

OFFICE BUILDING FOR LEASE

1404 Franklin Street, Oakland, CA 94612



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FOR LEASE OFFICE BUILDING

EXECUTIVE SUMMARY

1404 Franklin Street



OFFERING SUMMARY

Available SF: 7,312 SF

Lease Rate: \$52.00 SF/yr (IG)

Year Built: 1924

Stories: Seven

Renovated: 2015

PROPERTY OVERVIEW

Office space available | Click for 3D Tour: <https://my.matterport.com/show/?m=wt3W9Z5CE6z>

PROPERTY HIGHLIGHTS

- Historic Seven-Story Alameda County Title Insurance Building completed in 1924
- Two blocks from 12th Street BART
- Steel-frame mid-rise structure
- Fully renovated to modern standards in 2015
- Building equipped with Zoned Heat Pump HVAC system throughout
- Card reader secured main entryway with 24/7 access
- Two fully refurbished elevators
- Sprinklered and ADA compliant throughout
- DSL, T-1 and fiber telecom access
- Secure basement storage available and bicycle parking

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ADDITIONAL PHOTOS

1404 Franklin Street



FOR LEASE OFFICE BUILDING

AVAILABLE SPACES
7,312 SF



5th Floor 7,312 SF

Lease Rate: \$52.00 SF/yr

Date Available: 1-28-2019

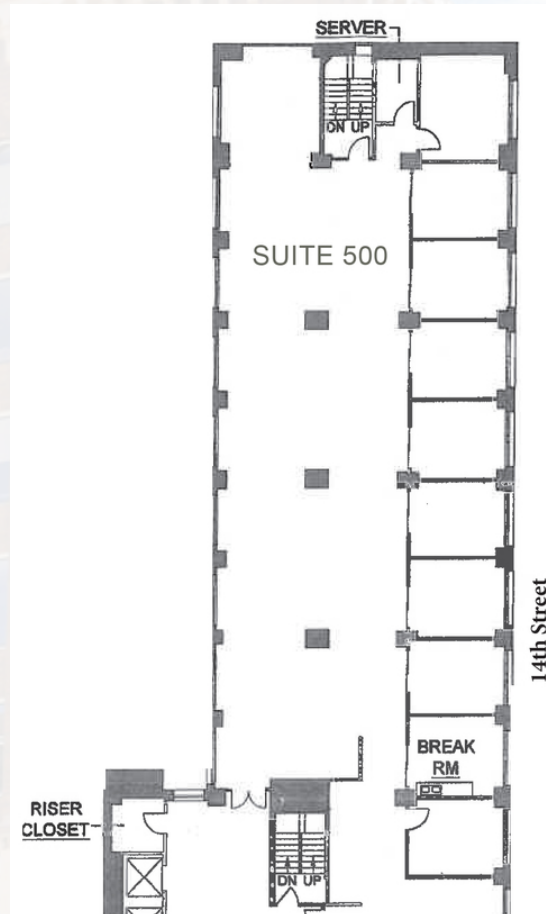
Space Type: Office

Space Features: Full floor identity, 8 private offices, 2 conference rooms, IT/server room, kitchenette, open space, possibly divisible



