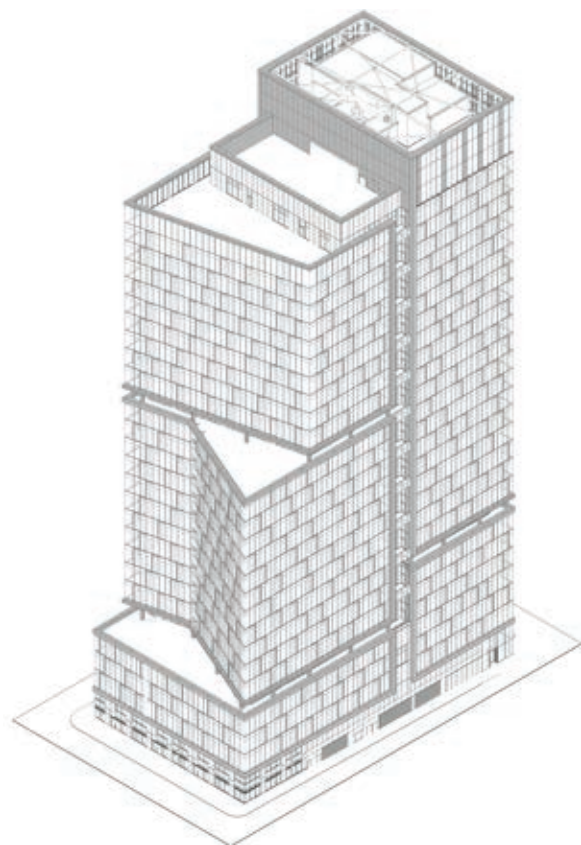
- 33 balconies
- Three terraces
- +/- 30k RSF of total outdoor space
- Outdoor space on every floor

