

1440  
BROADWAY

# THE SYNDICATE BUILDING

OAKLAND'S ORIGINAL HIGH RISE



CBRE

**1440**  
BROADWAY

**SPACE AVAILABLE**

Availabilities Ranging from ±1,821 SF - ±26,319 SF



**SPACE AVAILABLE**

FLOOR	SQ. FT.	AVAILABLE	FEATURES
10TH	±8,623*	Q2 2020	High ceilings and large window lines with great natural light with creative potential.
9TH	±8,850*	NOW	Move-in ready creative suite with high exposed ceilings, great natural light and exposed brick/concrete.
8TH	±8,846*	NOW	Move-in ready creative suite with high exposed ceilings, great natural light and exposed brick/concrete.
6TH	±1,821	NOW	Second generation move-in ready office space with creative potential.
4TH	±2,394	NOW	4 private offices, 1 conference room & kitchen.
2ND	±9,030**	NOW	Creative potential with exposed brick, high ceilings, excellent natural light and 4 sides of glass.

\* 8th, 9th, & 10th Floors can be delivered contiguous for a total of ±26,319 SF

\*\* 2nd Floor is divisible to ±3,412 SF and ±5,619 SF

**LEASING CONTACTS**

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**Trent Holsman** | Senior Vice President | Lic. 01449957 | +1 510 874 1951 | trent.holsman@cbre.com



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**PREMIER DOWNTOWN LOCATION**



**RESTAURANTS**

- 1 Xolo
- 2 Flora
- 3 Duende
- 4 Fat Cat Cafe
- 5 Camber Restaurant

**BARS**

- 6 Cafe Van Kleeef
- 7 Dogwood
- 8 Woods Bar
- 9 Somar Bar
- 10 Make Westing
- 11 Diving Dog

**ENTERTAINMENT**

- 12 Fox Theatre
- 13 Oakland Ice House
- 14 The New Parish
- 15 Great Western Power Co.
- 16 Paramount Theatre

**COFFEE**

- 17 Awaken Cafe
- 18 Caffe Teatro
- 19 Rudy's Can't Fail Cafe

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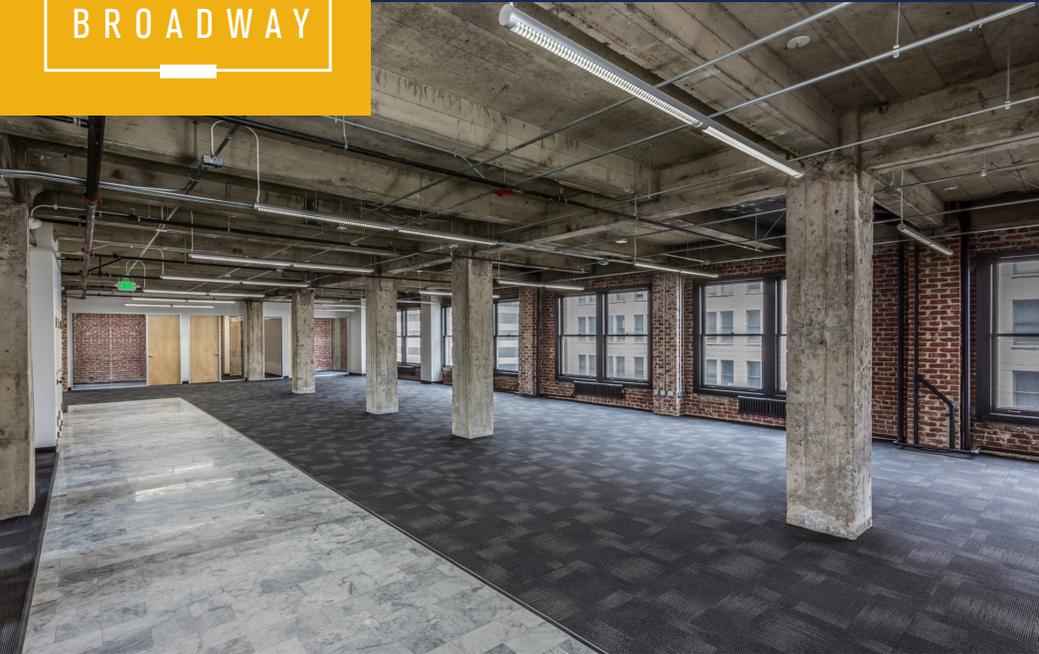
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# DYNAMIC CREATIVE BUILDING FEATURING HISTORICAL CHARACTER



- Located in the heart of Downtown Oakland's expanding amenity base
- Immediate access to 12th Street BART Station
- New lobby renovation in process
- New secure bike storage
- Reimagined office space with next-generation tenant amenities
- Abundant power for high-density users and high-speed fiber internet access

RE-IMAGINED CREATIVE SPACE AND MODERNIZED INFRASTRUCTURE ARE TRANSFORMING 1440 BROADWAY INTO A PREMIER DESTINATION FOR OAKLAND'S CREATIVE BUSINESSES.



