

Beacon Tower

**BEACON  
TOWER**



Something  
brilliant  
back to us



# In the heart of Uptown





**Rising above Uptown Oakland, a next-generation workplace built to break records. A best-in-class office offering an unprecedented connection to its urban campus. This is Beacon Tower, a 33-story landmark shining a new light on the ways your workforce wants to live, work, connect and create.**

TOTAL BUILDING SQUARE FEET

1,122,604

OFFICE SPACE SQUARE FEET

850,055

PARKING SPACES

352

LOBBY SQUARE FEET

12,000

RETAIL SQUARE FEET

9,720

Not every opportunity  
has this kind of  
strength in numbers



Lunchtime walks around Lake Merritt. Happy hours on Broadway. Easy public-transit options. Illuminate your next chapter with the power of the perfect location.



Beacon Tower is  
built to suit your  
ambition

21

304 FEET

YOU CHOOSE

27

388 FEET

24

346 FEET

30

430 FEET

ITS HEIGHT

33

472 FEET

Fully entitled for  
21 and 33 stories—and  
anywhere in between.



# 21-story scheme

## 457,100 office GSF

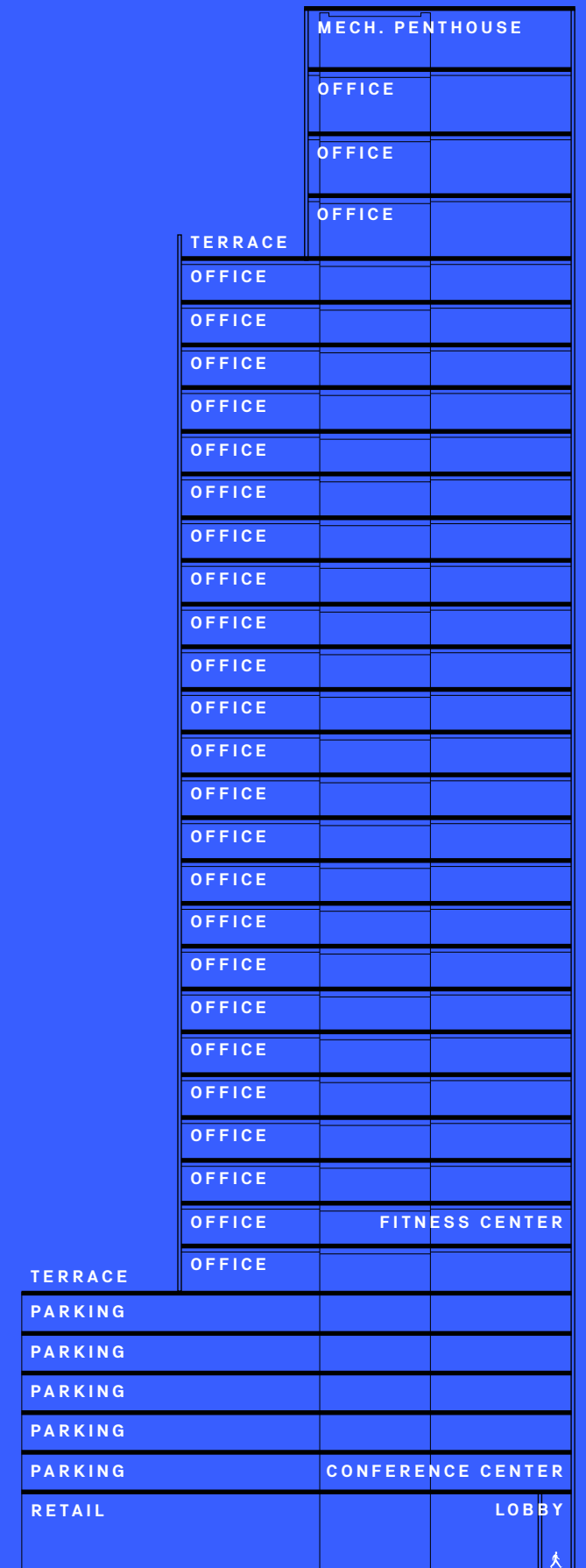
FL	SPACE	SPACE SF	TOTAL SF	F/F
22	Mech. Penthouse	6,000	6,000	15'
21	Office	29,300	29,300	20'
20	Office	29,300	29,300	20'
19	Office	30,400	30,400	15'
18	Office	30,400	30,400	13.5'
17	Office	31,200	31,200	13.5'
16	Office	31,200	31,200	13.5'
15	Office	31,200	31,200	13.5'
14	Office	31,200	31,200	13.5'
13	Office	31,200	31,200	13.5'
12	Office	31,200	31,200	13.5'
11	Office	31,200	31,200	13.5'
10	Office	31,200	31,200	13.5'
9	Office	31,200	31,200	13.5'
8	Office	31,200	31,200	13.5'
7	Office Fitness Center	25,700 5,500	31,200	12.5'
6	Parking	39,400	39,400	12.5'
5	Parking	39,400	39,400	12.5'
4	Parking	39,400	39,400	12.5'
3	Parking	31,900	31,900	12.5'
2	Parking Conference Center	31,900 7,500	39,400	12.5'
1	Lobby Retail Support	10,955 11,380 8,940	39,050	25'
<b>TOTAL BLDG</b>			<b>697,150</b>	<b>304'</b>



