



**For Sale or Lease**

\$4,900,000

**2111**  
Franklin St

**CBRE**

**ELLIS PARTNERS**



## EXECUTIVE SUMMARY

### The Offering

CBRE, as exclusive advisors, is please to present the opportunity to acquire a fee simple interest in 2111 Franklin, located in Oakland California. The Property consists of a ±23,900 rentable square feet four level building (incl. improved lower level) situated on 0.16 acres or 6,802 square feet. Additionally, a 0.13 acre or 5,795 SF secured surface parking lot is included.

**Asking Price:**  
**\$4,900,000**

**Interest Conveyed:**  
**Fee Simple**



**Uptown Creative Office Space**



**Approximately ±23,900 SF on four levels**



**Oversized electrical service providing 2500 AMPS**



**D-DT-C Zoning** — wide range of ground floor activities, while also acomodating commercial uses on the upper floors.



**Parking** — 24 parking stalls.



**Transit Orientated Location** — Within steps of BART, the major regional commuter transportation system in the San Francisco Bay Area.



## PROPERTY HIGHLIGHTS



Four interconnected floors with expansive light and air



There is a spacious outdoor balcony on the third level and an open secured parking lot adjacent to the first level.



The third level features soaring ceilings, making it an ideal assembly space.



One passenger elevator



Skylights



The property is a part of the downtown specific plan and allows for a variety of commercial uses.

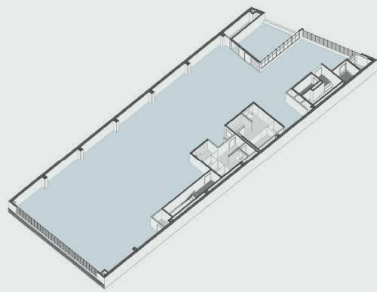


Vaulted wood ceilings on Level 3



Upgraded power, warm shell, brand new bathrooms with showers.

