

ONE

KAISER PLAZA
OAKLAND, CALIFORNIA

LIVE. WORK. PLAY.

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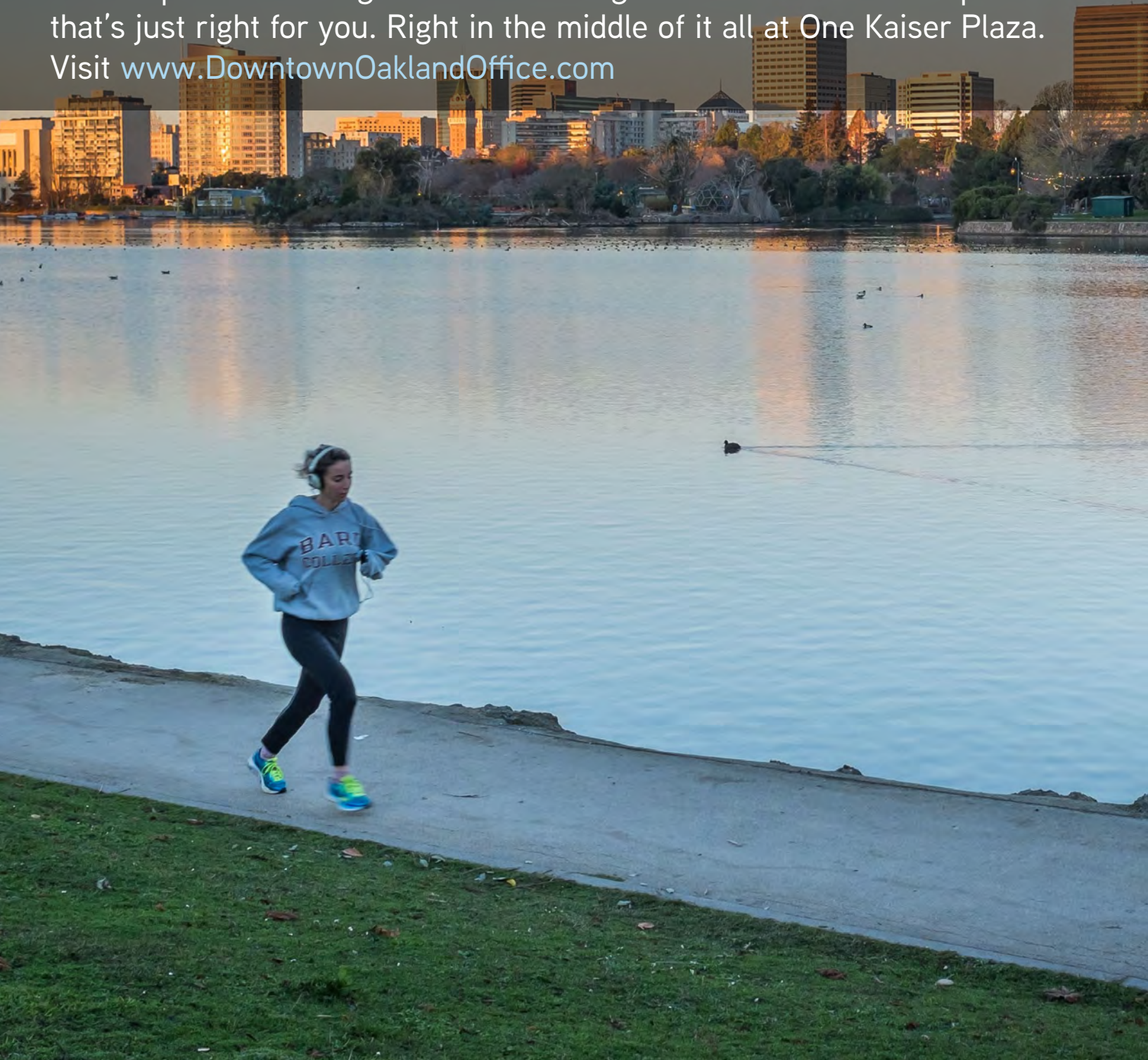
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Uptown is the hottest neighborhood in Oakland, with a new restaurant, indie boutique, or bar opening practically every other week. At Lake Merritt, joggers loop the perimeter, and rowers dip their oars. Oakland's largest indie bookstore, just around the corner, carries works by regional authors, and Splash Pad Park is the spot for the weekly farmers market. Don't settle in one spot for too long—there's a lot of ground to cover. Find a space that's just right for you. Right in the middle of it all at One Kaiser Plaza. Visit www.DowntownOaklandOffice.com







