

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**

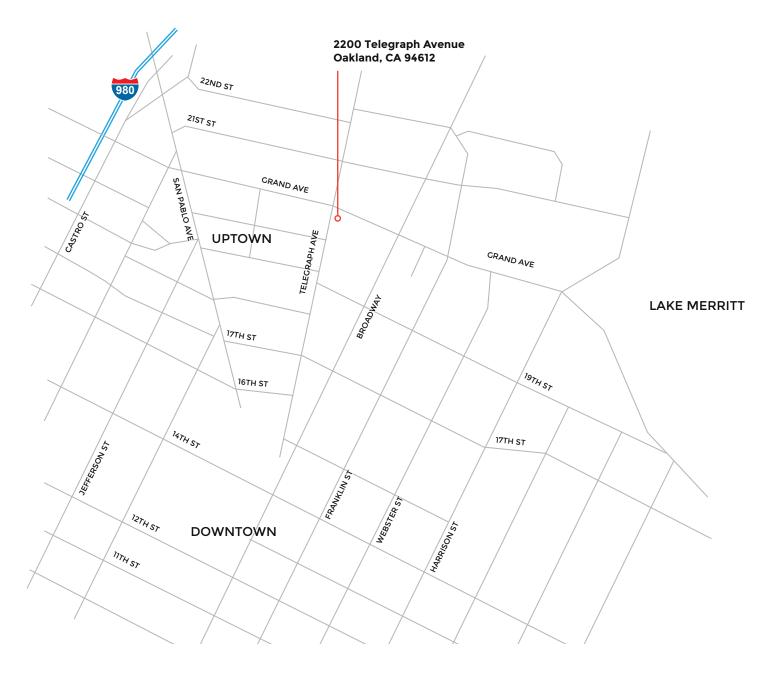
- 33 balconies
- Three terraces
- +/- 30k RSF of total outdoor space
- Outdoor space on every floor

## Unobstructed Views and Signage Opportunities

Fully Entitled - 2023 Delivery

#### **Site Address** 2200 Telegraph Avenue Oakland. CA 94612

### site location\_



| PH  | MECHANICAL 12,600 RSF                                       | FLOOR | OUTDOOR | TOTAL RSF |
|-----|---|-------|---------|-----------|
| 28  |   | 28 •  | 9,200   | 31,000    |
| 27  |   | 27    | 155     | 31,000    |
| 26  |   | 26    | 155     | 31,000    |
| 25  |   | 25    | 155     | 31,000    |
| 24  |   | 24    | 155     | 31,000    |
| 23  |   | 23    | 155     | 31,000    |
| 22  |   | 22    | 155     | 31,000    |
| 21  |   | 21    | 155     | 31,000    |
| 20  |   | 20    | 155     | 31,000    |
| 19  |   | 19    | 155     | 31,000    |
| 18  | THE RESERVE AND ADDRESS OF A ROOM OF STREET                 | 18 •  | 5,800   | 33,400    |
| 17  |   | 17    | 215     | 33,900    |
| 16  |   | 16    | 215     | 33,900    |
| 15  |   | 15    | 215     | 33,900    |
| 14  |   | 14    | 215     | 33,900    |
| 13  |   | 13    | 215     | 33,900    |
| 12  |   | 12    | 215     | 33,900    |
| 11  |   | 11    | 215     | 33,900    |
| 10  |   | 10    | 215     | 33,900    |
| 9 📑 | A MARK MAN A BIG MENT OF THE                                | 9 •   | 3,300   | 33,400    |
| 8   |   | 8     | 215     | 33,900    |
| 7   | The second states in the second self-carety state.          | 7     | 215     | 33,900    |
| 6   | p samme in unte en nor                                      | 6 •   | 7,100   | 37,000    |
| 5   |   | 5     | 155     | 37,800    |
| Р   | PARKING   | P     | -       |           |
| G   | WELLNESS / AMENITY / RETAIL LOBBY MAKER / BLACK BOX THEATER | G     | -       | 71,500    |

