



— oakland's —

# NEW VIEW

for lease



**JOHN DOLBY**

Executive Director  
+1 510 267 6027  
john.dolby@cushwake.com  
LIC #00870630

**MARK ANDERSON**

Executive Managing Director  
+1 415 773 3583  
mark.anderson@cushwake.com  
LIC #01325399



cushmanwakefield.com

*discover*

# 601 CITY CENTER

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- Largest “Green” Class-A Building in East Bay
- Part of Oakland’s Bustling City Center Complex
- Close to Dining, Shopping & More
- Close to BART, freeway access, Old Oakland, and Jack London Square
- Two Stories of Underground Parking totaling 206 car stalls, 26 motorcycle stalls, and secure bike parking
- Dramatic Views of San Francisco, Oakland Hills, UC Berkeley, and surrounding areas



24 STORIES  
±600,000 RSF  
—  
±27,774 - 27,831 RSF  
PER FLOOR

*Approximately 300,000 SF of  
Class A space available now  
for tenant improvements*

FLOORS 3-14  
**±300,000 RSF**  
AVAILABLE FOR LEASE



*envision*

# YOUR SPACE

## **BUILDING ADDRESS**

601 12th Street, Oakland

## **BUILDING OWNER**

Shorenstein Properties

## **BUILDING ARCHITECT**

Korth Sunseri Hagey

## **GENERAL CONTRACTOR**

Hathaway Dinwiddie

## **EXTERIOR MATERIAL**

Clear vision glass, back painted spandrel glass, polished precast panels and shadow box sill

## **NUMBER OF FLOORS**

23 tenant, 1 mechanical

## **TYPICAL FLOOR SIZE**

26,400 SF

## **SLAB-TO-SLAB**

Floor 2: 13'6"

Floors 3-24: 13'0"

## **FINISHED CEILING HEIGHT**

Floor 2: 9'6"

Floors 3-24: 9'0"

## **HVAC**

Two Boilers (4,845,000 BTU)

Three Chillers (2-530 ton, 1-200 ton)

## **COOLING CAPACITY**

Condenser water risers sized to support 21 tons of cooling capacity per floor

## **ELEVATORS**

3 Elevator Banks

6 Passenger cabs serving floors 2-12, 14, 15

5 Passenger cabs serving floors 16-24

2 Parking garage cabs serving P1, P2, and Lobby.

1 Freight elevator serving floors 2-23 and Mechanical Penthouse

## **GENERATOR**

1300 KW Diesel generator with 600 Gallon Fuel Capacity

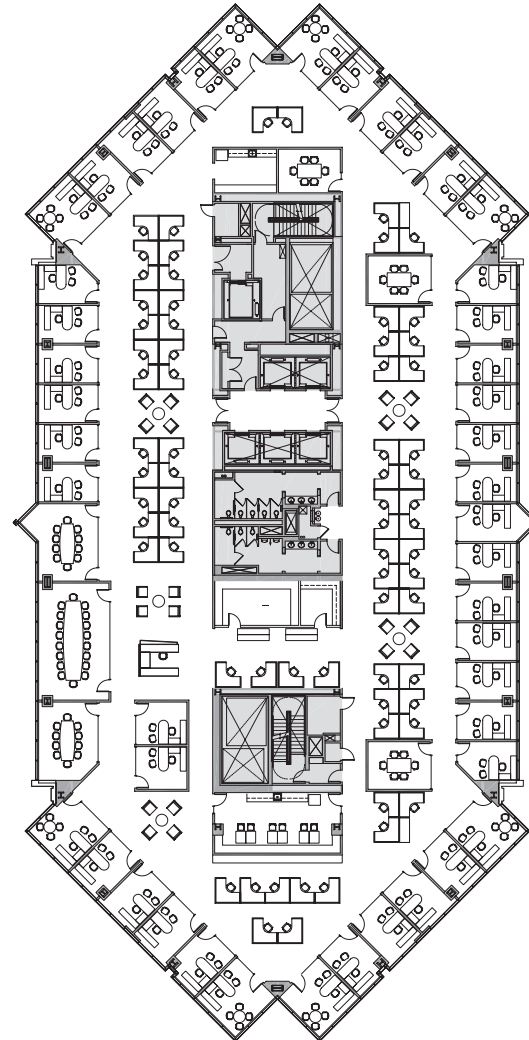
## **SEISMIC DESIGN**

2013 California Building Code/ 2012 International Building Code and SEI/ASCE 7-10

## **SECURITY ACCESS SYSTEMS**

Card key systems for Building entries and Passenger Elevator Cabs. Garage key card for monthly and after-hours access.