# 33-story scheme

## 850,055 office GSF

FL	SPACE	SPACE SF	TOTAL SF	F/F
34	Mech. Penthouse	6,000	6,000	15'
33	Office	19,500	19,500	20'
32	Office	19,500	19,500	20'
31	Office	24,500	24,500	20'
30	Office	34,785	34,785	15'
29	Office	34,785	34,785	13.5'
28	Office	34,785	34,785	13.5'
27	Office	34,785	34,785	13.5'
26	Office	34,785	34,785	13.5'
25	Office	34,785	34,785	13.5'
24	Office	34,785	34,785	13.5'
23	Office	34,785	34,785	13.5'
22	Office	34,785	34,785	13.5'
21	Office	34,785	34,785	13.5'
20	Office	34,785	34,785	13.5'
19	Office	34,785	34,785	12.5'
18	Office	34,785	34,785	12.5'
17	Office	34,785	34,785	12.5'
16	Office	34,785	34,785	12.5'
15	Office	34,785	34,785	12.5'
14	Office	34,785	34,785	13.5'
13	Office	34,785	34,785	13.5'
12	Office	34,785	34,785	13.5'
11	Office	34,785	34,785	13.5'
10	Office	34,785	34,785	13.5'
9	Office	31,785	31,785	13.5'
8	Office Fitness Center	24,285 7,500	31,785	13.5'
7	Parking	39,400	39,400	12.5'
6	Parking	39,400	39,400	12.5'
5	Parking	39,400	39,400	12.5'
4	Parking	39,400	39,400	12.5'
3	Parking	31,900	31,900	12.5'
2	Parking Conference Center	31,900 7,500	39,400	12.5'
1	Lobby Retail Support	10,955 8,705 7,540	36,149	25'
<b>TOTAL BLDG</b>			<b>1,122,604</b>	<b>472'</b>



From Uptown Oakland and  
the Bay Bridge.

To the rolling Oakland Hills,  
Mt. Diablo and Mt. Tamalpais.

VIEWS OF THE  
BAY'S BEST.  
IN EVERY  
DIRECTION.

Across the Bay to the stunning  
San Francisco skyline.

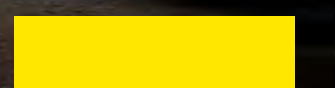
And Downtown Oakland,  
Lake Merritt and beyond.