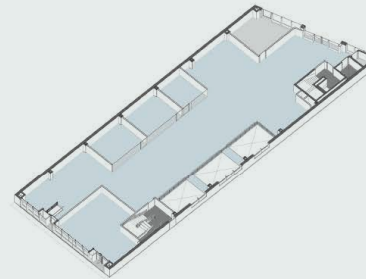
## 3D Plan



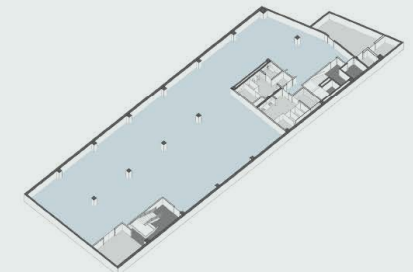
LEVEL 3



MEZZANINE LEVEL



LEVEL 1



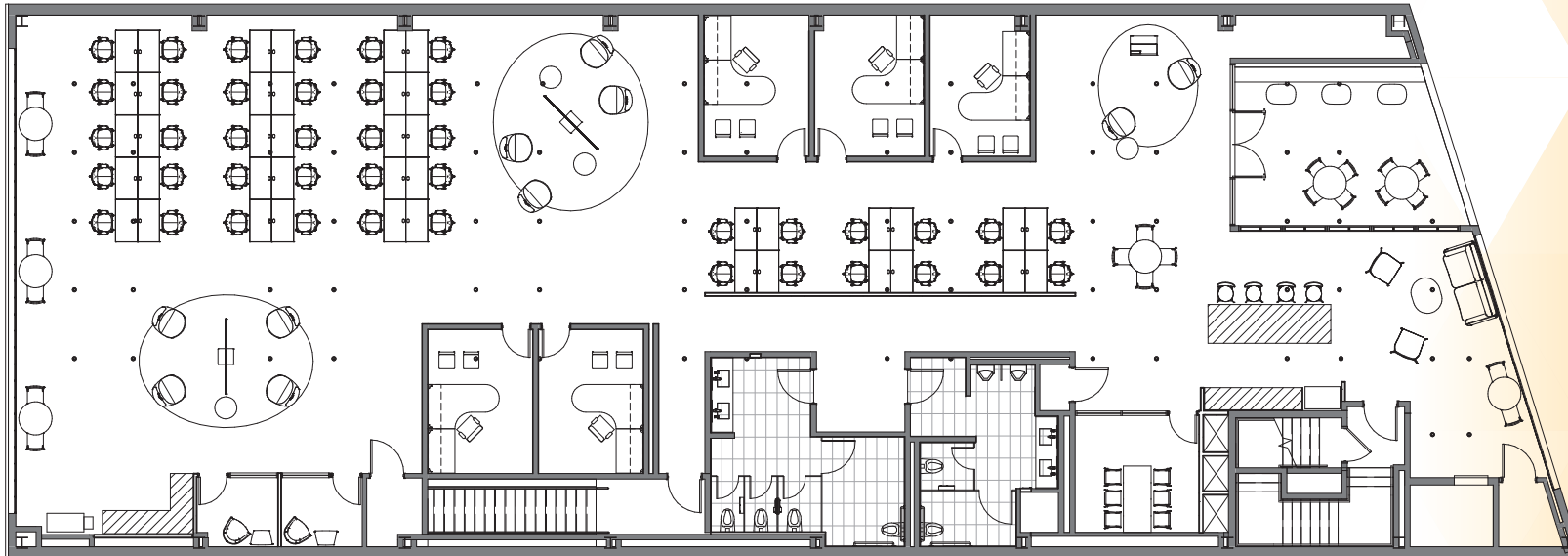
LOWER LEVEL

FLOOR PLAN



Third Level

Sample Floor Plan

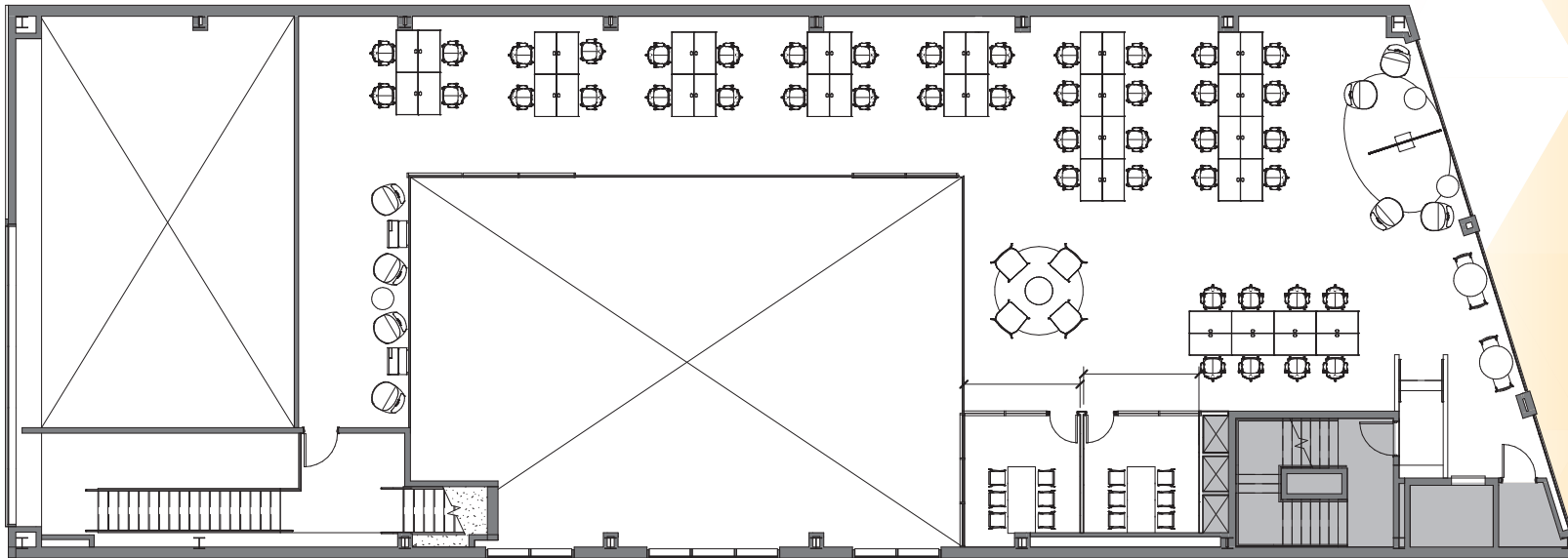


FLOOR PLAN



Mezzanine Level

Sample Floor Plan

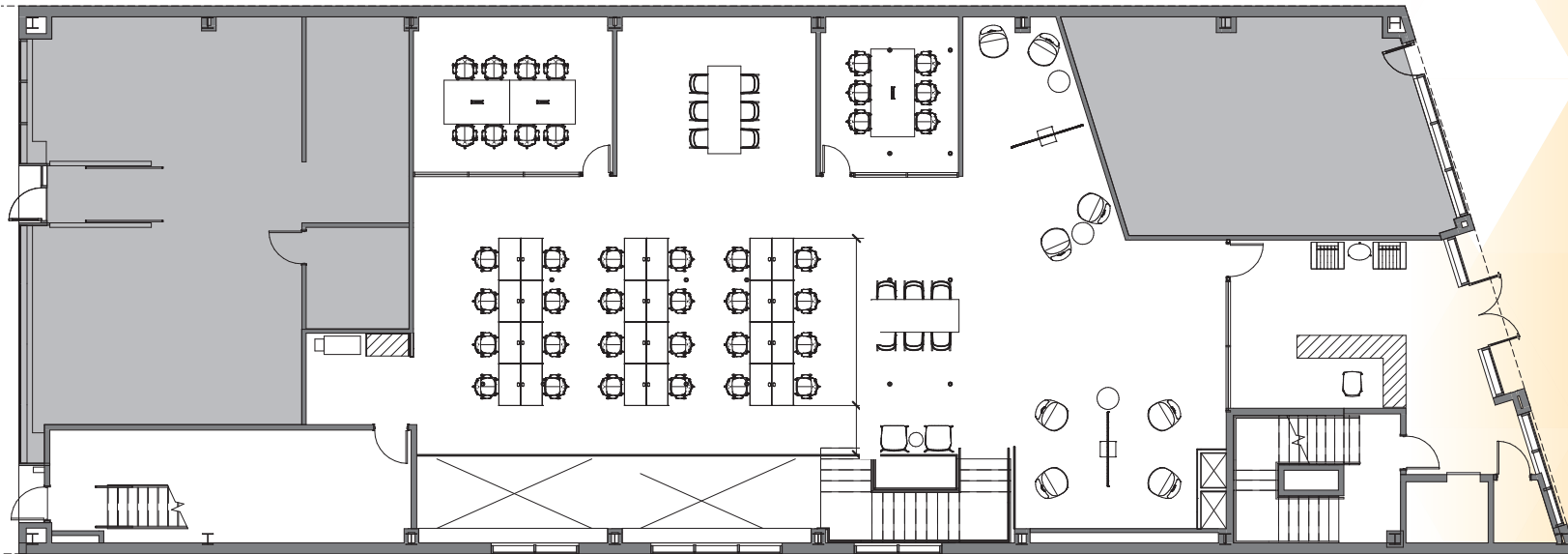


FLOOR PLAN



First Level

Sample Floor Plan



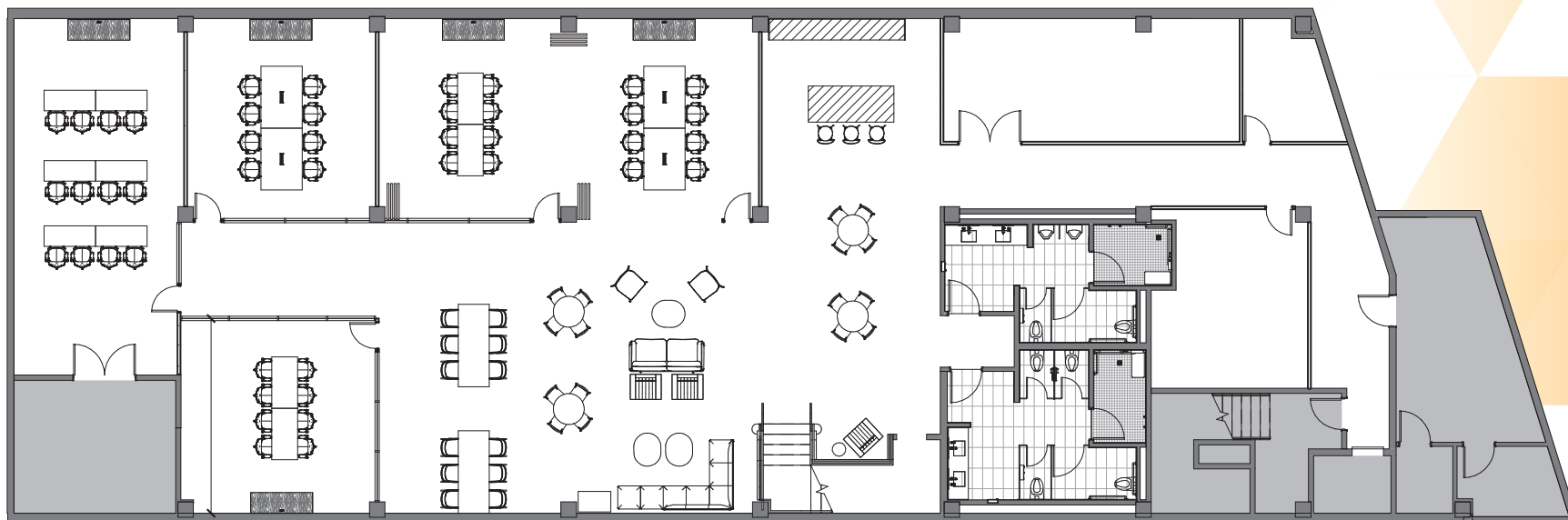


# FLOOR PLAN



## Lower Level

Sample Floor Plan



DIRECT ACCESS TO NUMEROUS AMENITIES







## UPTOWN

The Property is located in the Lake Merritt/Uptown Oakland neighborhood within downtown Oakland. Uptown really took off with the reopening of the Fox Theatre in 2009. The combination of two outstanding theatre venues with the Fox and the Paramount, the area has attracted excellent restaurants, high density housing, and high-density office over time. This has made Uptown a place to be. Oakland Ranked #1 Best Food Cities in the US in 2024 by Conde Nast Traveler.

In the last 10 years, Oakland has ranked in the top 10 for use of renewable energy, percentage of women-owned businesses, most “Most Wired” metro area, healthiest city in the U.S., best places to retire, most fun city, best climate and best drinking water.

## D-DT-C, S13 zoning

In Oakland’s D-DT-C zoning district, the primary goal is to support and enhance Downtown areas suitable for a wide variety of ground floor commercial activities, while also allowing for a mix of commercial and residential uses in upper-story space. Some Permitted uses include Group Assembly, Sidewalk Cafes and Restaurants, Telecommunications, Recreational Assembly, General Retail Sales, Consultant and Financial Services, Research Service, Administrative, BusinessCommunications.<sup>1</sup>

*1. Please visit the City of Oakland Planning Department for confirmation regarding your intended use.*



# 2111 Franklin St

OAKLAND, CA 94612

## CONTACT

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## **CBRE** ELLIS PARTNERS

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