Unobstructed Views and Signage Opportunities

Fully Entitled - 2023 Delivery

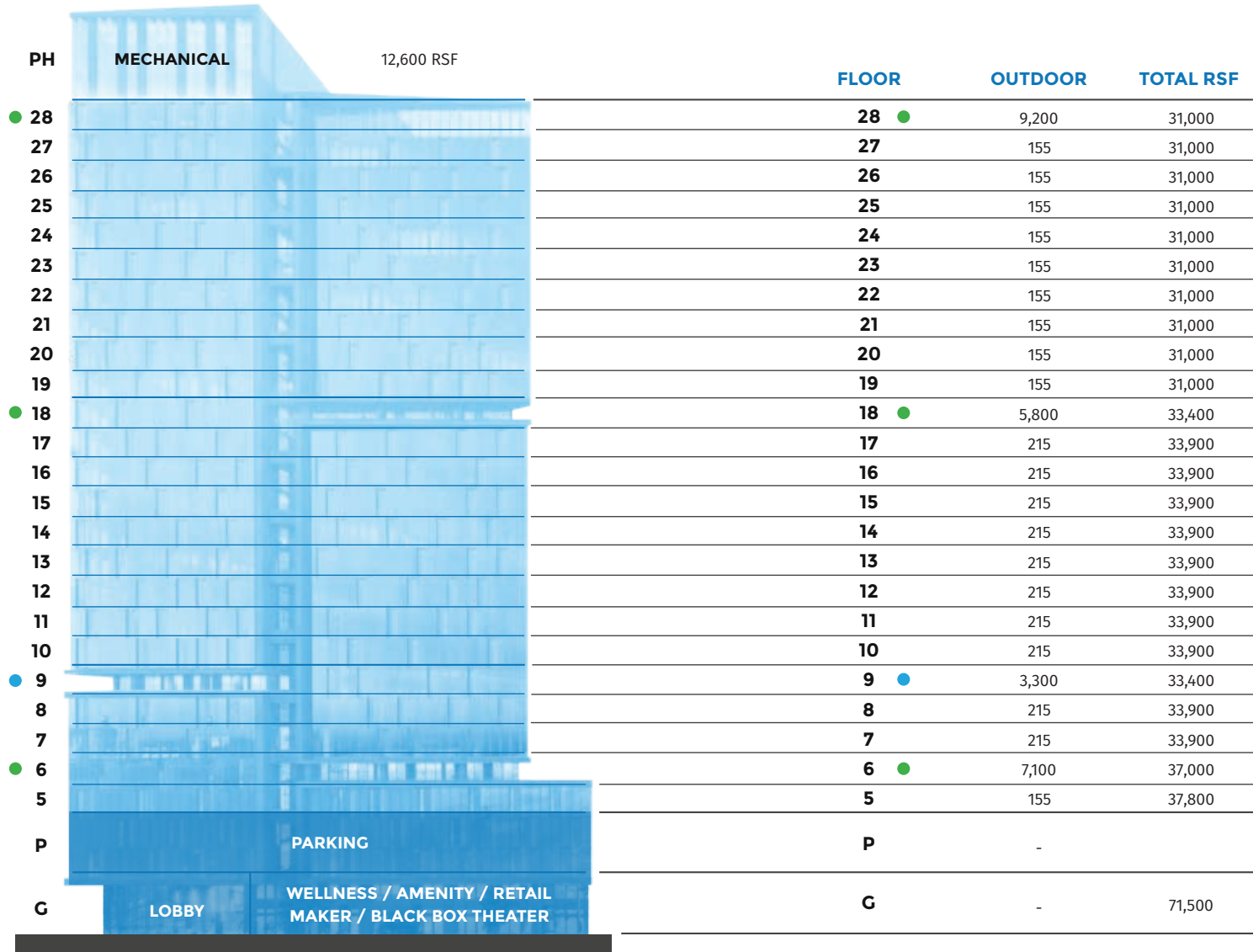
Site Address

2200 Telegraph Avenue
Oakland, CA 94612





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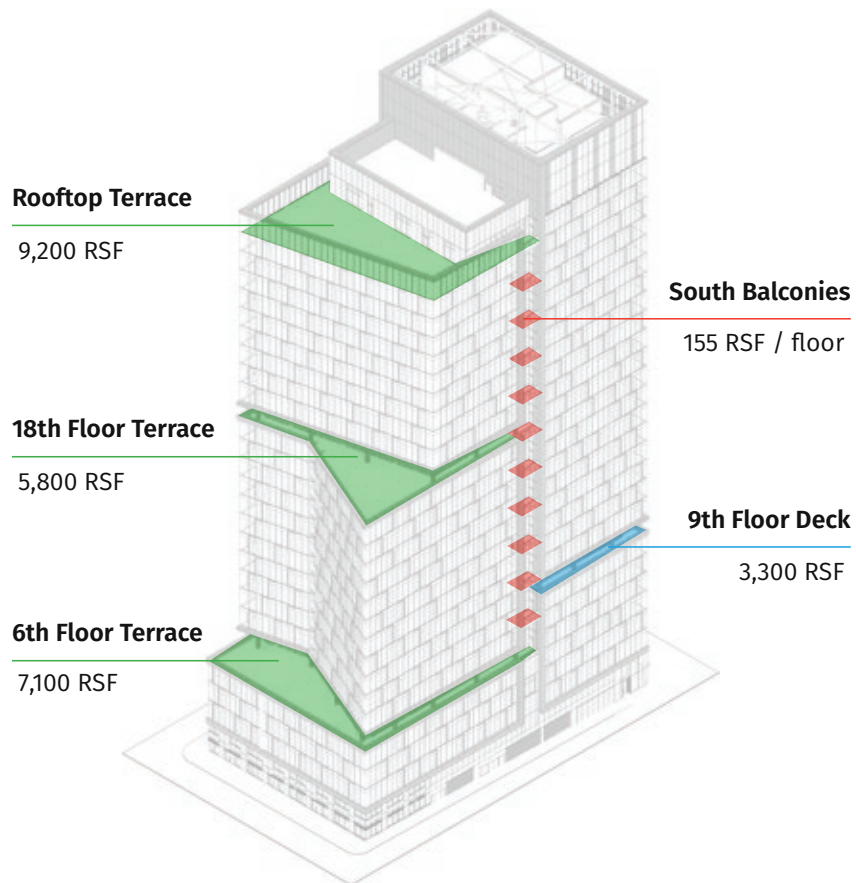