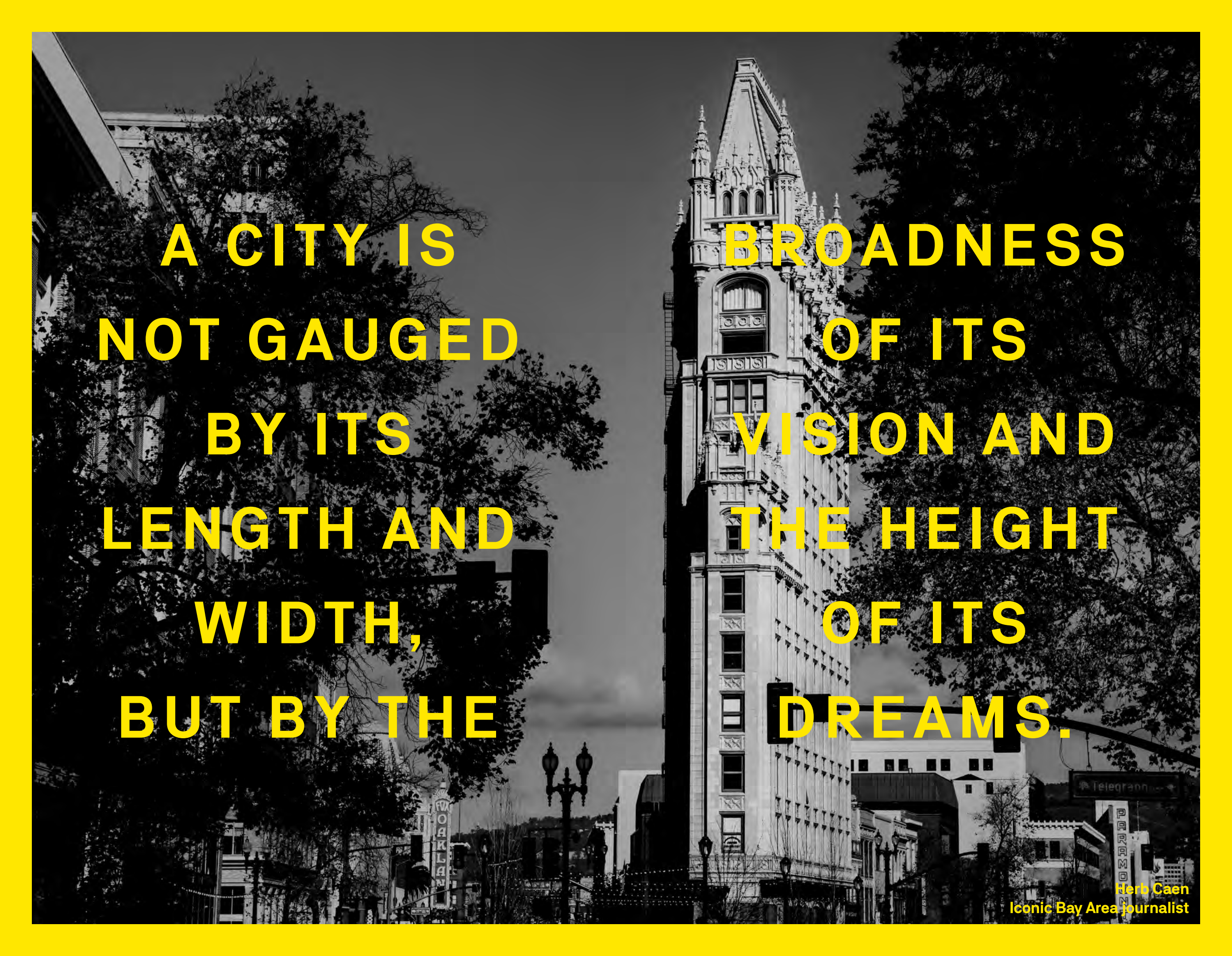
## Beacon Tower: Best in class

- Premium architecture
- Large and flexible floor plates
- Indoor/outdoor ground level
- Customizable amenities
- New construction
- Exceptional BART and mass-transit accessibility
- Central Uptown Oakland location
- Highest-quality finishes
- State-of-the-art systems
- Expansive views of the entire Bay Area
- Multiple spacious outdoor terraces
- On-site café
- Fitness center up to 7,500 square feet
- Professional management
- Ample on-site parking
- High-tech security
- Attended lobby
- Controlled elevator banks
- Conference center
- One block from Lake Merritt



Beacon Tower's customizable indoor/outdoor amenities on the ground floor keep a constant, interactive dialogue between you and your urban campus.