875,000 RSF\*

\*Subject to final measurement

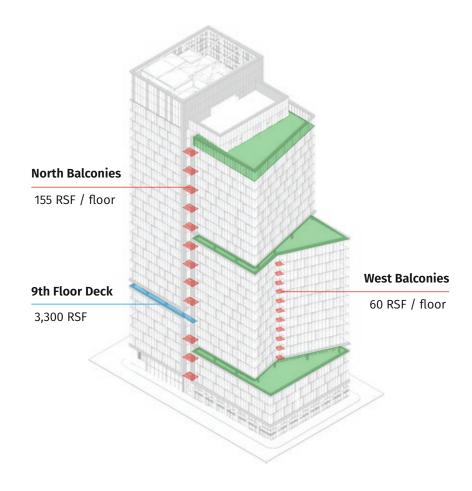
Floor with Terrace

Floor with Deck

## south-west outdoor spaces\_

# **Rooftop Terrace** 9,200 RSF **South Balconies** 155 RSF / floor **18th Floor Terrace** 5,800 RSF 9th Floor Deck 3,300 RSF **6th Floor Terrace** 7,100 RSF 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

W GRAND AVENUE



**Open Office** 

Workstations – 370

**Meeting Rooms** 

Conference – 8 Huddle – 13 2-Person Phone Booth - 8 1-Person Phone Booth - 4

Collaboration

**Support** 

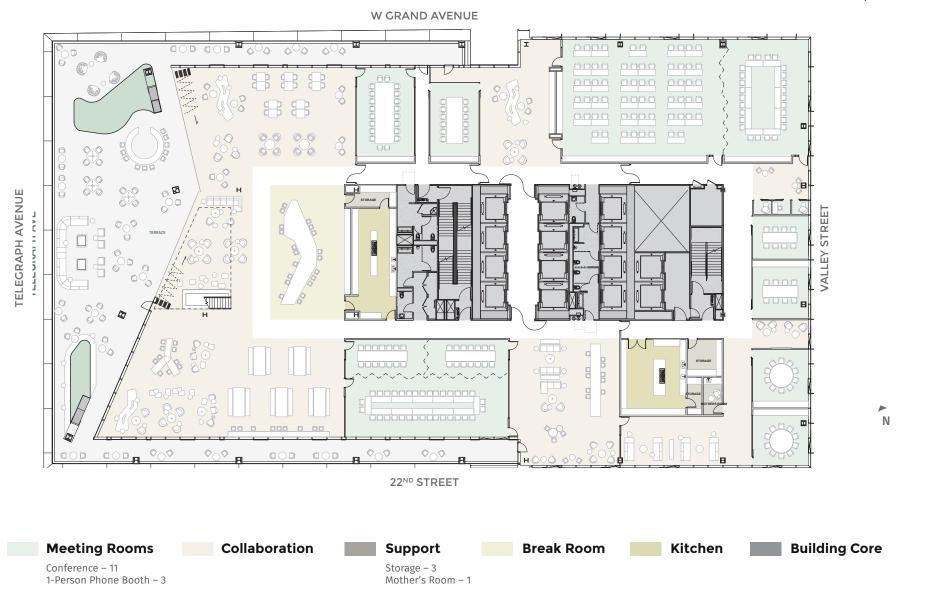
Storage – 1 IDF – 2 Copy – 2 Mother's Room - 1 **Break Room** 