● Floor with Terrace ● Floor with Deck

875,000 RSF*

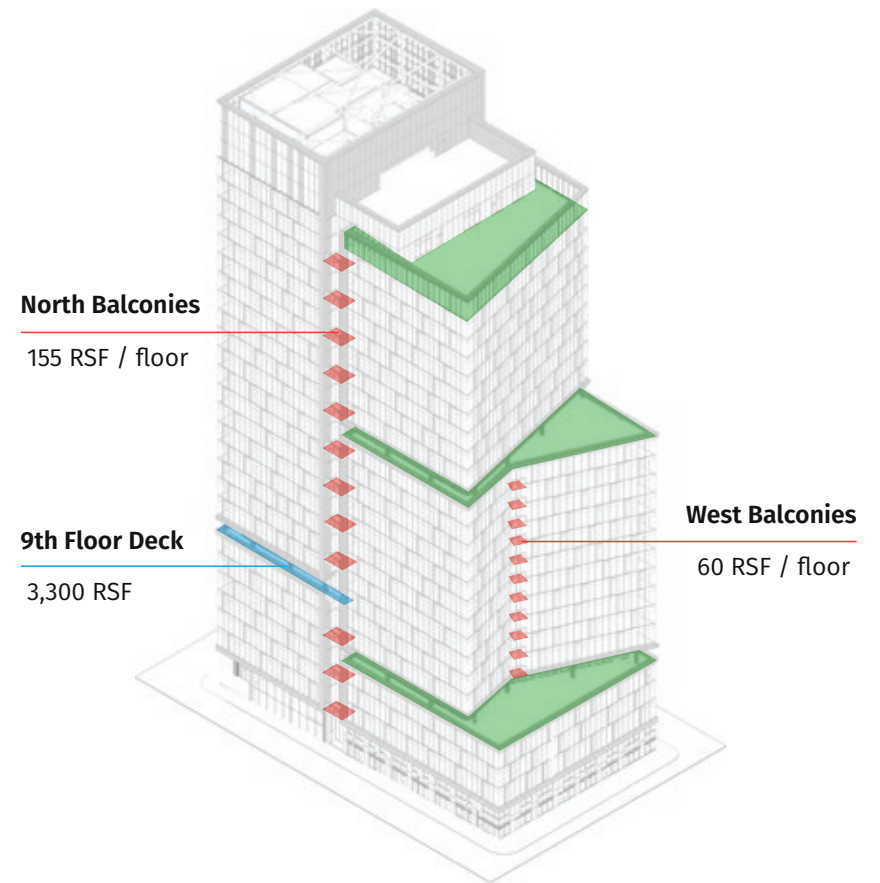
*Subject to final measurement

south-west outdoor spaces



■ Terraces ■ Balconies ■ Deck