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5TH FLOOR - 7,312 SF



1

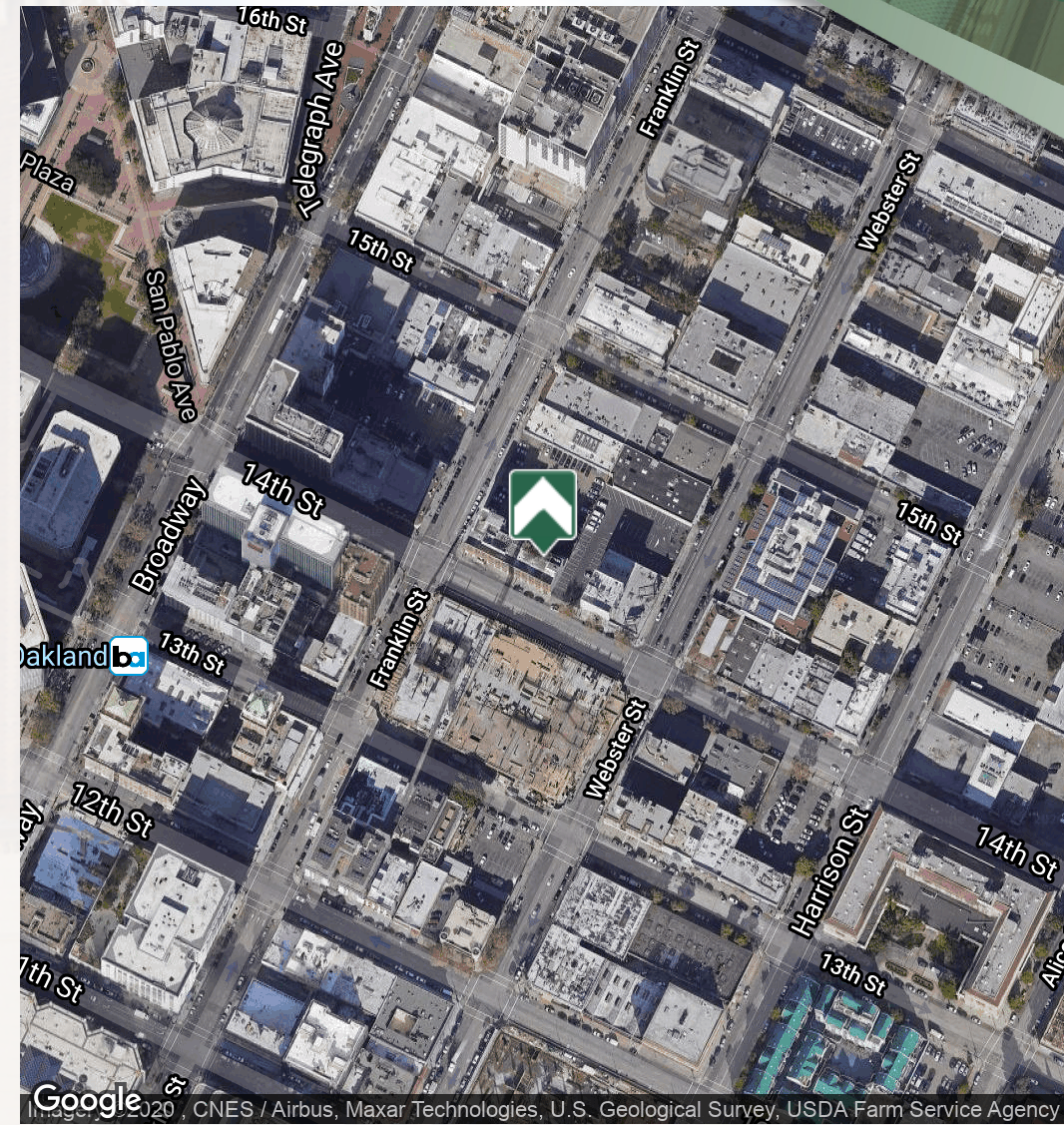
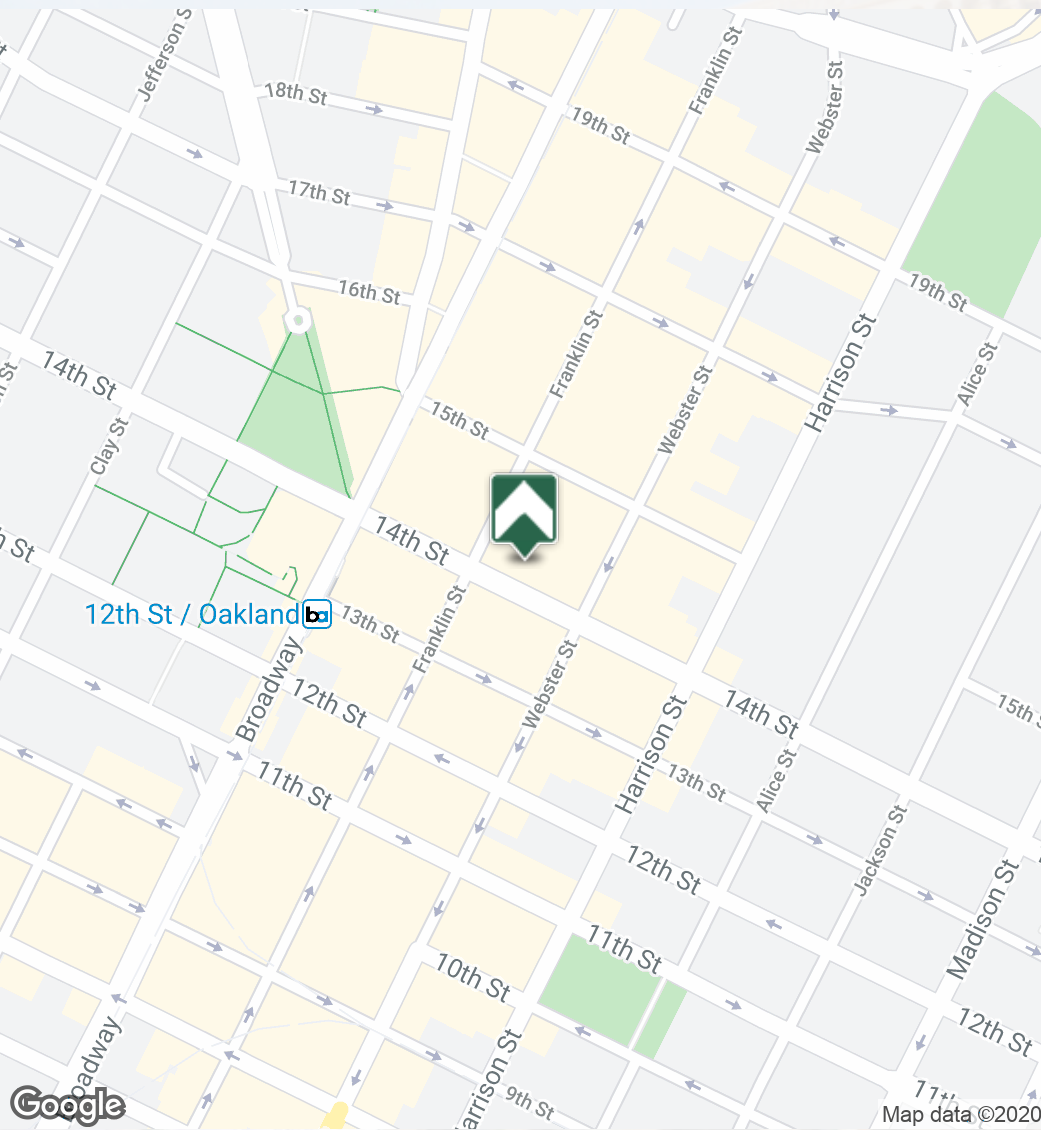
5TH FLOOR