Coffee Areas – 2

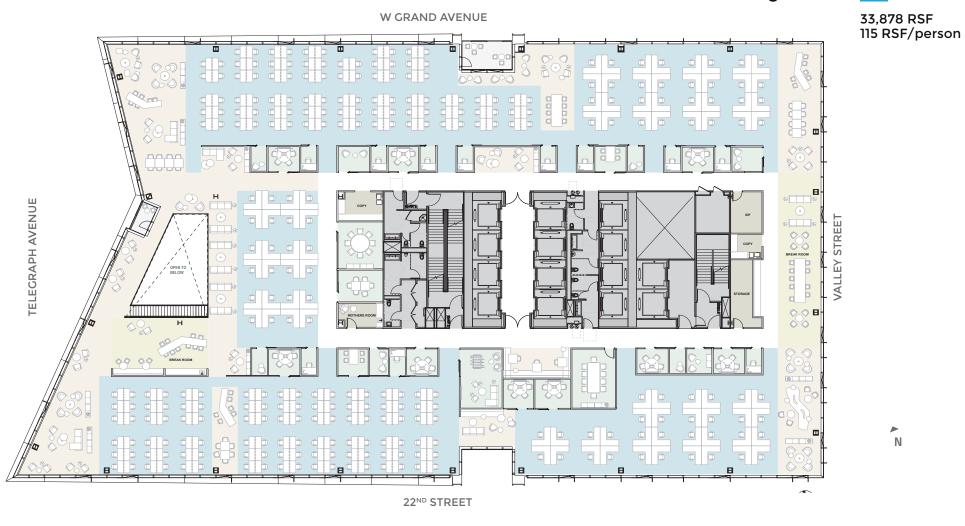
**Building Core** 

### 6th floor dining & event

36,964 RSF



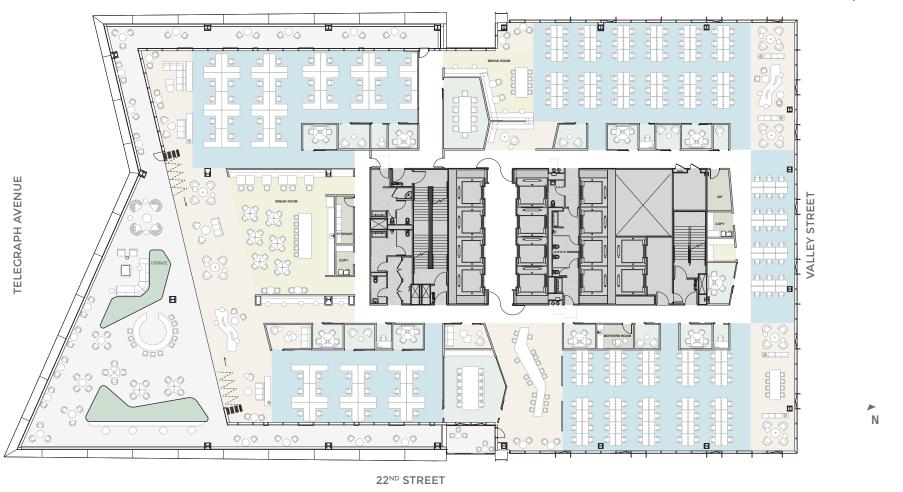
# 7th floor single tenant





### 18th floor single tenant

W GRAND AVENUE 33,330 RSF



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

### 22nd floor private offices

30,924 RSF W GRAND AVENUE 222 RSF/person **TELEGRAPH AVENUE** VALLEY STREET 0000 22<sup>ND</sup> STREET



Open Office

Workstations - 81

Meeting Rooms

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

Support

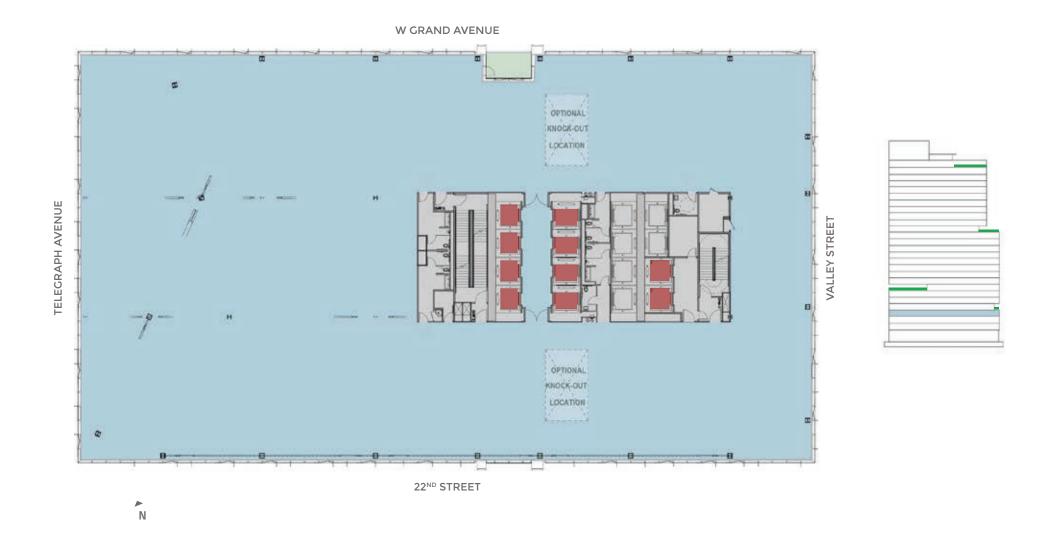