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# UNIQUE COMBINATION OF MODERN CREATIVE SPACE & HISTORICAL TOUCHES



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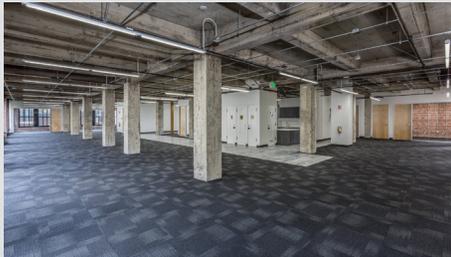
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# OAKLAND'S PREMIER SMALL CREATIVE SUITE

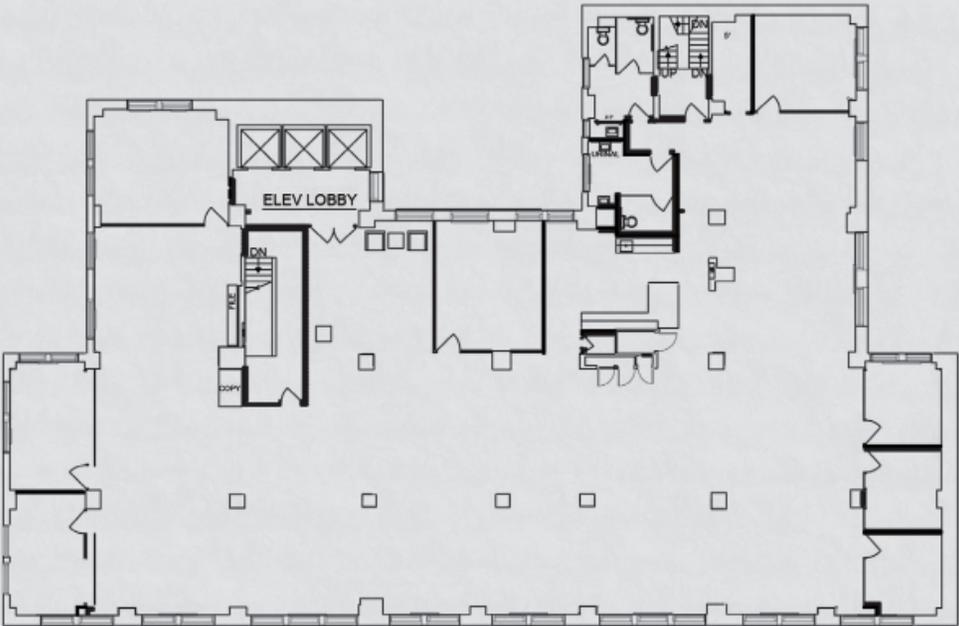
**10TH FLOOR - ±8,623 SF | AVAILABLE Q2 2020**  
CREATIVE FULL FLOOR AVAILABLE



**POTENTIAL CREATIVE FEATURES INCLUDE:**

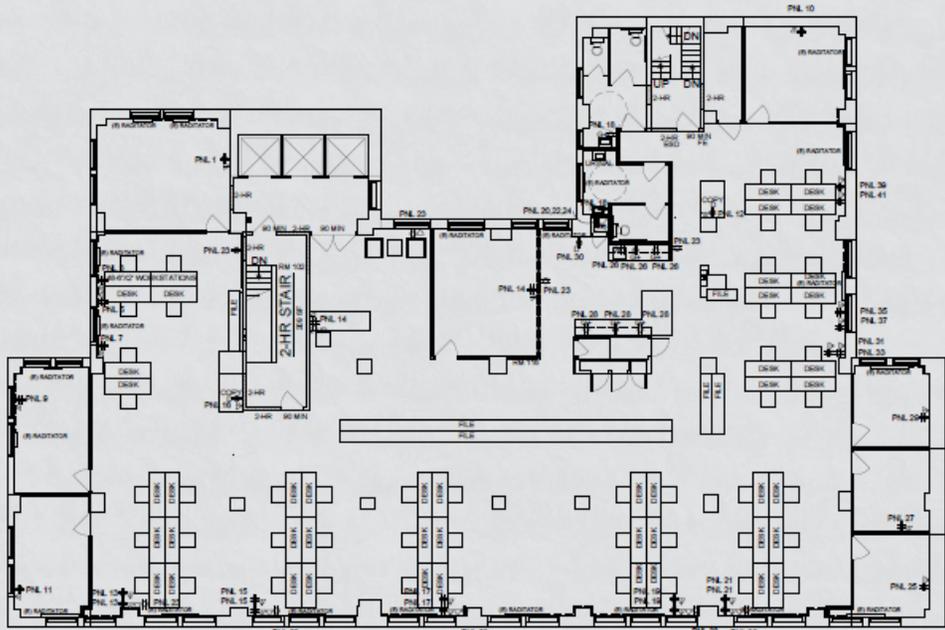
- Exposed 14' ceilings
- Exposed brick walls and concrete columns
- Four sides of large, operable windows with great natural light

CURRENT FLOORPLAN



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HYPOTHETICAL FLOORPLAN



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# CREATIVE FULL FLOOR AVAILABLE

