



601

all roads lead to
601 City Center

Jones Lang LaSalle Brokerage, Inc. Real Estate
License #: 01856260



discover 601 City Center

601 CITY CENTER • DISCOVER OAKLAND'S NEW VIEW

27,774 - 27,831 RSF

per floor

24 Stories

600,000 RSF



Part of Oakland's Bustling City Center Complex



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



Building Amenities include 2nd Floor Roof Deck, Fitness Center, Conference Center, and 11 On-Site Showers



Close to BART, freeway access, Old Oakland, and Jack London Square

The Hybrid Model works

83%

of workers would prefer a hybrid work model in the future.

59%

of employees are more likely to choose an employer that offers remote work opportunities over one that doesn't.

74%

of U.S. companies are using or plan to implement a permanent hybrid work model.

63%

of high-growth companies have implemented hybrid work models.

On average, companies see a **12%** reduction in turnover when they allow their employees to do at least some remote work.

84% of employees say that not having a commute is a top benefit of working remotely.

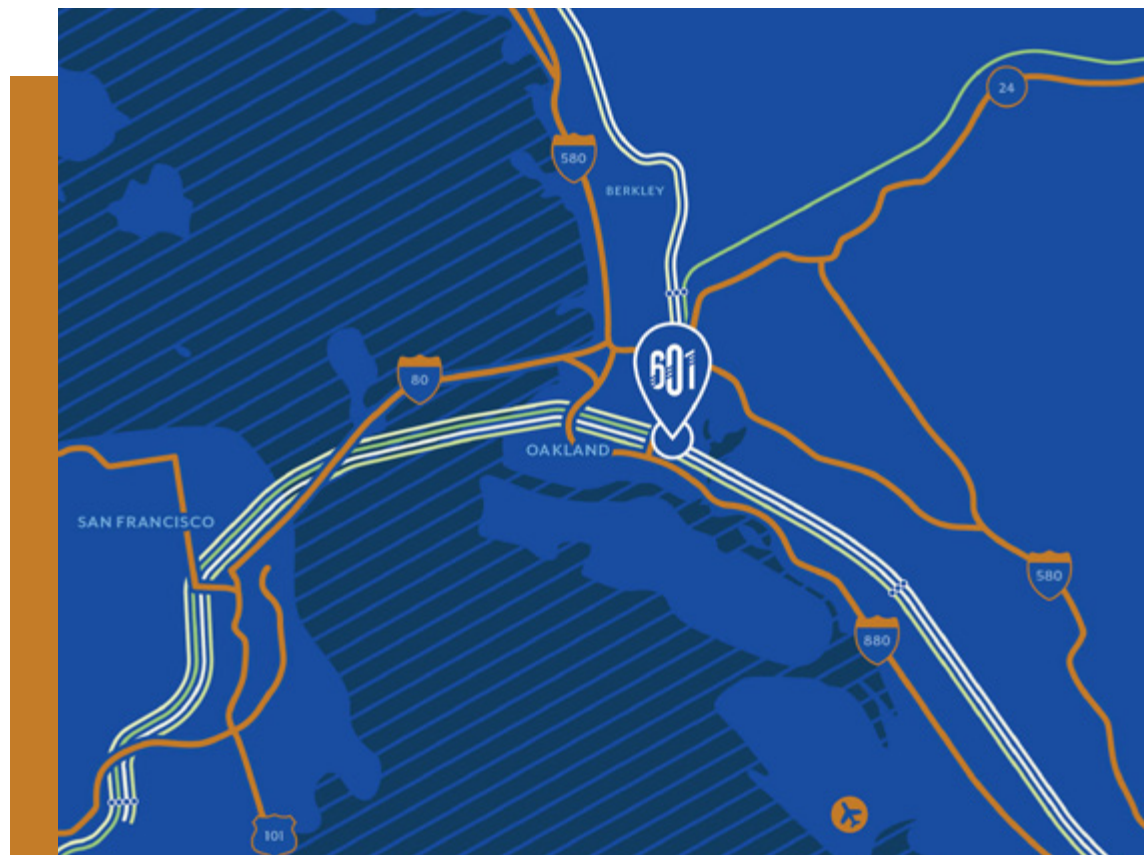
82%

said the ability to work hybrid has made them happier and more motivated in their role.



74%

of employees say that hybrid working has improved family relationships.



the legacy of **Shorenstein**

Shorenstein Oakland Timeline

December
1996

Shorenstein purchases Oakland City Center—at the time a six-building, 1.1M square foot center.

May
2000

Shorenstein acquires the land at 555 12th Street and breaks ground on a 500,000 square foot office building.

June
2010

Shorenstein sells Oakland City Center—seven buildings, approximately 1.6M square feet.

April
1999

Shorenstein purchases the Oakland City Center Garage—a 1,587 stall facility.

May
2002

555 12th Street construction is completed.