LOCAL AMENITIES

- | | | | |
|-----------|-------------------------|-----------|---------------------|
| 1 | Aroma cafe | 14 | Max's |
| 2 | Awaken Café | 15 | Drake's Dealership |
| 3 | Axtlan Taqueria | 16 | Agave Uptown |
| 4 | Bar 355 | 17 | Plum Bar |
| 5 | Club 21 | 18 | Pho 84 |
| 6 | Donut Savant | 19 | Brown Sugar Kitchen |
| 7 | Duende | 20 | Small Wonder |
| 8 | Flora | 21 | Starbucks |
| 9 | Fox Theater | 22 | The Terrace Room |
| 10 | The Hive | 23 | Tribune Tavern |
| 11 | Ichiro | 24 | Umami Burger |
| 12 | Luka's Taproom & Lounge | 25 | Uptown Cafe |
| 13 | Lunch Box | 26 | Bocanova |

FINANCIAL

- 26** Bank of America
- 27** Chase Bank
- 28** Mechanics Bank
- 29** Wells Fargo
- 30** Union Bank

TRANSPORTATION

- 31** 12th Street BART
- 32** 19th Street BART
- 33** AC Transit

PROPERTY PROFILE

One Kaiser is located in the Heart of the Lake Merritt Market. With its close proximity to BART and easy access to I-580 and I-880, this premier Lake Merritt vantage point is a desirable office location within walking distance to well known restaurants Luka's Tap Room and Calavera. Adding to One Kaiser's charm is one of Oakland's most dramatic 360 degree views spanning from Lake Merritt and the Oakland Hills to Downtown San Francisco and the Golden Gate Bridge.

FACTS & STATS

- > Class A Office Type
- > Completed 1970
- > 28 stories
- > Responsive, on-site property management
- > 24/7 tenant access & security
- > Fiber Provided by AT&T
- > Thirteen passenger elevators
- > One freight elevator
- > 1/1,000 square feet parking

SUSTAINABILITY

- > Energy Star Labeled



AMENITIES

- > Located in the vibrant City Center submarket of Lake Merritt
- > Walking distance to 19th Street BART
- > Highest in East Bay for BART ridership with ±13,000 daily riders
- > Easy access to I-580 and I-880
- > Panoramic Views of San Francisco, the Bay Bridge and Oakland Hills
- > Dozens of shopping and dining options nearby
- > There are some 500 parking spaces in adjacent lots



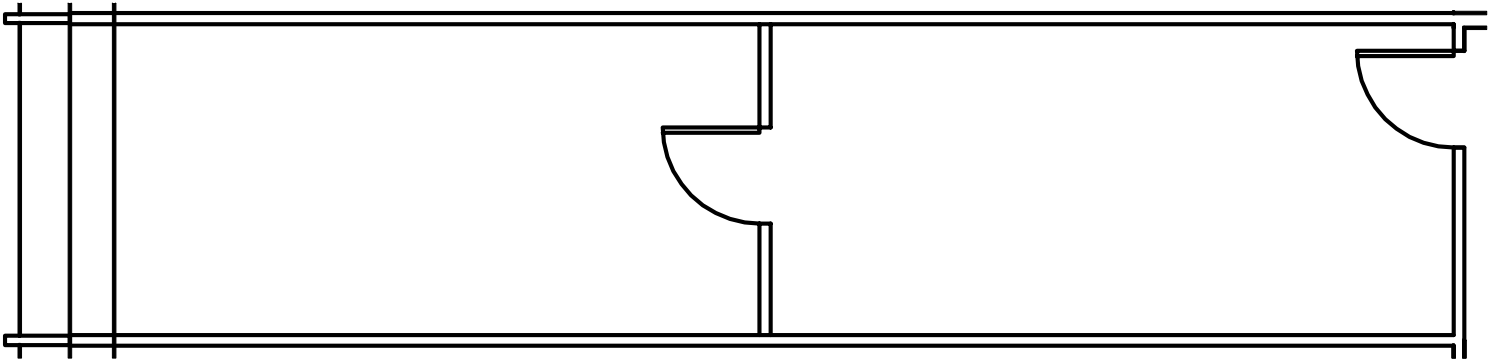
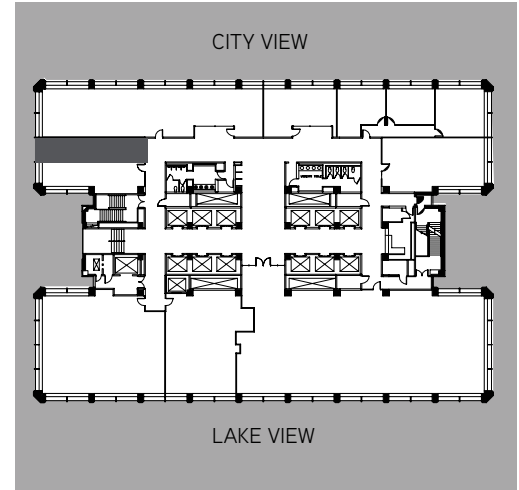