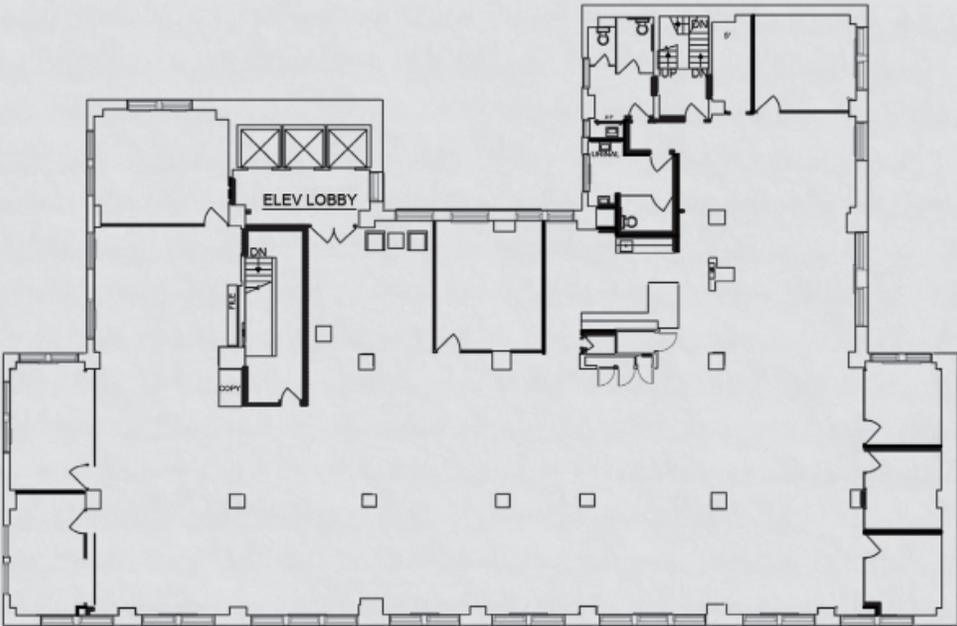
9TH FLOOR - ±8,850 SF | AVAILABLE NOW



**FEATURES**

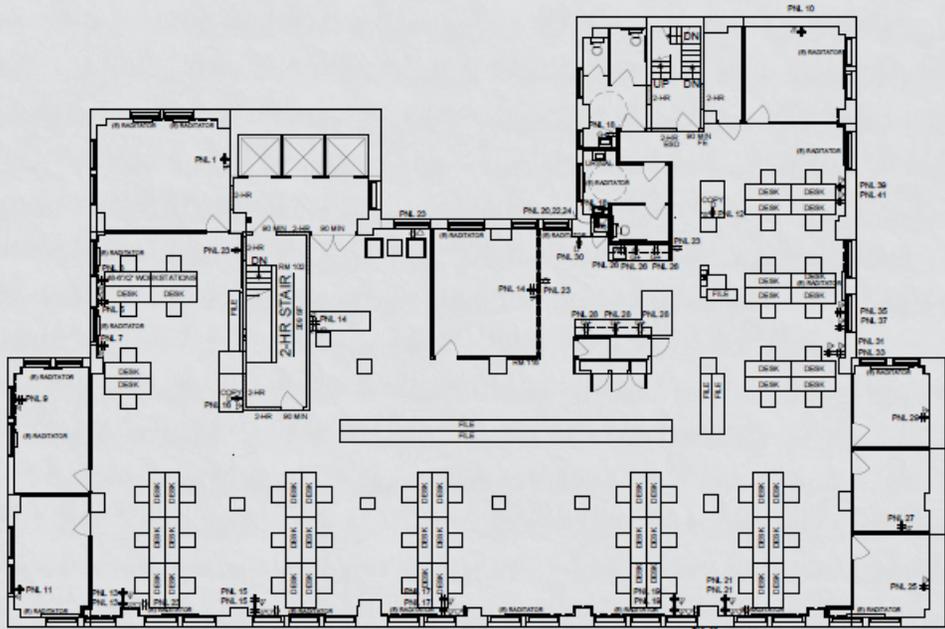
- Creative features include high ceilings, exposed brick and concrete columns, ample window line with oversized operable windows and excellent natural light