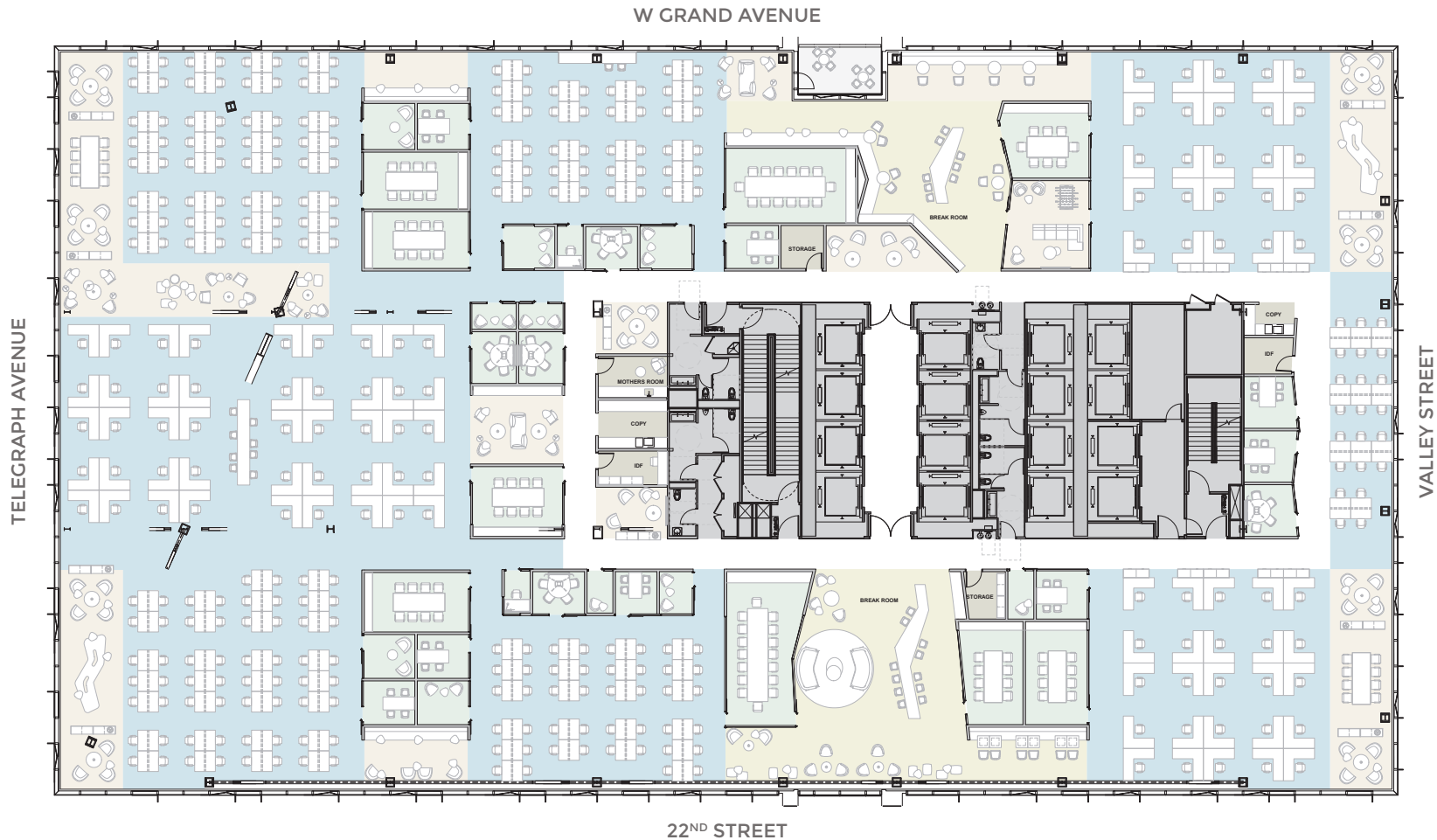
north-west outdoor spaces



- Three outdoor terraces
- 33 balconies
- One wraparound deck
- 30,000 SF total outdoor space

