

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.

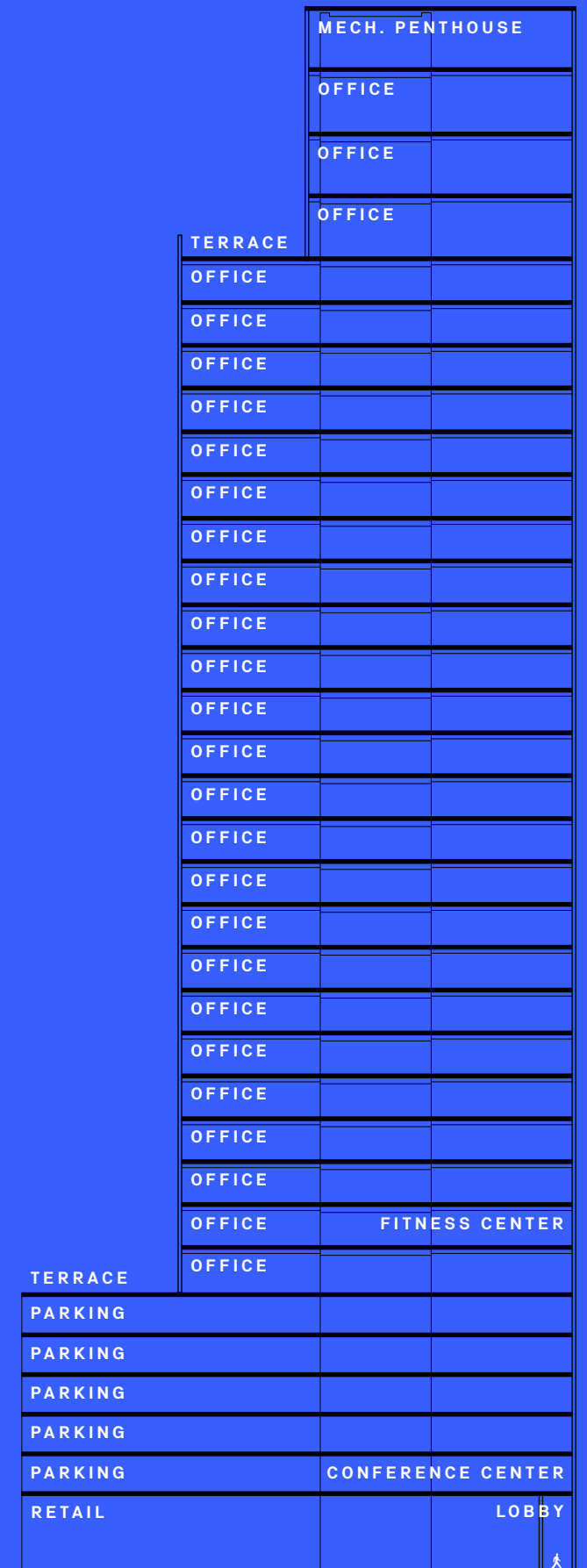
21-story scheme 457,100 office GSF

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'
TOTAL BLDG			697,150	304'



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'
TOTAL BLDG			1,122,604	472'



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.