- Full floor creative build-out available now
- Large cafe-style kitchen with bar seating

CURRENT FLOORPLAN



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HYPOTHETICAL FLOORPLAN



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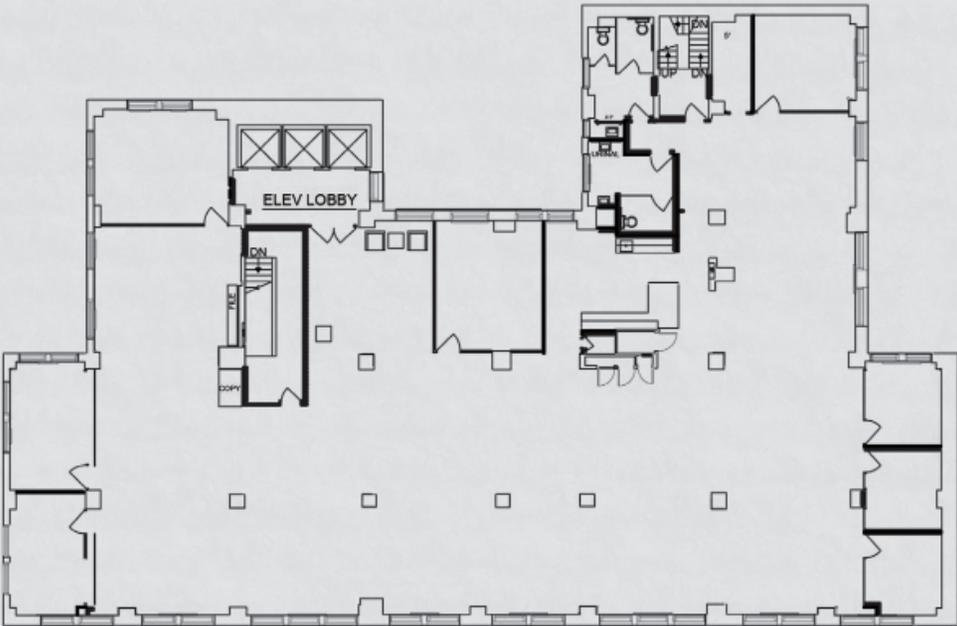
**8TH FLOOR - ±8,846 SF | AVAILABLE NOW**



