

**1440**  
BROADWAY

**THE SYNDICATE BUILDING**  
OAKLAND'S ORIGINAL HIGH RISE



**CBRE**

# CREATIVITY

INSPIRED BY HISTORY

## WELCOME TO AN OAKLAND ORIGINAL

The Syndicate Building, one of Oakland's first high rises, is in the heart of downtown and features creative office space coupled with charming historic character.

Re-imagined creative space and modernized infrastructure transformed 1440 Broadway into a premier destination for Oakland's creative businesses.



Located in the heart of  
Downtown Oakland with easy access  
to countless restaurants, cultural  
attractions, and residential options



Sought-after tenant amenities  
including two onsite restaurants and  
immediate access to 12th Street BART  
Station



Modernized office space with  
historical touches throughout



Upgraded infrastructure including  
ample power for high-density users and  
high-speed fiber internet access



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# STORIED WALLS

FRESH OPPORTUNITIES



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# SPACE AVAILABLE NOW

FLOOR	SQ. FT.
9TH	Full Floor - ±8,850 RSF <sup>1</sup>
8TH	Full Floor - ±8,846 RSF <sup>1</sup>
7TH	Suite 700 - ±2,324 RSF <sup>2</sup> Suite 725 - ±2,071 RSF <sup>2</sup>
6TH	Suite 607 - ±2,206 RSF
5TH	Full Floor - ±8,744 RSF
4TH	Suite 400 - ±3,251 RSF Suite 403 - ±1,080 RSF
2ND	Suite 200 - ±851 RSF 2ND Floor - ±9,030 RSF <sup>3</sup>

<sup>1</sup> 8TH & 9TH Floors can be delivered contiguous for a total of ±17,696 RSF

<sup>2</sup> 7TH Floor suites can be delivered contiguous for a total of ±4,395 RSF

<sup>3</sup> 2ND Floor is divisible to suites as small as 3,500 RSF

\* Ability to deliver up to ~70,000 contiguous RSF



AVAILABILITIES RANGING FROM

**±746 - ±17,696 RSF**

READY FOR IMMEDIATE OCCUPANCY

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# 5TH, 8TH & 9TH FLOORS

CREATIVE FULL FLOORS  
AVAILABLE NOW

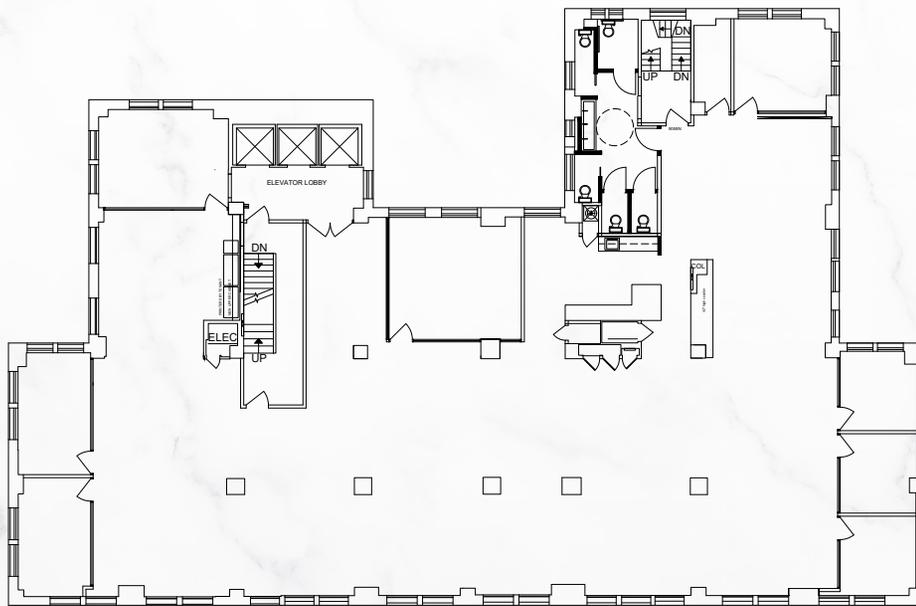
5TH Floor - 8,744 RSF | 8TH Floor - 8,846 RSF | 9TH Floor - 8,850 RSF

- High ceilings, exposed brick and concrete columns, ample window line with oversized operable windows and excellent natural light
- Full floor creative build-out available now
- Large cafe-style kitchen with bar seating
- Sidewire design offering maximum efficiency



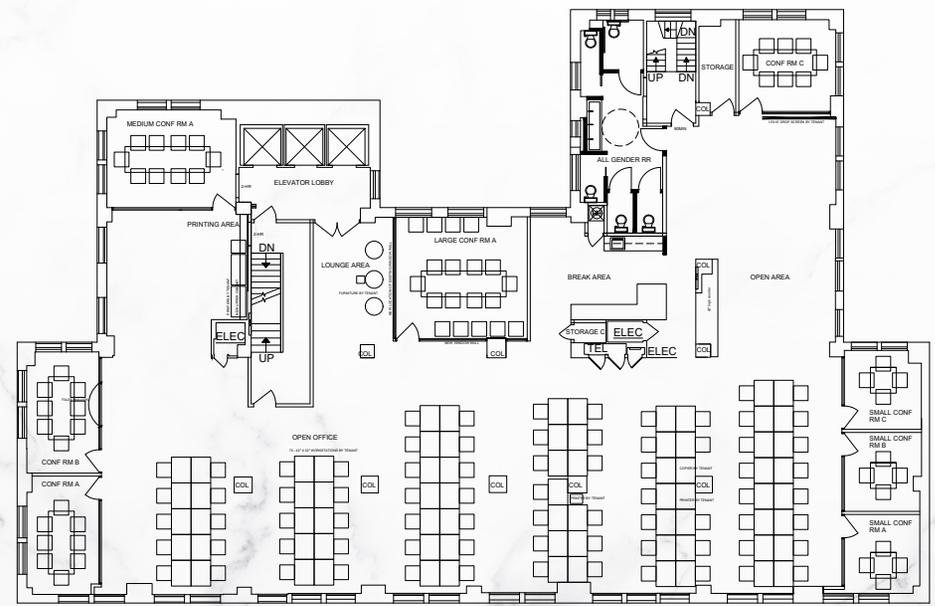
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CURRENT FLOOR PLAN