## HIGH-RISE OFFICE LAYOUT



65

Workstations  
(6' x 6')

45

Offices  
(43 Window Line)

6

Conference Rooms

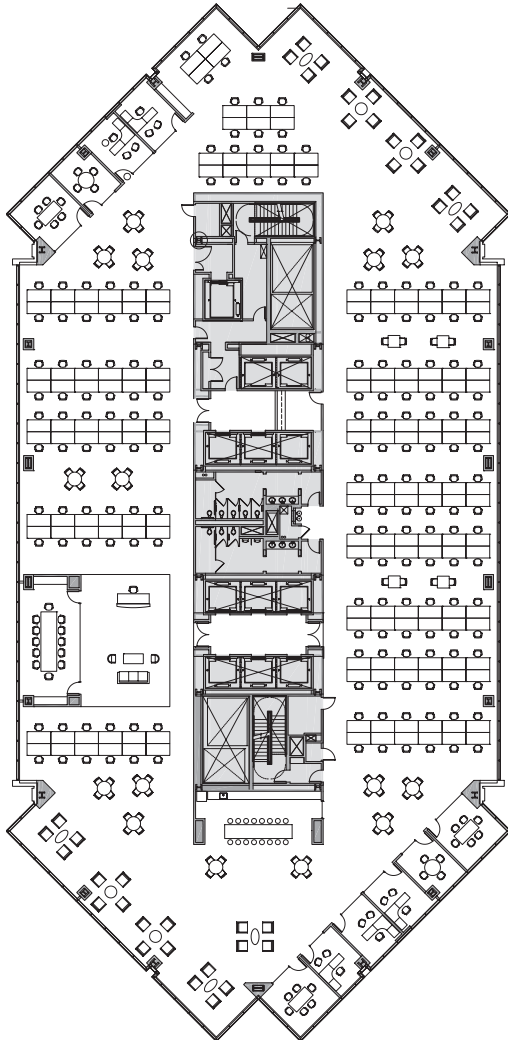
2

Break Rooms

1/240

RSF Occupancy  
Density

## LOW-RISE BENCHING LAYOUT



180  
Bench Stations  
(6' x 30" Desk)

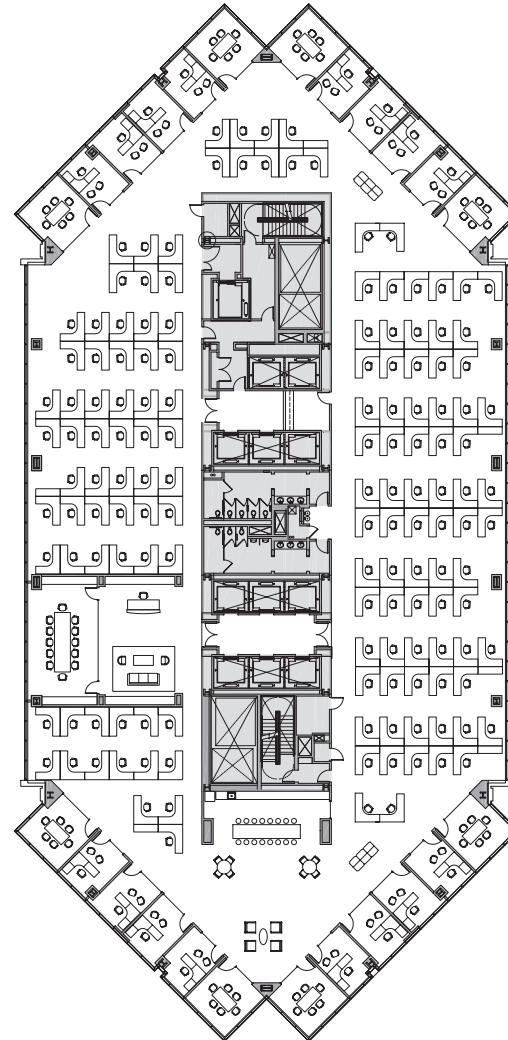
5  
Offices

6  
Conference Rooms

1  
Break Room

1/143  
RSF Occupancy  
Density

## LOW-RISE WORKSTATION LAYOUT



144  
Workstations  
(7'4" x 6'2")

16  
Offices

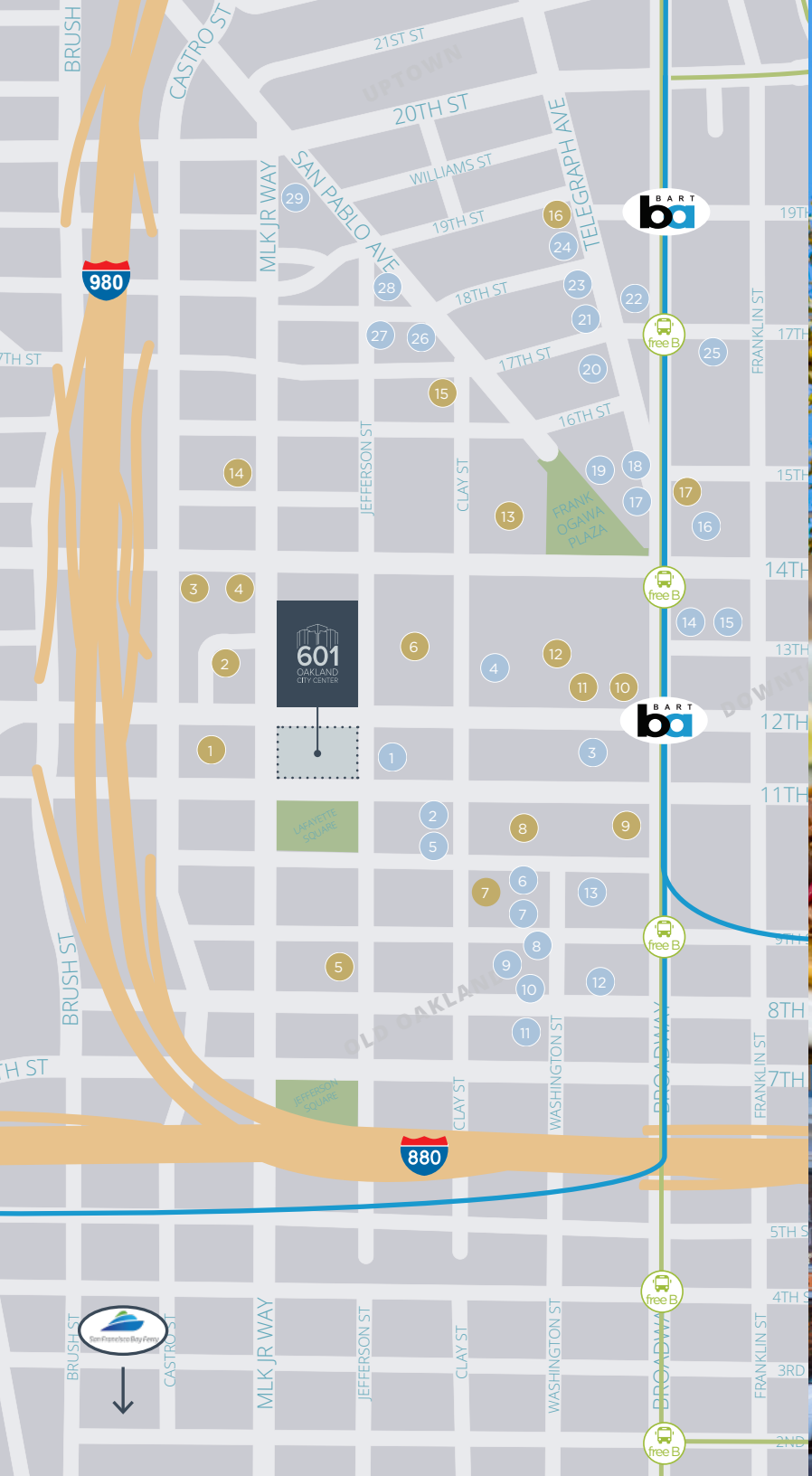
9  
Conference Rooms

1  
Break Room

1/165  
RSF Occupancy  
Density

explore the  
**NEIGHBORHOOD**





## 1 EAT & DRINK

1. Peet's Coffee
2. El Gusano
3. Faz
4. Starbucks
5. Le Cheval
6. Cosecha
7. Rosamunde
8. District
9. Ratto's
10. Caffe 817
11. Cookiebar Creamery
12. The Trappist
13. Pacific Coast Brewing Co.
14. Camburger
15. Mockingbird
16. Analog
17. Downtown Wine Merchants
18. Awaken Cafe
19. Caffe Teatro
20. Cafe Van Kleeff
21. Woods Bar & Brewery
22. Diving Dog Brewhouse
23. Make Westing
24. Rudy's Can't Fail Cafe
25. The Layover
26. The Rock Steady
27. The New Parish
28. Plenty
29. Hopscotch