AVAILABLE SPACE

SECOND FLOOR



SUITE 215 - ±591 SF

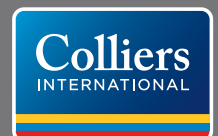


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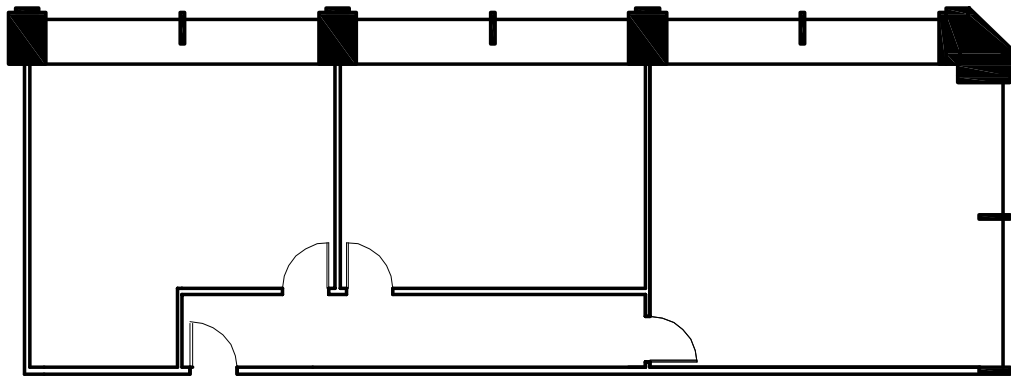
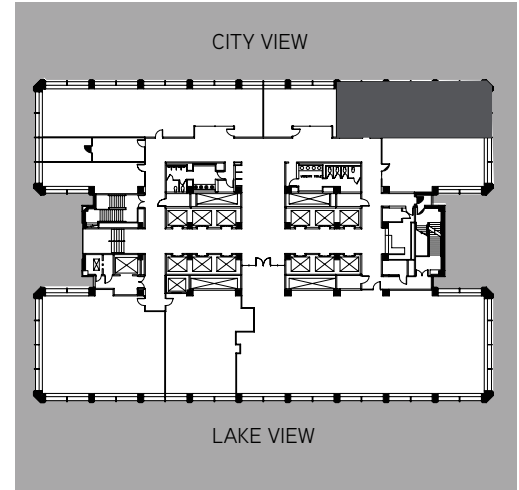
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AVAILABLE SPACE

SECOND FLOOR



SUITE 225 - ±1,797 SF

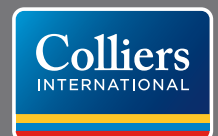


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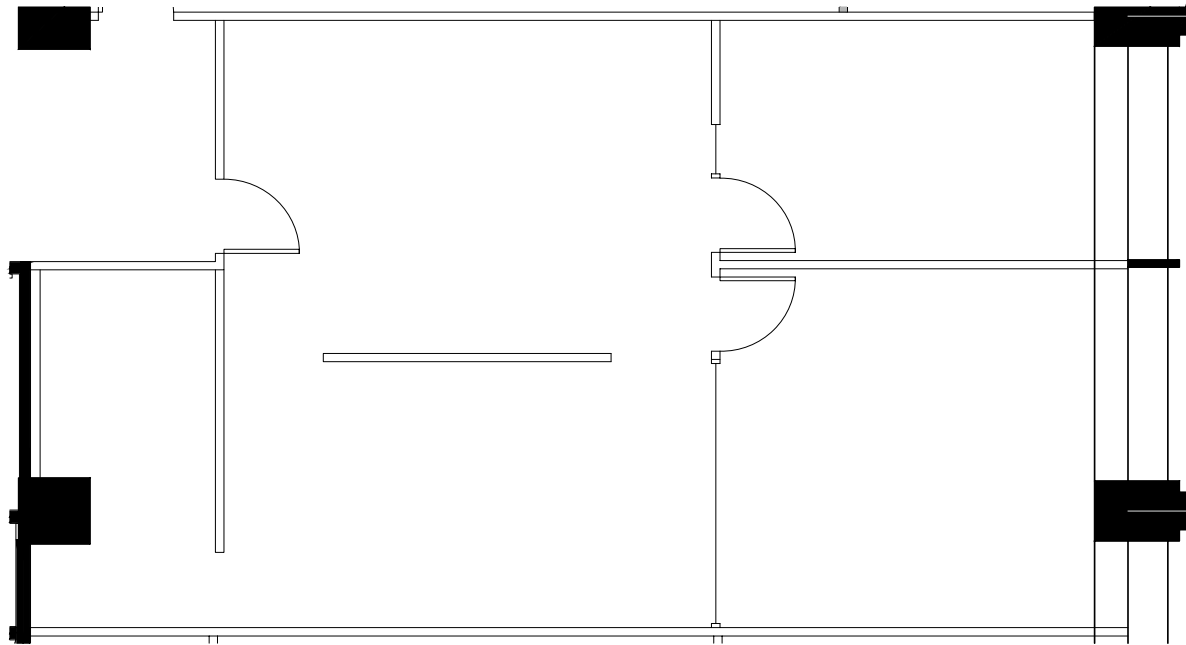
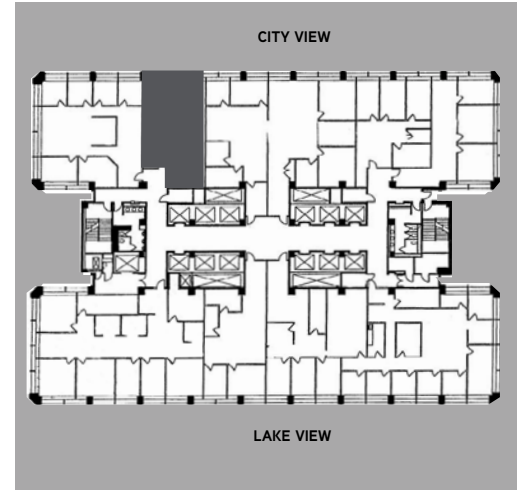
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FOURTH FLOOR