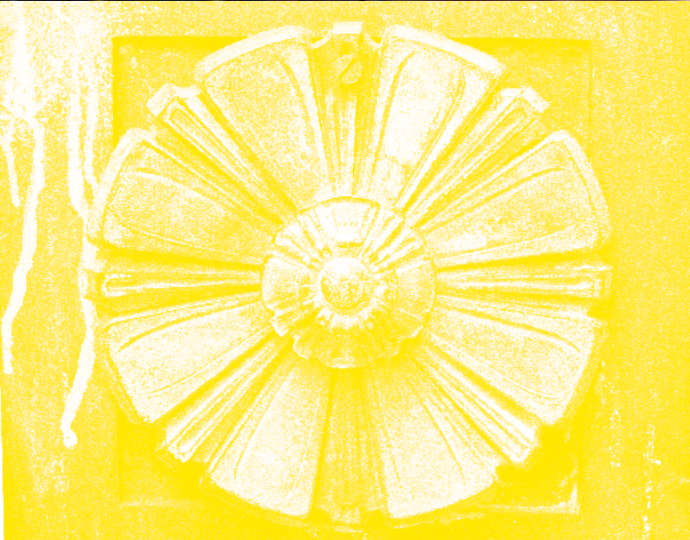
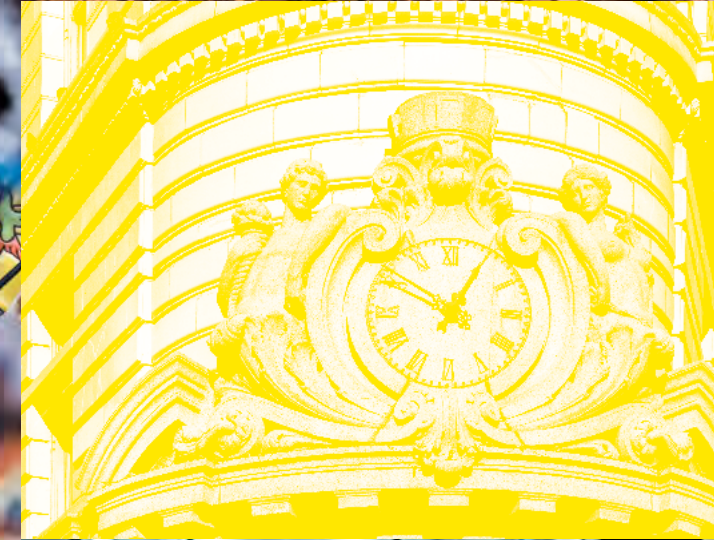


**A CITY IS  
NOT GAUGED  
BY ITS  
LENGTH AND  
WIDTH,  
BUT BY THE**

**BROADNESS  
OF ITS  
VISION AND  
THE HEIGHT  
OF ITS  
DREAMS.**

# Oakland

Why do industry leaders belong on the brighter side of the Bay? Because at 32 more square miles than San Francisco, it's big—with plenty of room to grow. Because it's one of the most diverse places in the US. Because it's young and hungry, with the lowest median age in the Bay Area. But most of all, they belong here because it's where their people are.



Meet your new  
urban campus





# Uptown

Oakland's arts & entertainment district



Uptown Oakland eschews big-box anonymity for the independent, handmade and personal. Small local businesses abound. Find a rare book and good conversation at the Octopus

Literary Salon, peruse accessories at Viscera, or take a break with piles of vinyl glory at VAMP: Vintage Art & Music for the People.

Oakland has long claimed to have the highest number of artists per capita, but one visit to First Friday could confirm this as fact. 20,000 people flock to Uptown every month to experience music, food,

live performances and the Art Murmur's Art Walk, featuring over 40 galleries—all just steps from Beacon Tower's front door.

## Shopping



Shops along Grand Ave.

## Arts & Culture



Oakland First Friday & Art Murmur

Uptown's welcoming nature is expressed nowhere better than in its stellar collection of bars, breweries and restaurants. A quick lunchtime stroll could take you in any flavor direction, whether it's Japanese diner fare at Hopscotch, post-meeting Spanish small plates at Duende, or the 350-seat pub and beer garden at Drake's Dealership—perfect for those notoriously sunny Oakland afternoons.



## Dining & Drinks

▲  
Duende  
468 19th St.