### FEATURES

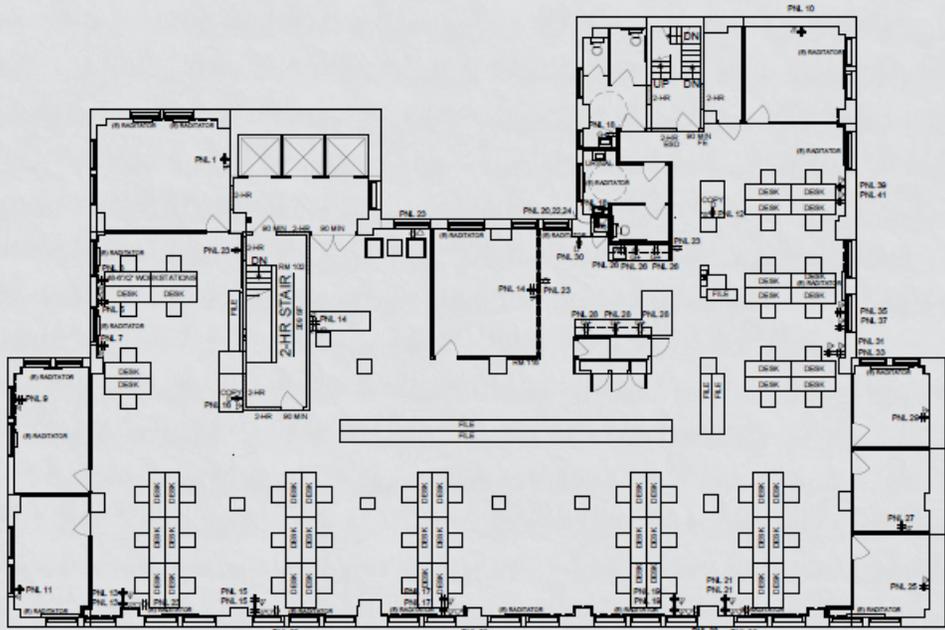
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HYPOTHETICAL FLOORPLAN



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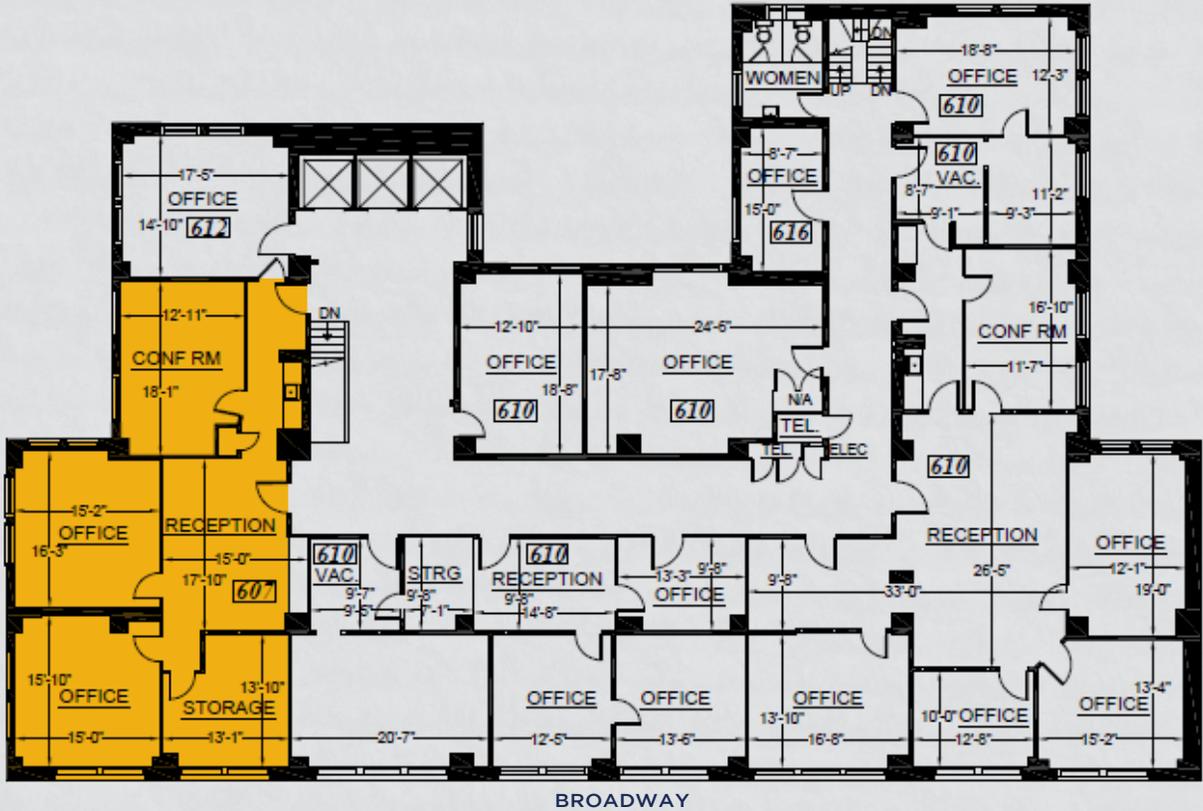


**6TH FLOOR - ±1,821 SF | AVAILABLE NOW**



**FEATURES**

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



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4TH FLOOR - ±2,934 SF | AVAILABLE NOW



FEATURES

- 4 private offices
- Conference room
- Kitchen



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