SUITE 405 - ±1,300 SF

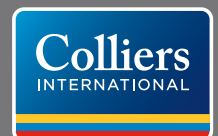


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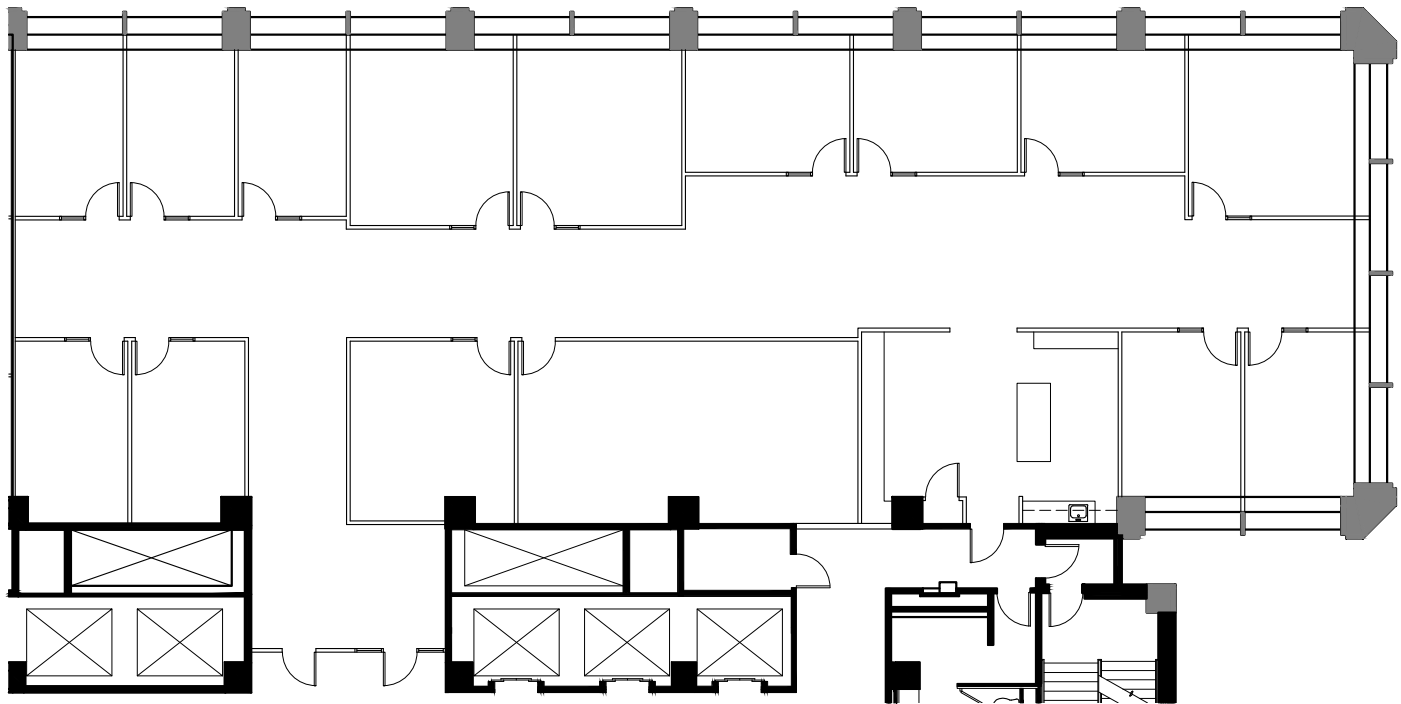
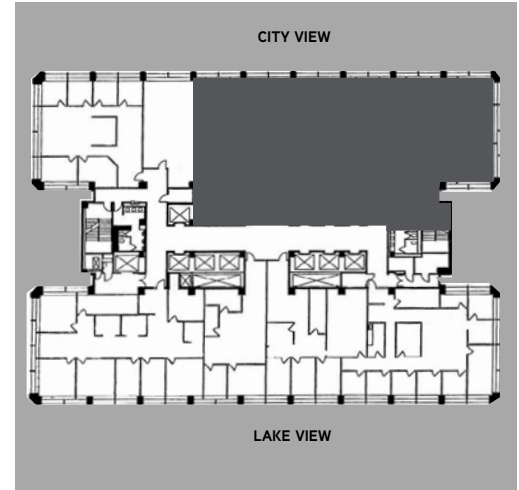