5th floor single tenant

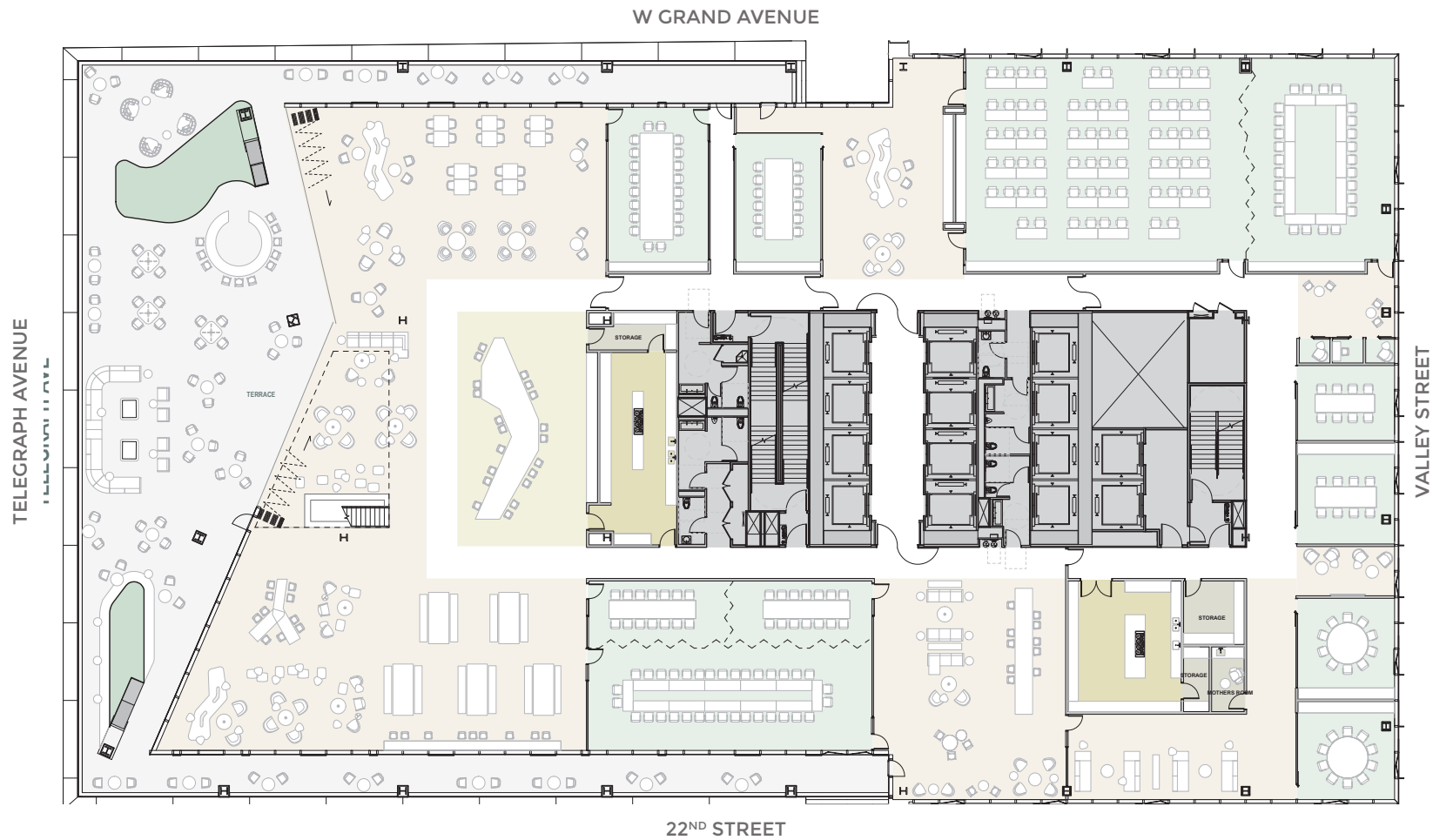
37,737 RSF
102 RSF/person



Open Office	Meeting Rooms	Collaboration	Support	Break Room	Building Core
Workstations – 370	Conference – 8 Huddle – 13 2-Person Phone Booth – 8 1-Person Phone Booth – 4		Storage – 1 IDF – 2 Copy – 2 Mother's Room – 1	Coffee Areas – 2	