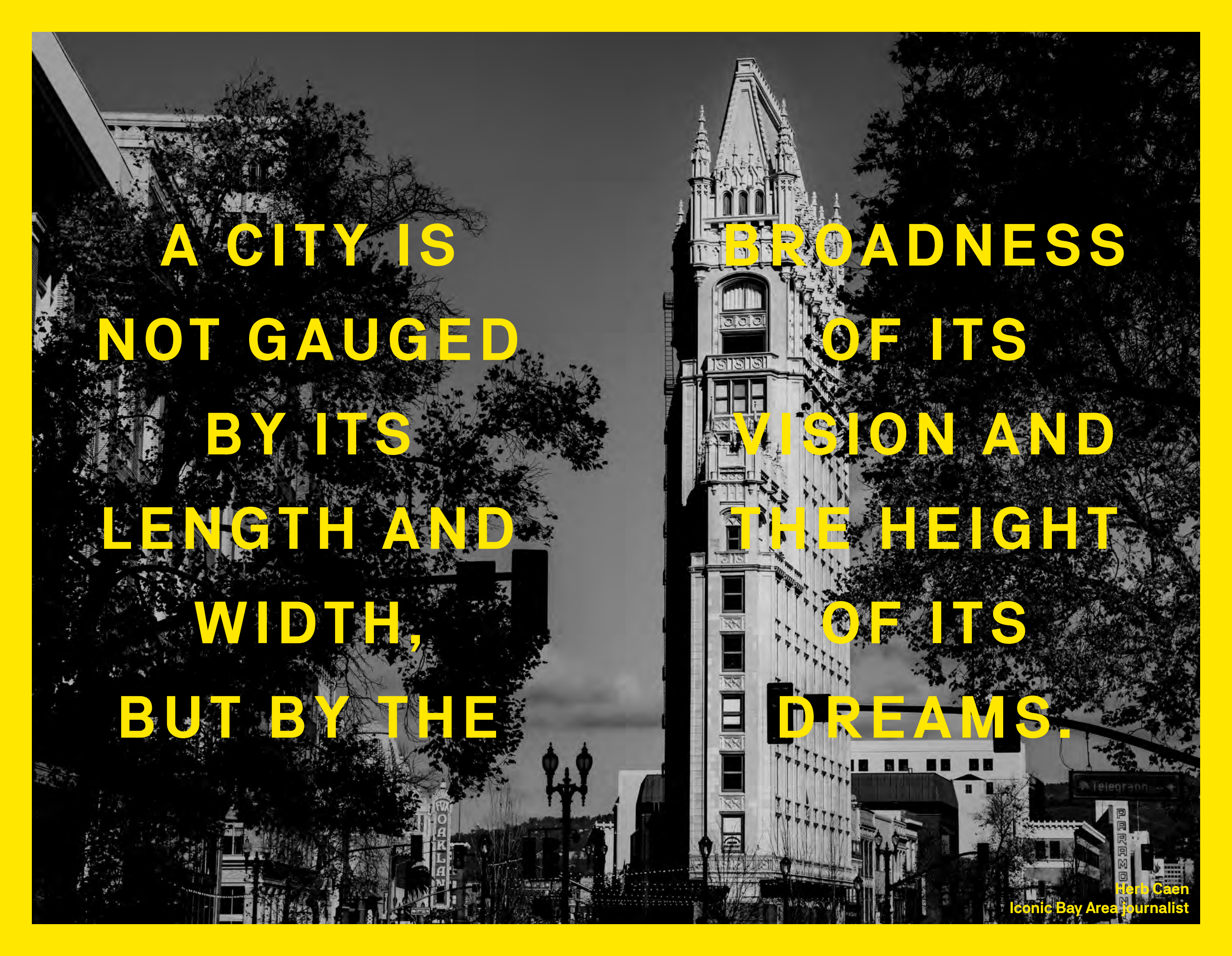
And Downtown Oakland,
Lake Merritt and beyond.

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.



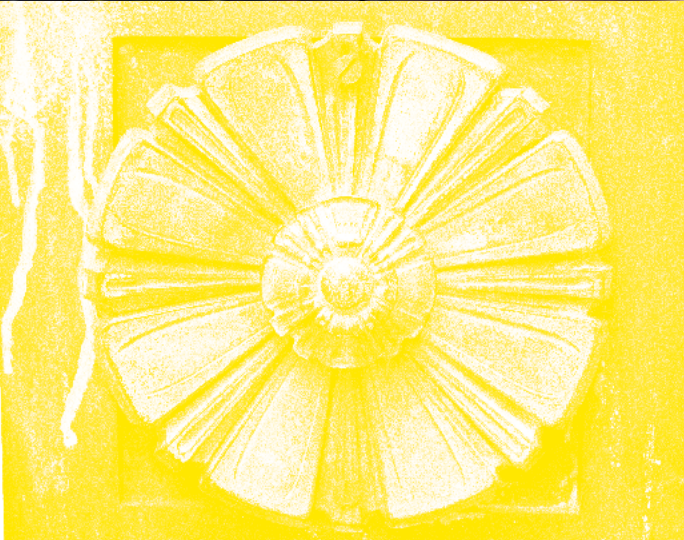
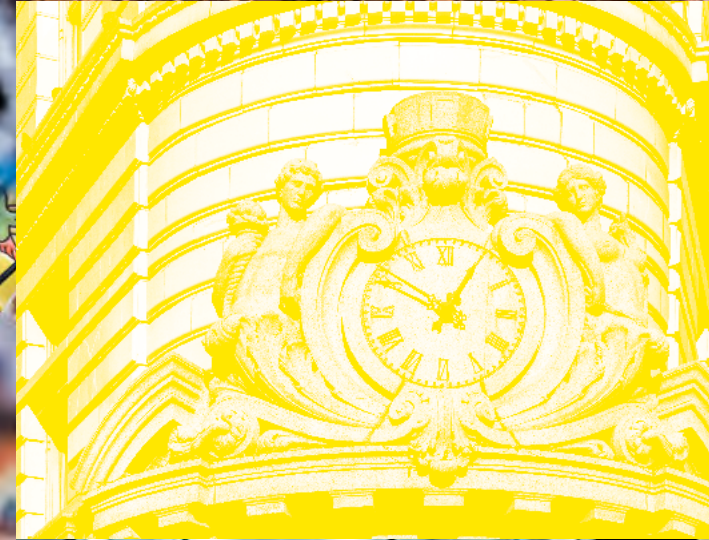
**A CITY IS
NOT GAUGED
BY ITS
LENGTH AND
WIDTH,
BUT BY THE**