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SUITE 625 - ±6,921 SF



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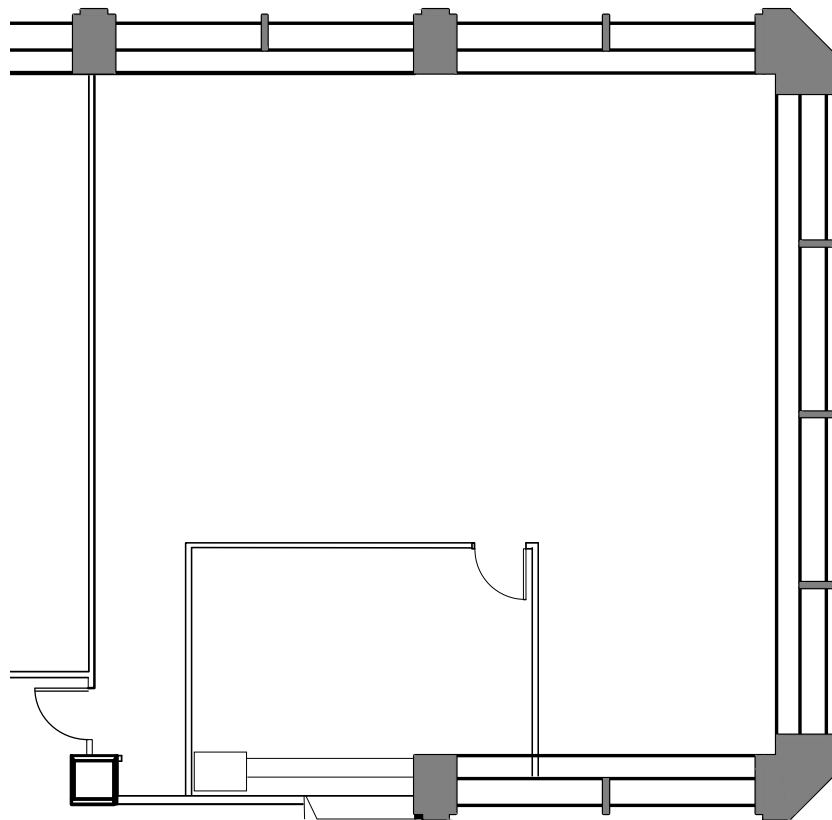
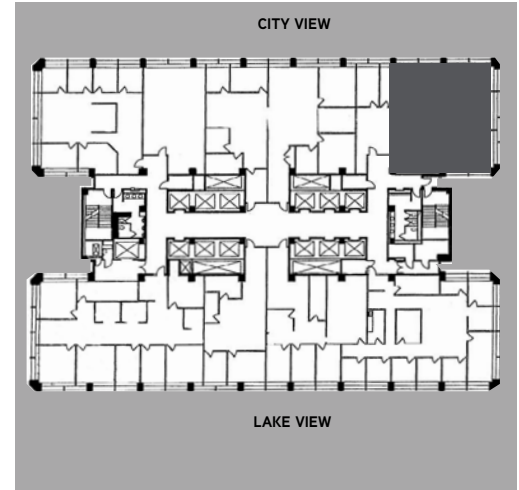