6th floor dining & event

36,964 RSF



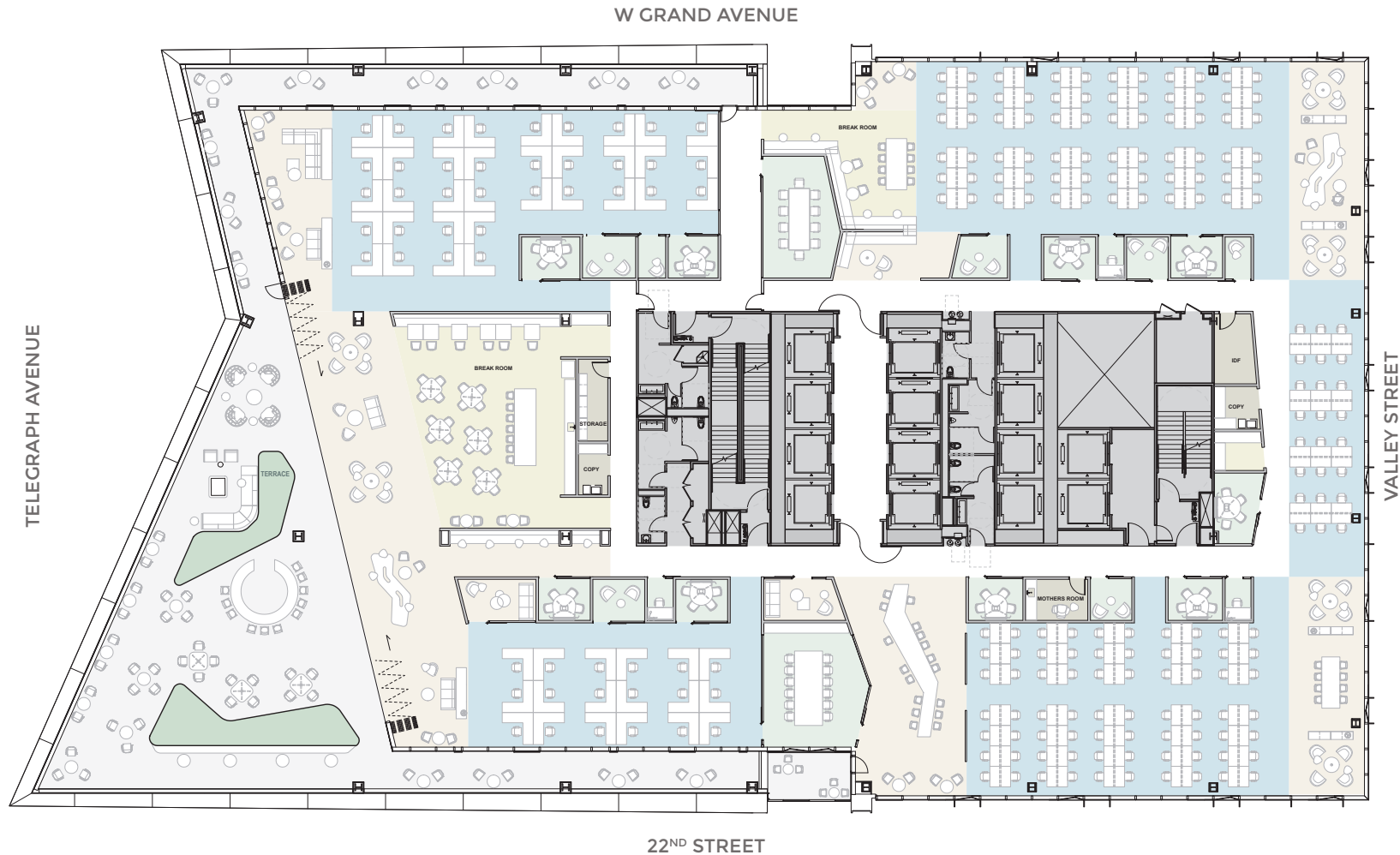
- Meeting Rooms**
Conference – 11
1-Person Phone Booth – 3
- Collaboration**
- Support**
Storage – 3
Mother's Room – 1
- Break Room**
- Kitchen**
- Building Core**

7th floor single tenant

33,878 RSF
115 RSF/person



Open Office	Meeting Rooms	Collaboration	Support	Break Room	Building Core
Workstations – 294	Conference – 3 Huddle – 11 2-Person Phone Booth – 4 1-Person Phone Booth – 16		Storage – 1 IDF – 1 Copy – 2 Mother's Room – 1	Coffee Area – 2	



Open Office	Meeting Rooms	Collaboration	Support	Break Room	Building Core
Workstations – 218	Conference – 2 Huddle – 9 2-Person Phone Booth – 5 1-Person Phone Booth – 5		Storage – 1 IDF – 1 Copy – 2 Mother's Room – 1	Coffee Areas – 3	