Boredom is not an option. Catch a symphony, stand-up routine or classic movie at the Paramount Theatre, where every screening begins with a prelude from a Mighty Wurlitzer organ. Take a drop-in improv class at Pan Theater. Love music? The Fox Theater, a 2,800-seat concert mecca built in 1928, is only a few short blocks from Beacon Tower.



## Entertainment

▲  
Fox Theater  
1807 Telegraph Ave.

Taking care of yourself has never been so convenient. Minutes from Beacon Tower is a plethora of workout options, from the 11,000-square-foot rock-climbing mecca Great Western Power Co. to Burn Pilates to Hot Spot Yoga to various boot camps to CrossFit. For those who prefer to treat themselves to more relaxing experiences, there's always the elegant BIBO Salon and Peoples Barber & Shop at the Hive.



## Wellness

▲  
Hot Spot Yoga  
530 24th St. #100

With over 80 parks, Oakland is always making sure you never suffer from cement fatigue. Across from Beacon Tower is the Kaiser Center Rooftop Garden, a public Zen paradise since 1960. And then there's always Lake Merritt, whose three miles of paths around the shoreline provide the perfect setting for a morning jog, an afternoon stroll or a leisurely lunch on the grass.



## Parks & Green Spaces

▲  
Lake Merritt  
East of Uptown

365  
24/  
7



Every day is  
a good day to  
run to work.  
Oakland  
ranks #1 in  
climate among  
US cities.

# Exploring Beacon Tower's urban campus



## Arts & Culture

- 1 Pan Theater
- 2 Kosa Arts
- 3 Oakland School for the Arts
- 4 LATE NIGHT ART
- 5 Omi Gallery
- 6 Oakopolis Gallery
- 7 Vessel Gallery
- 8 The Octopus Literary Salon
- 9 Sanchez Contemporary
- 10 Warehouse 416
- 11 Chandra Cerrito Contemporary
- 12 Cathedral of Christ the Light
- 13 Oakland Ballet

## Shopping

- 14 Oaklandish
- 15 Kosa Arts
- 16 Uptown Clothing
- 17 Howden Market
- 18 Spoiled Boutique
- 19 Harper Greer
- 20 Two Jacks Denim
- 21 Econo Jam Records
- 22 Webster Shoe Shop
- 23 Suru
- 24 Viscera
- 25 Field Day
- 26 Whole Foods

## Dining & Drinks

- 27 Mua Oakland
- 28 Kingston 11
- 29 Lost & Found Beer Garden
- 30 Calavera
- 31 Donut Savant
- 32 Drake's Dealership
- 33 Small Wonder
- 34 Plum Bar
- 35 Agave Uptown
- 36 The Gastropig
- 37 Hutch Bar & Kitchen
- 38 Xolo
- 39 Flora Restaurant & Bar
- 40 Fauna
- 41 Make Westing
- 42 Itani Ramen
- 43 Parlour
- 44 Dogwood
- 45 DREXL
- 46 Woods Bar & Brewery
- 47 Cafe Van Kleef
- 48 The Legionnaire Saloon
- 49 Telegraph Oakland Beer Garden
- 50 The Double Standard
- 51 dosa by DOSA
- 52 Spice Monkey Restaurant & Bar
- 53 Humphry Slocombe

- 54 Hella Vegan Eats
- 55 25th St. Taproom Bar & Restaurant
- 56 AU Lounge
- 57 The Lunch Box
- 58 Mama's Vietnamese Restaurant
- 59 Trueburger
- 60 Rudy's Can't Fail Café
- 61 alaMar Kitchen & Bar
- 62 Umami Burger
- 63 Ike's Love and Sandwiches
- 64 Taiwan Bento
- 65 Starbucks
- 66 Specialty's Cafe & Bakery
- 67 Farley's East
- 68 Firebrand Artisan Breads
- 69 Luka's Taproom & Lounge

## Entertainment

- 70 Paramount Theatre
- 71 Starline Social Club
- 72 The Uptown Night Club
- 73 Museum of Children's Arts
- 74 Oakland Museum of California
- 75 Fox Theater
- 76 Marian E. Greene Black Box Theatre
- 77 The New Parish
- 78 The New Parkway Theater
- 79 Children's Fairyland