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SUITE 1030 - ±2,267 SF

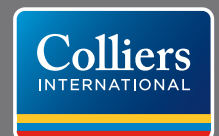


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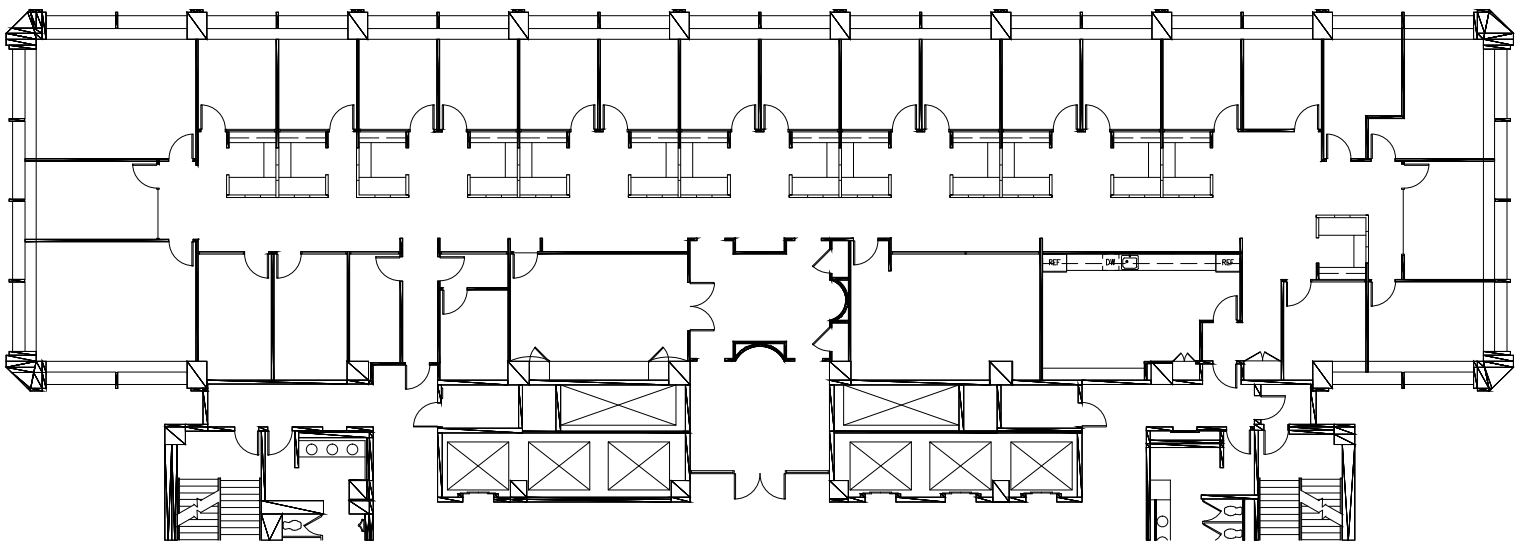
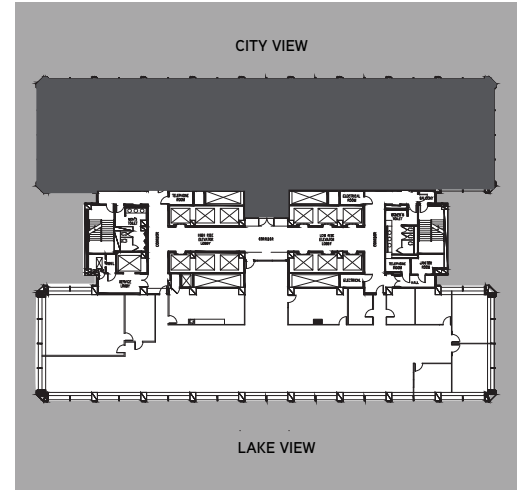


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SUITE 1101 - ±10,245 SF



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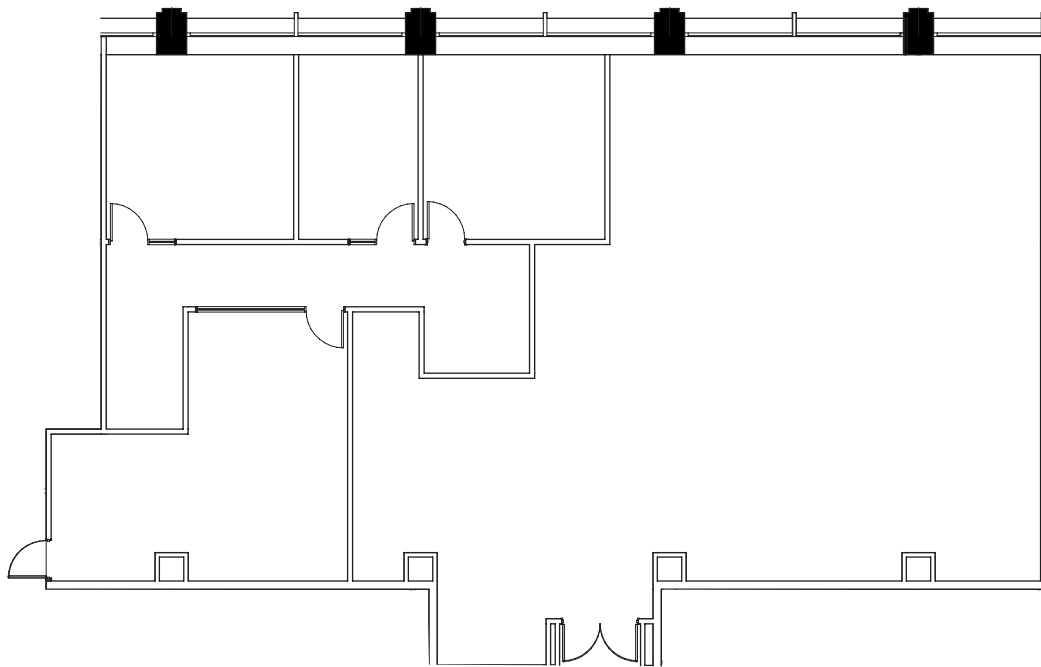
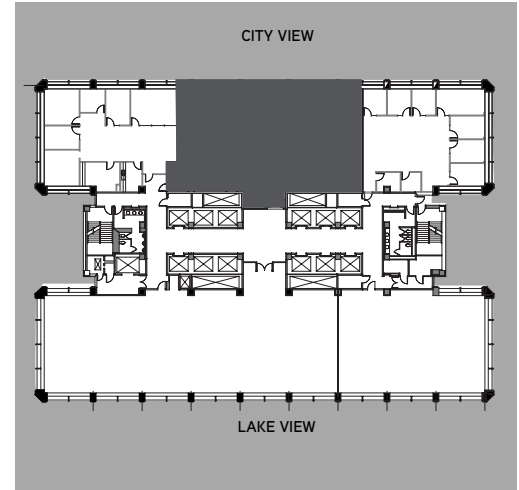
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THIRTEENTH FLOOR