22nd floor private offices

30,924 RSF
222 RSF/person



Private Offices

Open Office

Workstations – 81

Meeting Rooms

Conference – 2
Huddle – 9
2-Person Phone Booth – 5
1-Person Phone Booth – 5

Collaboration

Support

Storage – 1
IDF – 1
Copy – 2
Mother’s Room – 1

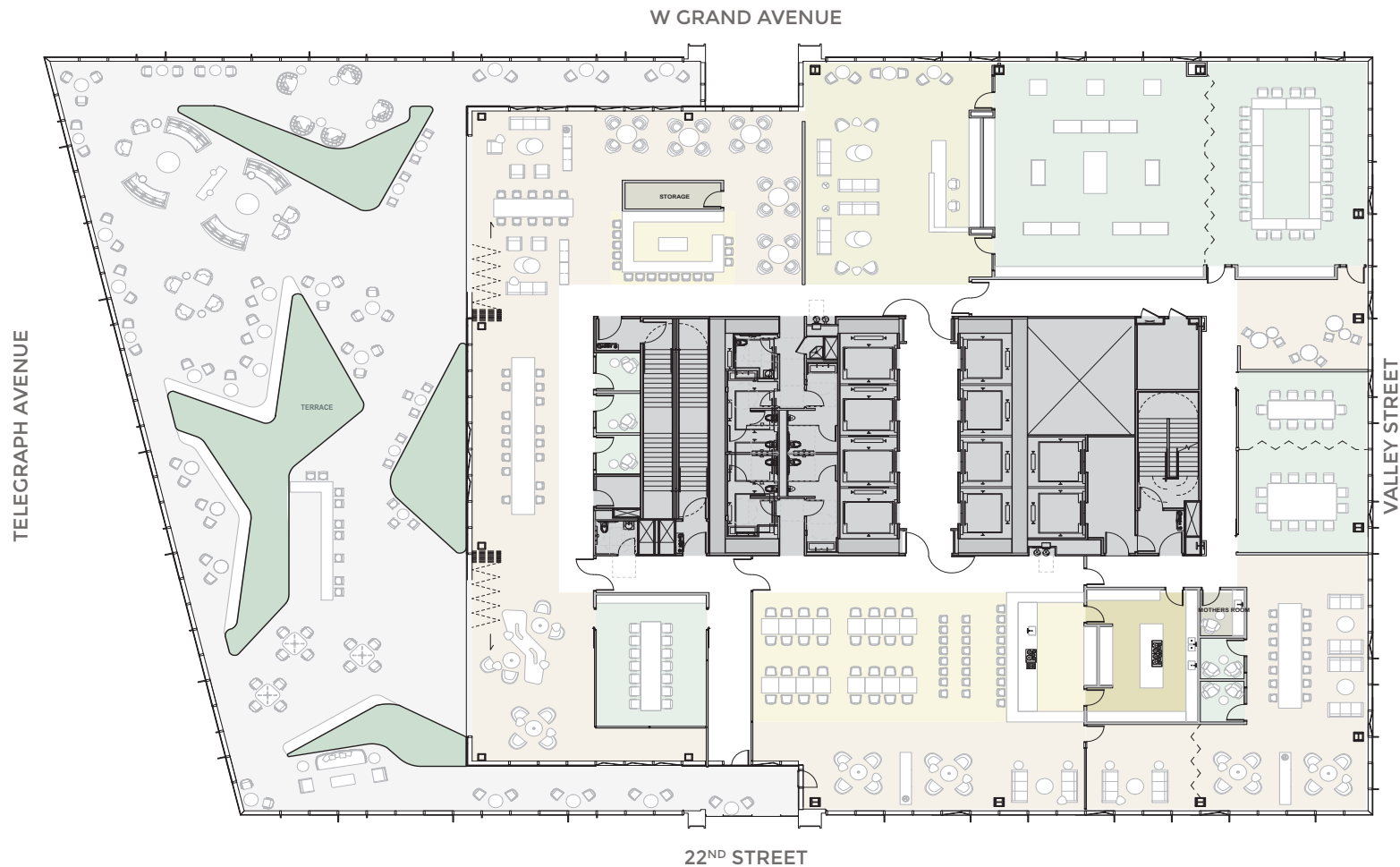
Break Room

Coffee Areas – 3

Building Core

28th floor innovation and entertainment space

30,924 RSF



Meeting Rooms

Conference – 4
Huddle – 1
2-Person Phone Booth – 2
1-Person Phone Booth – 3

Support

Storage – 1
Mother's Room – 1

Reception

Collaboration

Event Space

Kitchen

Building Core