Click for 3D Tour: <https://my.matterport.com/show/?m=wt3W9Z5CE6z>

FOR LEASE OFFICE BUILDING

LOCATION MAP

1404 Franklin Street



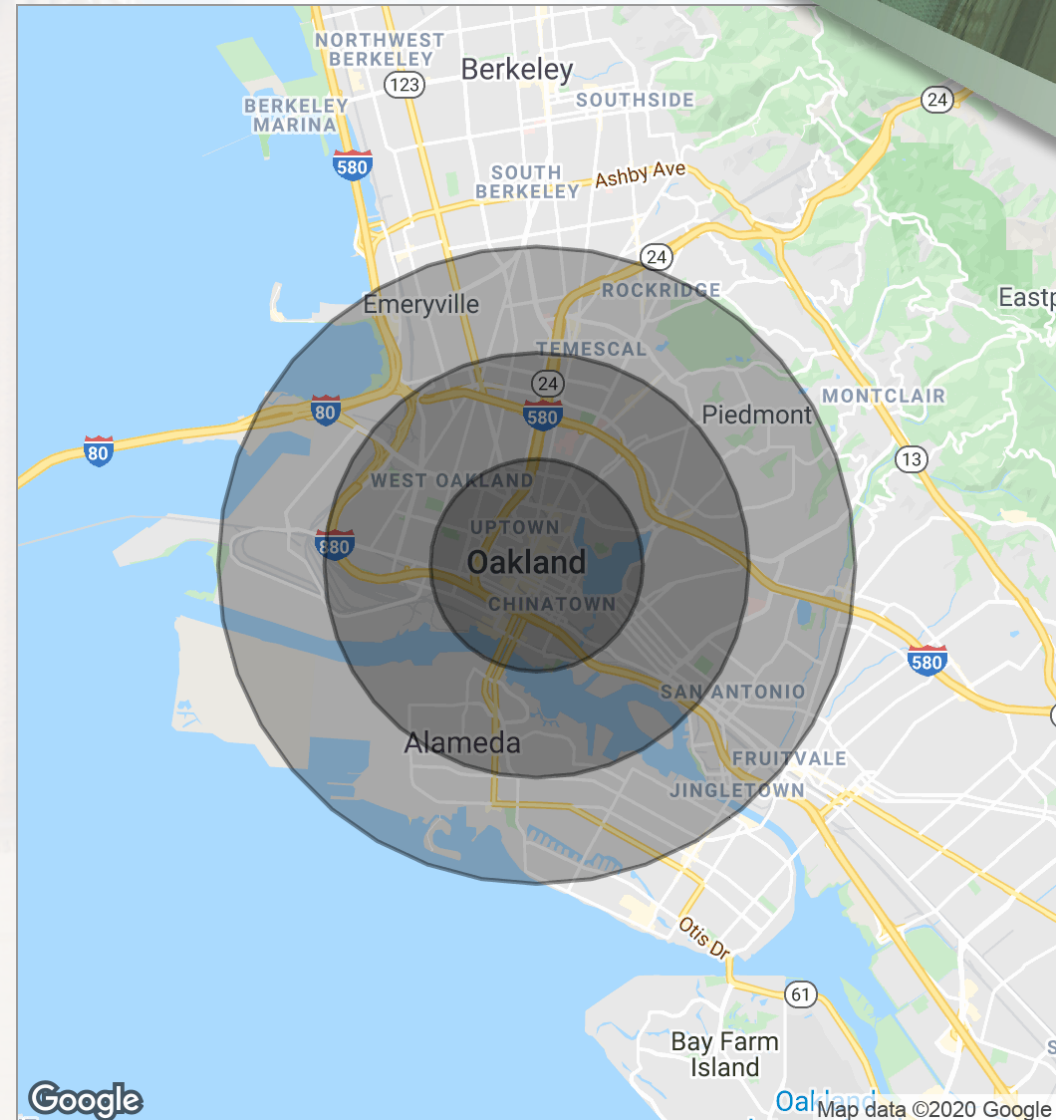
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DEMOGRAPHICS MAP

1 404 Franklin Street

POPULATION	1 MILE	2 MILES	3 MILES
Total population	31,758	124,106	241,113
Median age	40.8	37.7	37.3
Median age (Male)	39.5	36.8	36.6
Median age (Female)	41.3	38.2	37.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	17,543	62,771	112,319
# of persons per HH	1.8	2.0	2.1
Average HH income	\$50,206	\$57,694	\$69,324
Average house value	\$459,415	\$494,535	\$606,229

* Demographic data derived from 2010 US Census





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