SUITE 1310 - ±4,474 SF

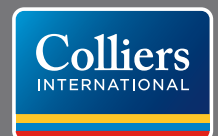


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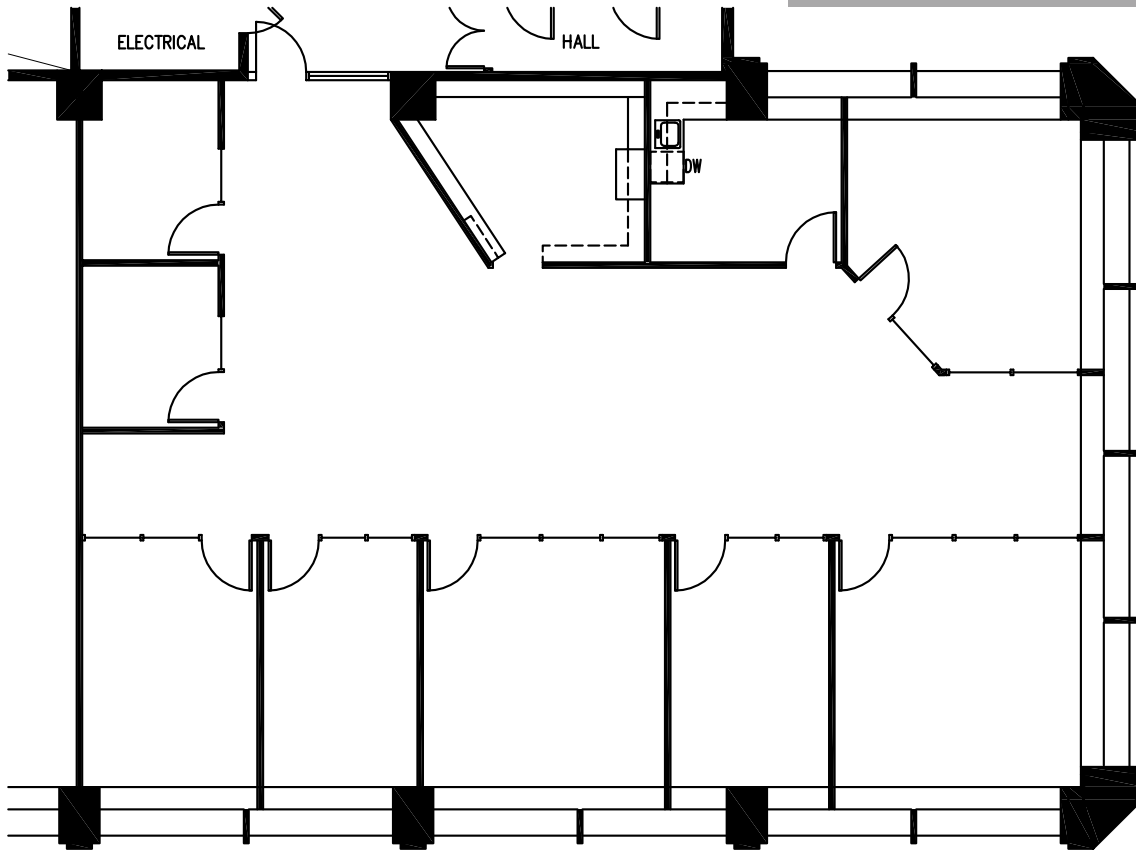
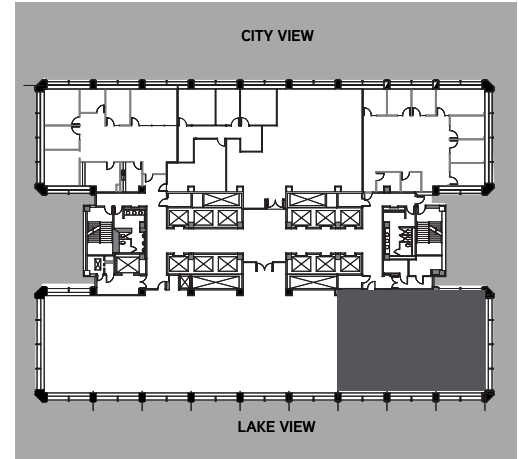
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FOURTEENTH FLOOR