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

Oakland

A scenic view of the Oakland skyline at sunset, with buildings reflected in the water. The sky is a mix of blue and orange, and the water is calm, showing clear reflections of the city lights and buildings. In the foreground, there are silhouettes of trees and a string of lights hanging from the left side.

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



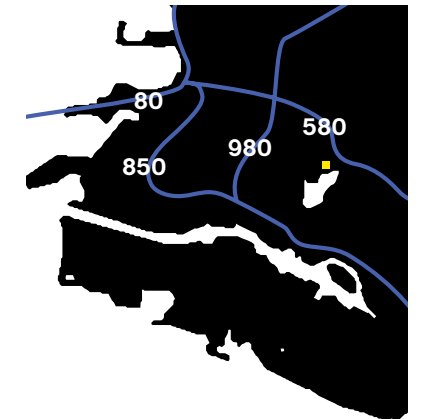
Beacon Tower is .25 miles from the nearest BART station

● 19th Street BART

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.

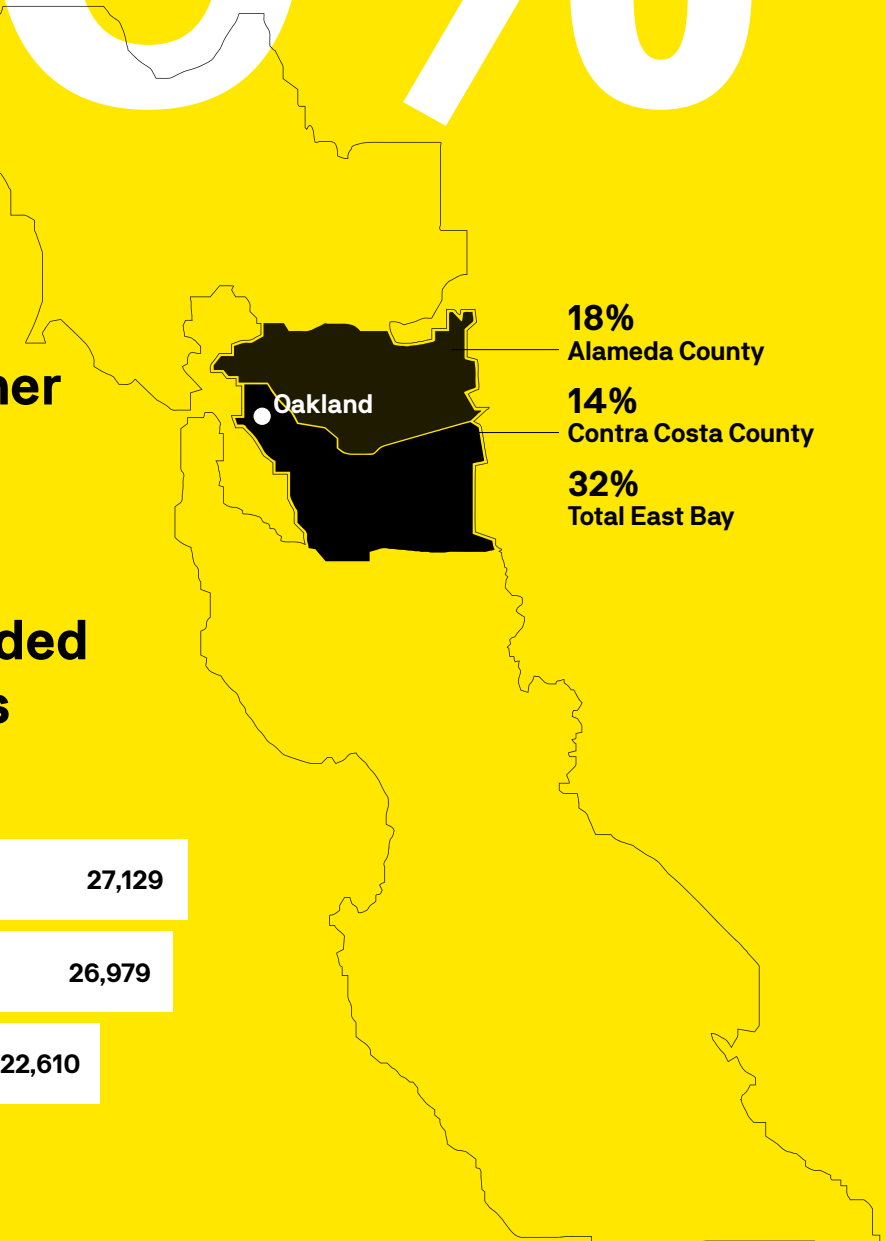


OAKLAND AT A GLANCE

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

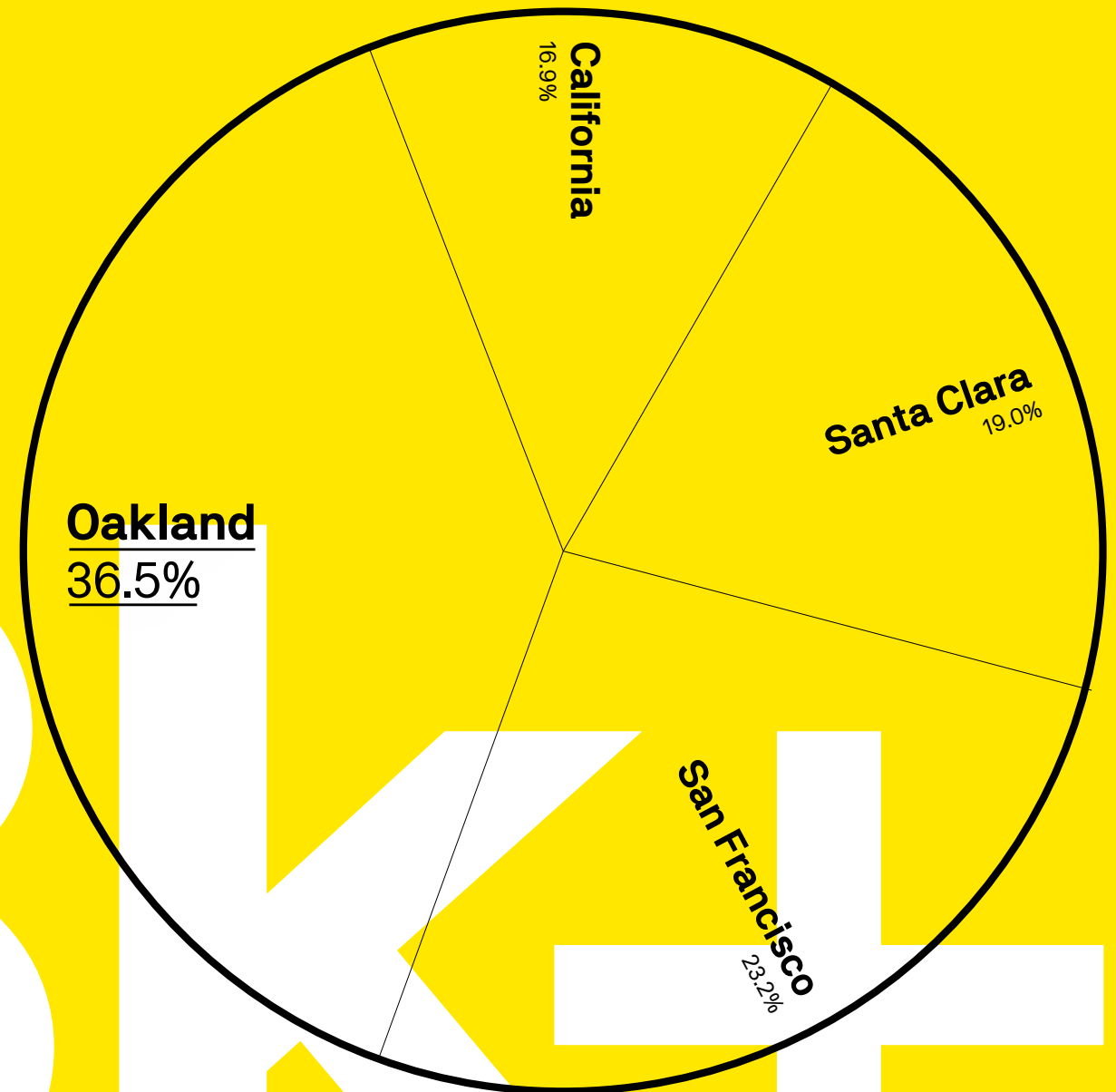
Number of languages
and dialects spoken

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.



YOUR FUTURE

IS HERE.

WHERE

ARE YOU?



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