## Parks & Green Spaces

- 80 Snow Park
- 81 Glen Echo Creek
- 82 Henry J. Kaiser Memorial Park
- 83 Frank H. Ogawa Plaza
- 84 Lake Merritt
- 85 Kaiser Center Rooftop Garden
- 86 The Gardens at Lake Merritt

## Wellness

- 87 24 Hour Fitness
- 88 Great Western Power Co.
- 89 CrossFit V16
- 90 Guardian Gym
- 91 Hot Spot Yoga
- 92 Oakland Ice Center
- 93 Left Coast Power Yoga
- 94 Ume Yoga
- 95 Burn Pilates
- 96 Peoples Barber & Shop
- 97 Dax Lee's Barber & Apothecary
- 98 ChiroFitness
- 99 Pacific Strength CrossFit





19th St / Oakland

Two blocks from the 19th Street BART station, Beacon Tower makes your commute refreshingly uncomplicated.

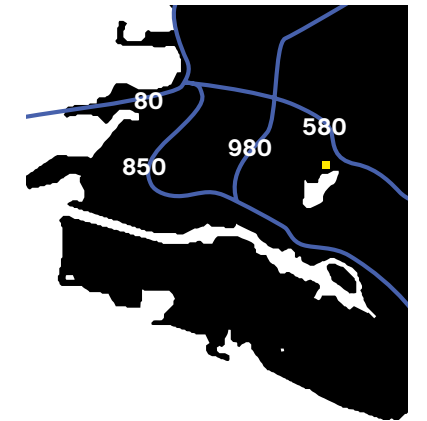



Never lose a good idea in traffic again




A central Bay Area location with exceptional public-transit access means your workforce spends less time commuting and more time committing to the things that really matter.

**Major highway arteries**  
Central to I-580, I-980 and I-850, Beacon Tower provides quick driving access to the East Bay, Silicon Valley and San Francisco.



**AC Transit Bus**   
Downtown and Uptown offer the most bus stop options in all of Oakland, giving Beacon Tower premium access to many major lines.

**Free B Shuttle**   
A fast, free service traveling along Broadway on weekdays between 7am and 10pm, with service to the Amtrak Train Station and SF Bay Ferry.

**Greyhound Station**  
.5 mile

**19th Street BART Station**  
.25 mile

**12th Street BART Station**  
.7 mile

**Amtrak Train Station**  
1.4 miles

**SF Bay Ferry Station**  
1.5 miles

**Oakland International Airport**  
9.3 miles

**San Francisco International Airport**  
19.4 miles



Tech employment in Oakland has risen by over 50% in less than a decade, proving the city as an always-growing source of top talent.