SUITE 1450 - ±3,325 SF



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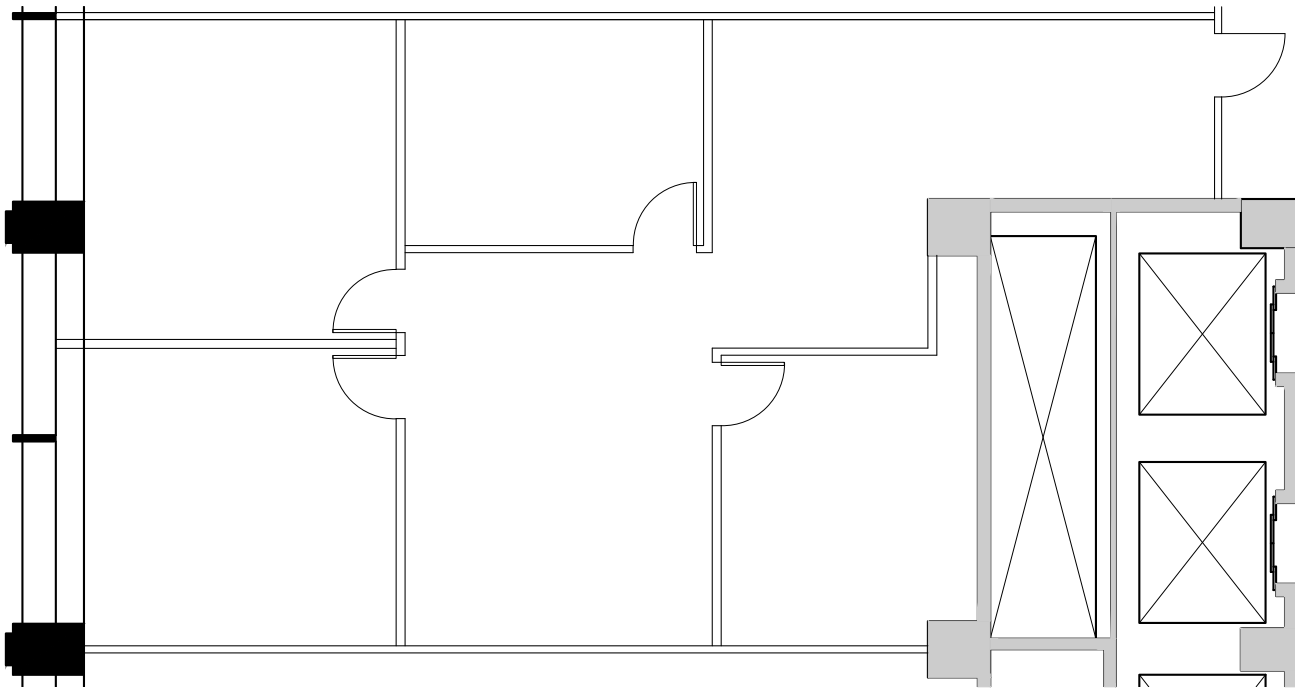
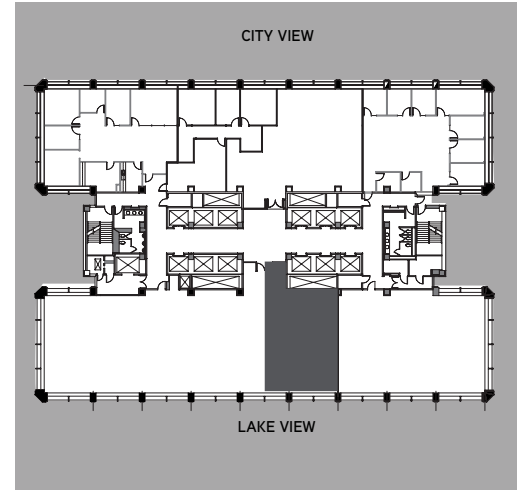
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FOURTEENTH FLOOR



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