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HYPOTHETICAL FLOOR PLAN



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# 7TH FLOOR

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SUITE 700  
±2,324 RSF  
AVAILABLE NOW

- Large operable windows with good natural light
- Built out Kitchen
- 4 offices/breakout rooms

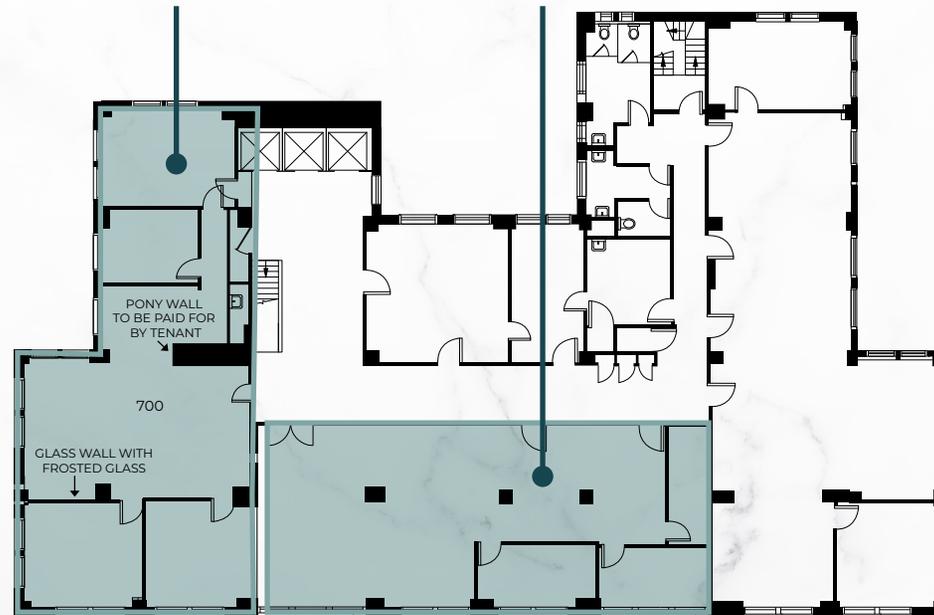
SUITE 725  
±2,071 RSF  
AVAILABLE NOW

- Large operable windows with good natural light
- Storage room
- 2 offices/breakout rooms



SUITE 700

SUITE 725



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\*Suites can be delivered contiguous for a total of ±4,395 RSF

# 6TH FLOOR

SUITE 607  
±2,206 RSF  
AVAILABLE NOW

- Second generation space
- Move-in ready
- Office space with creative potential
- Great natural light and operable windows



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## SUITE 607



# 4TH FLOOR

SUITE 400  
±3,251 RSF  
AVAILABLE NOW

- 4 Private offices
- Conference room & Kitchen
- 3 sides of glass providing great natural light
- Ability to deliver current condition or complete creative buildout

SUITE 403  
±1,080 RSF  
AVAILABLE NOW

- Operable windows with good natural light
- Efficient column free space
- Ability to re-demise as needed



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**SUITE 400**



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**SUITE 403**



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# 2ND FLOOR

SUITE 200  
±851 RSF  
AVAILABLE NOW

- Recently updated with fresh paint and carpet
- Short term flexibility
- Great natural light



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## SUITE 200



# 2ND FLOOR

±9,030 RSF (FLEXIBILITY TO DELIVER AS SMALL AS ±3,500 RSF)  
 CREATIVE FULL FLOOR OR TWO SUITES AVAILABLE NOW

## POTENTIAL CREATIVE FEATURES INCLUDE:

- Exposed 14' ceilings
- Exposed brick walls and concrete columns
- Four sides of large, operable windows with great natural light
- Ability to work with LL to design perfect custom buildout



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## FULL FLOOR HYPOTHETICAL BUILD-OUT



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## MULTI-TENANT HYPOTHETICAL FLOOR PLAN



SUITE A: ±3,412 RSF

SUITE B: ±5,619 RSF

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# IN THE CENTER OF EVERYTHING

## AMENITIES

1. Federal Building
2. Swan's Market
3. Marriott Hotel
4. FedEx Office
5. Bank of America
6. Oakland City Hall
7. Hampton Inn
8. 1100 Clay St Apartments
9. Altas Apartments

## ENTERTAINMENT

1. Fox Theatre
2. Oakland Ice House
3. The New Parish
4. Great Western Power Co.
5. Paramount Theatre
6. Oakland Convention Center

## BARS

1. Cafe Van Kleeef
2. Somar Bar
3. Make Westing
4. District

## RESTAURANTS

1. Xolo
2. Duende
3. Le Cheval
4. Rosamunde
5. Ratto's
6. Cookiebar Creamery
7. Oakland Street Food Co.
8. Plenty
9. Hopscotch
10. Core Kitchen
11. Off the Grid
12. Tribune

## COFFEE

1. Awaken Cafe
2. Caffe Teatro
3. Rudy's Can't Fail Cafe
4. Peet's Coffee
5. Starbucks
6. Caffe 817
7. Modern Coffee



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## THE SYNDICATE BUILDING OAKLAND'S ORIGINAL HIGH RISE

**FOR MORE INFORMATION,  
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