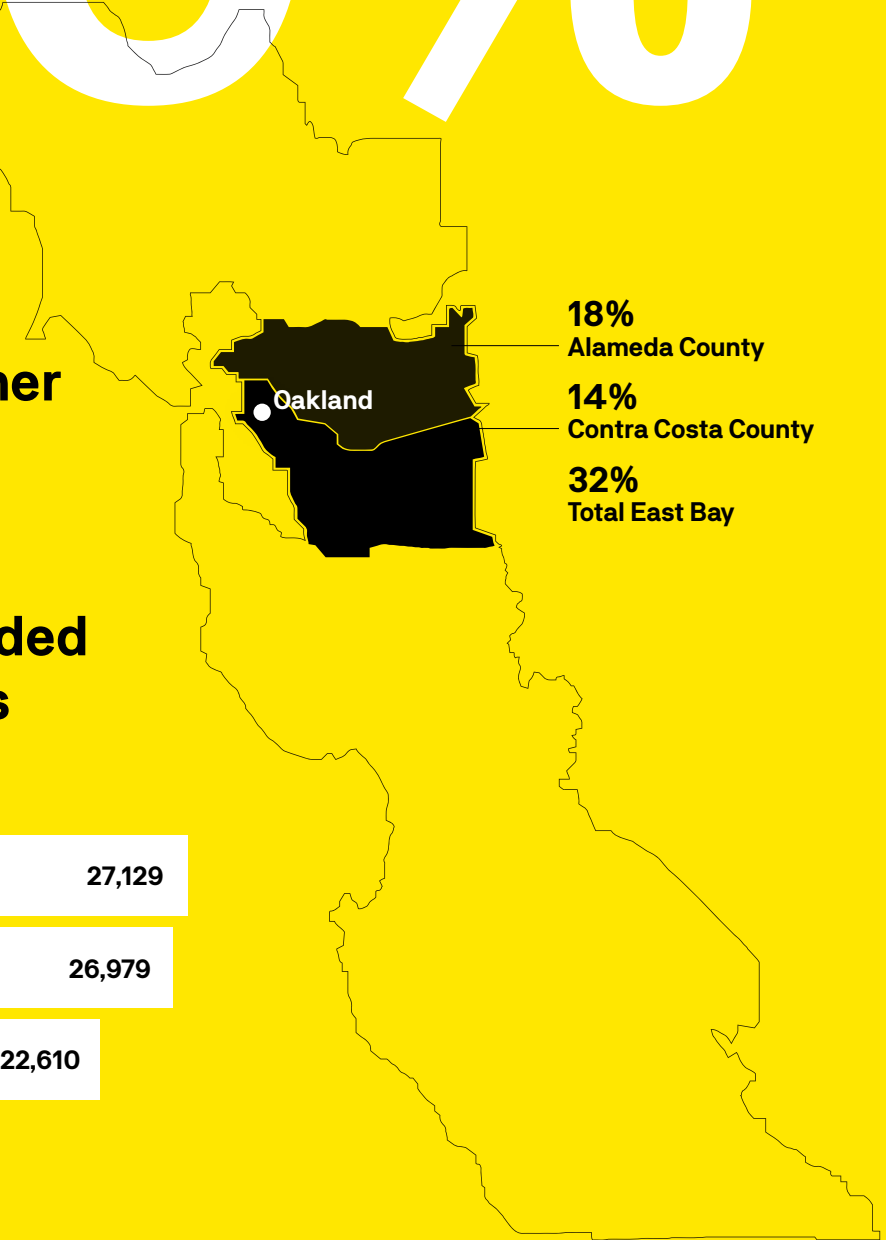


# OAKLAND AT A GLANCE

Bachelor's  
degree or higher  
in Oakland

# 40%

Graduate  
degree or higher



Degrees awarded  
by universities  
in 2015

Alameda County	27,129
San Francisco County	26,979
Santa Clara County	22,610

Number of languages  
and dialects spoken

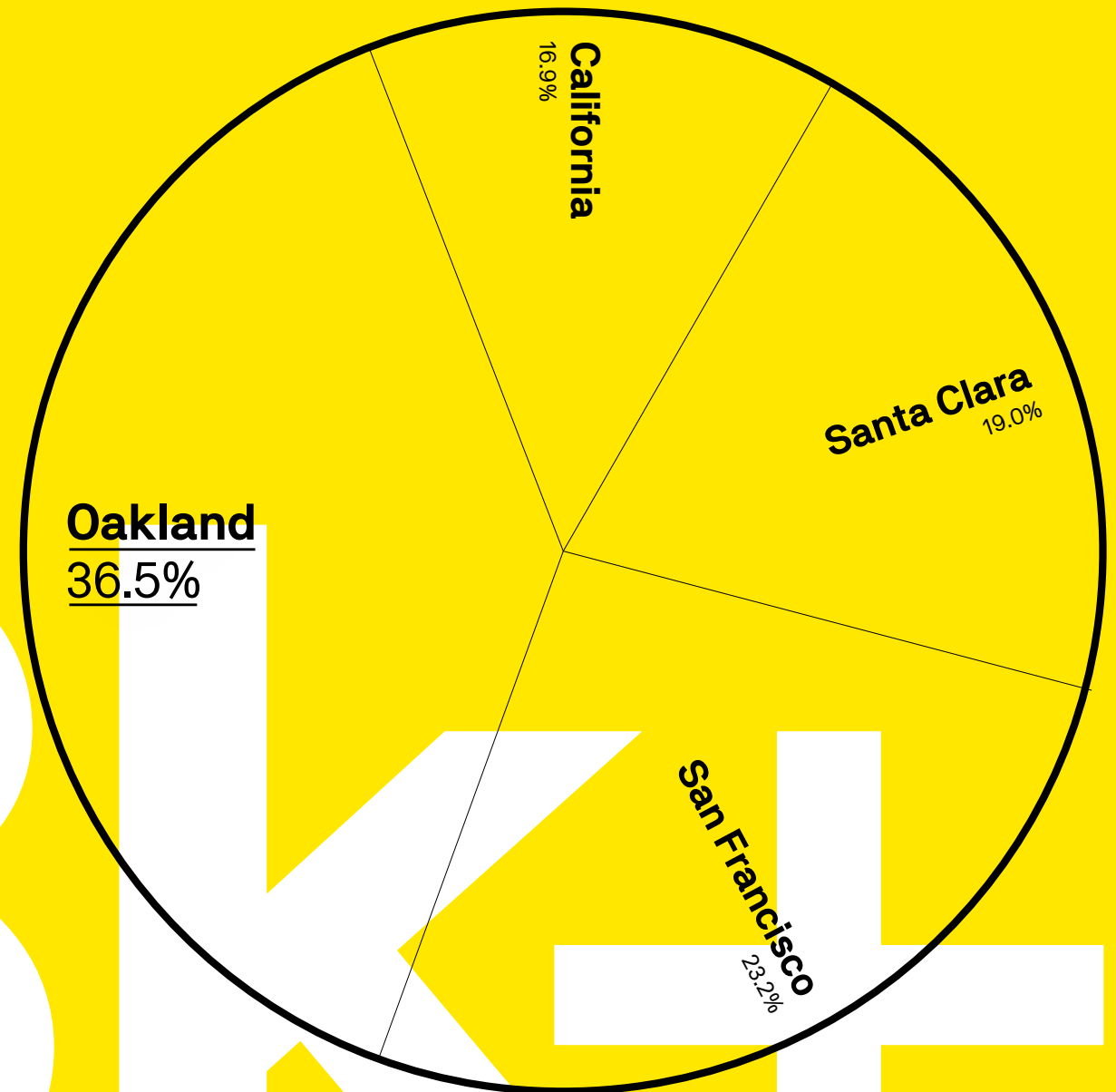
# 125+



## Fair market rent averages

City	Studio	1-bed	2-bed	3-bed
Oakland	\$1,540	\$1,855	\$2,329	\$3,219
San Jose	\$1,716	\$2,031	\$2,522	\$3,468
San Francisco	\$2,014	\$2,499	\$3,121	\$4,070

## Residents commuting outside their city



## Tech workers in Alameda County

# 18% of Tech workers in Alameda County

## In good company

To seize this rare opportunity is to join the ranks of dozens of companies already thriving in Oakland. In 2015 alone, 11 firms moved from San Francisco to Oakland, named by the National Venture Capital Association as one of the top US cities for tech start-ups.



An aerial night photograph of a city, likely San Francisco, showing a dense urban landscape with numerous lit-up buildings and streets. A prominent light trail from a highway or major road runs diagonally through the center of the image. The sky is dark blue, and the city lights create a vibrant contrast. Overlaid on the image is large, bold, yellow text.

**YOUR FUTURE**

**IS HERE.**

**WHERE**

**ARE YOU?**

## LEASING CONTACTS

Ryan Hattersley  
LIC #01354553  
ryan.hattersley@cushwake.com  
+1 510 891 5802

Mark McGranahan  
LIC #01176912  
mark.mcgranahan@cushwake.com  
+1 415 773 3540

Daniel Bisabri  
LIC #01754122  
daniel.bisabri@cushwake.com  
+1 510 891 5801

Steve Horton  
LIC #01127340  
steve.horton@cushwake.com  
+1 408 726 1010

## CREDITS

*Developer* CIM Group  
*Brokerage Firm* Cushman & Wakefield  
*Architects* Solomon Cordwell Buenz  
*Interior Design & Landscaping* Einwillerkuehl  
*Engineer Consultants* Sandis  
*Branding* Allis  
*Renderings* Steelblue

Cushman & Wakefield Copyright 2018.  
The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication. If you have received this communication in error please contact the sender by telephone or by response via e-mail. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We expressly disclaim liability for any loss or damage caused by software viruses. Furthermore, no warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.





# **BEACON TOWER**