Storage – 1 IDF – 1 Copy – 2 Mother's Room – 1 **Break Room** 

Coffee Areas – 3

Building Core

# 28th floor innovation and entertainment space\_

30,924 RSF W GRAND AVENUE 000 000 0000 **TELEGRAPH AVENUE** VALLEY STREET 000 000 00 90 000000 000 000 22<sup>ND</sup> STREET **Meeting Rooms Support** Reception **Event Space Building Core** Conference - 4 Storage - 1 Collaboration **Kitchen** Huddle – 1 Mother's Room - 1 2-Person Phone Booth - 2 1-Person Phone Booth - 3



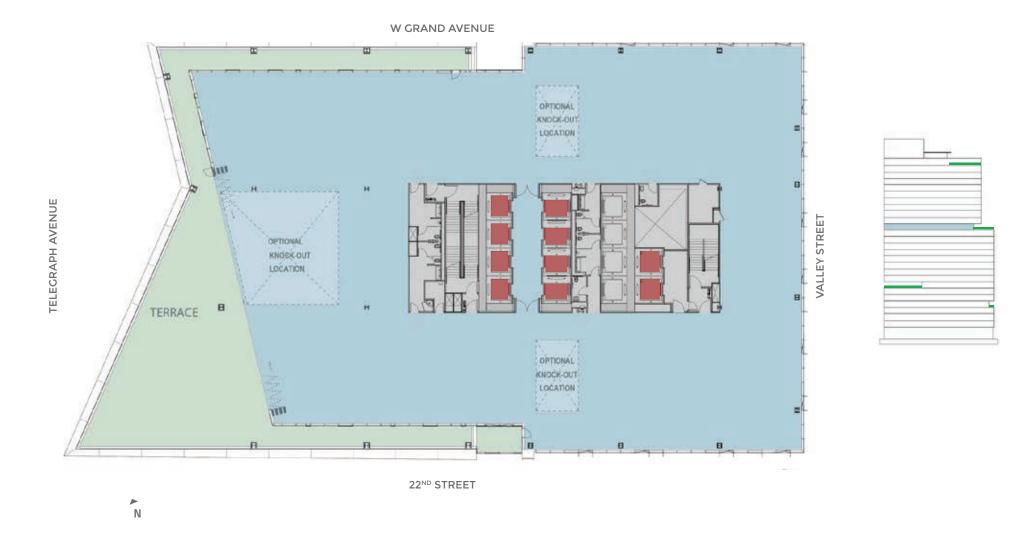








### 18th floor\_





### 22nd floor\_