## 2 AMENITIES

1. Pardee Home Museum
2. Preservation Park
3. First Unitarian Church
4. African American Museum Library
5. Oakland Flower Market
6. Federal Building
7. Swan's Market
8. Warriors HQ / Oakland Convention Center
9. Marriott Hotel
10. Wells Fargo
11. FedEx Office
12. Bank of America
13. Oakland City Hall
14. FLAX Art & Design
15. Museum of Children's Arts
16. Fox Theater
17. Oaklandish

getting  
AROUND



BART 12TH ST STATION  
2 BLOCKS AWAY



EASY ACCESS TO  
580 / 880 FREEWAYS



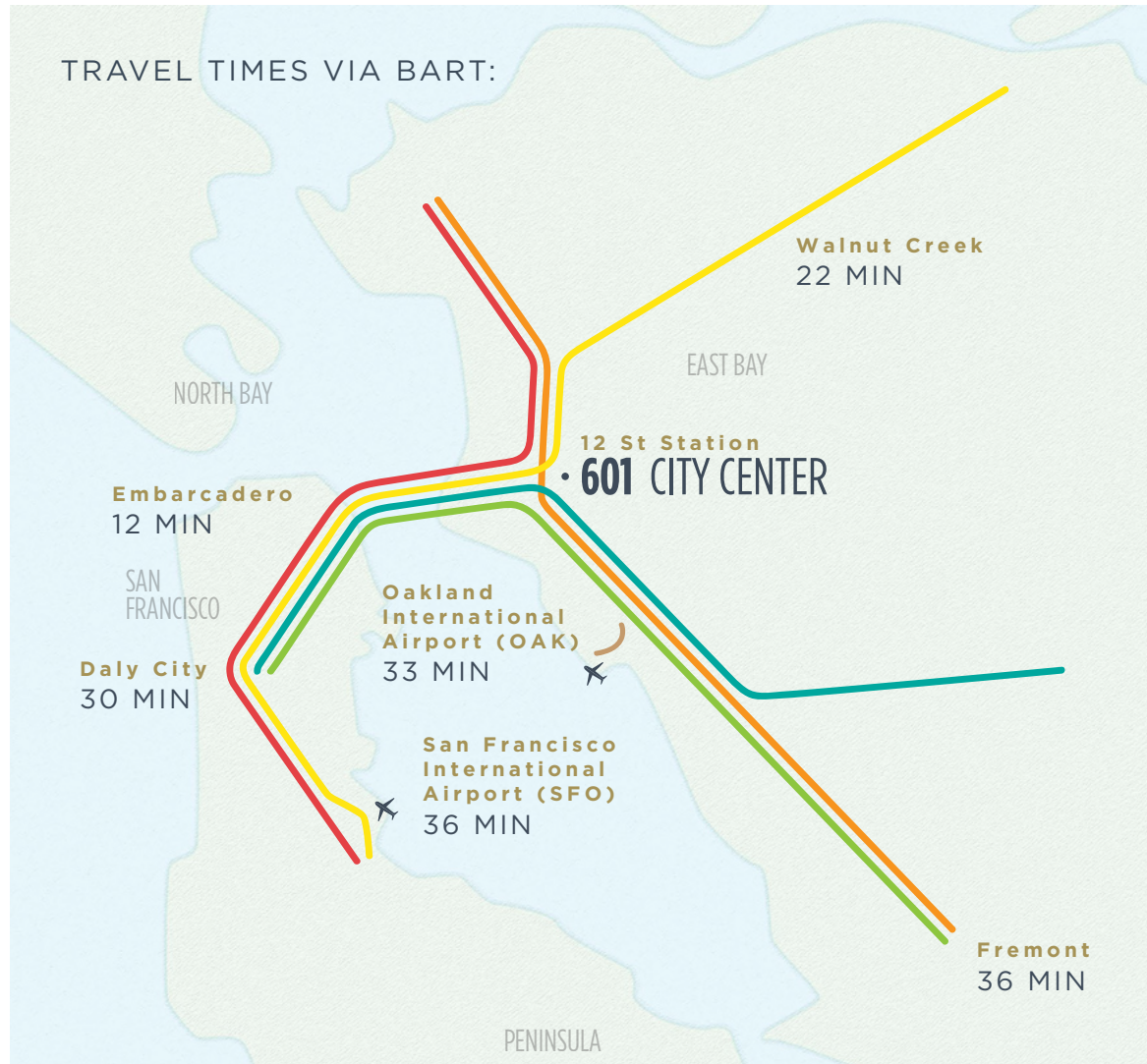
AC TRANSIT ACCESS



SF BAY FERRY ACCESS AT  
JACK LONDON SQUARE



206 CAR STALLS  
26 MOTORCYCLE STALLS  
SECURE BIKE PARKING









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