2019

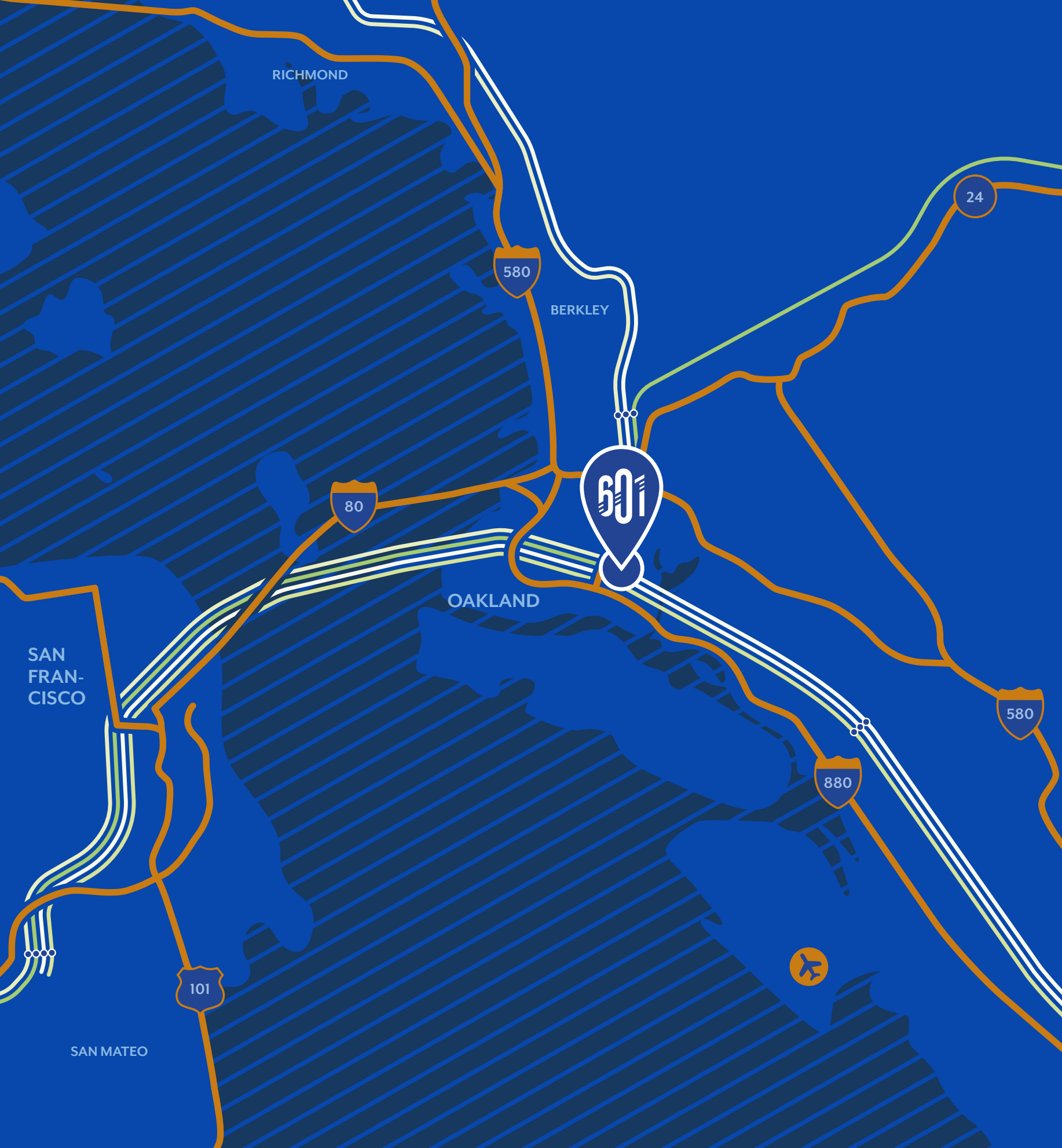
601 City Center is built.



A storied legacy, 20+ years in the making—Shorenstein’s influence can be felt throughout the landscape of downtown Oakland. Through innovation, enduring relationships, and prioritizing sustainability initiatives, Shorenstein leads by example in creating a workplace environment that is dynamic and ever-evolving to tenant and community needs. 601 City Center embodies the Shorenstein approach: the highest quality tenant experience, sustainability as a priority, ample green space, and an intentional integration into the neighborhood.







getting **Around**



BART 12TH STATION
2 BLOCKS AWAY



Easy access to **580/880**
FREEWAYS



SF Bay Ferry Access at
JACK LONDON SQUARE



SECURE *bike*
PARKING



AC *transit*
ACCESS



206 CAR
STALLS

26 MOTORCYCLE
STALLS

Unobstructed views of
the Bay and
DOWNTOWN
San Francisco



building Amenities

DISCOVER OAKLAND'S NEW VIEW • 601 CITY CENTER

Amenities

- + State-of-the-Art Fitness Center with Showers, Locker Rooms & Towel Service
- + Outdoor Terrace with Putting Green, BBQ & Fire Pit
- + Multi-room Conference Facility with Kitchenette
- + Ample Lobby Featuring Multiple Public Art Pieces and Space for Private Events
- + 24/7 Security
- + On-Site Property Management

Elevators

- + 3 Elevator Banks
- + 6 Passenger Cabs Serving Floors 2-15
- + 5 Passenger Cabs Serving Floors 16-24
- + 2 Parking Garage Shuttles
- + 1 Freight Elevator Serving All Floors

Security Access

- + Card Key Systems for Building Entries & Passenger Elevator Cabs
- + Garage Key Card for Monthly & After-Hours Access
- + Mobile/Bluetooth Capable System

On-Site Parking

- + 200+ Stall Secured Parking
- + 68 Stall Secured Bicycle Cage with Access to Showers and Locker Room
- + 8 EV Parking Stations
- + 20+ Motorcycle Stalls
- + 200+ Additional Off-Site Covered Garage Spaces Adjacent to Property

Certification

- + LEED Gold Certification, WELL Health-Safety Rating, Energy Star Certified (98)

Seismic Design

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

Finished Ceiling Height

- + Floor 2 — 9'6"
- + Floors 3-24 — 9'0"



Generator

- + 1300 KW Diesel Building Back-Up Generator

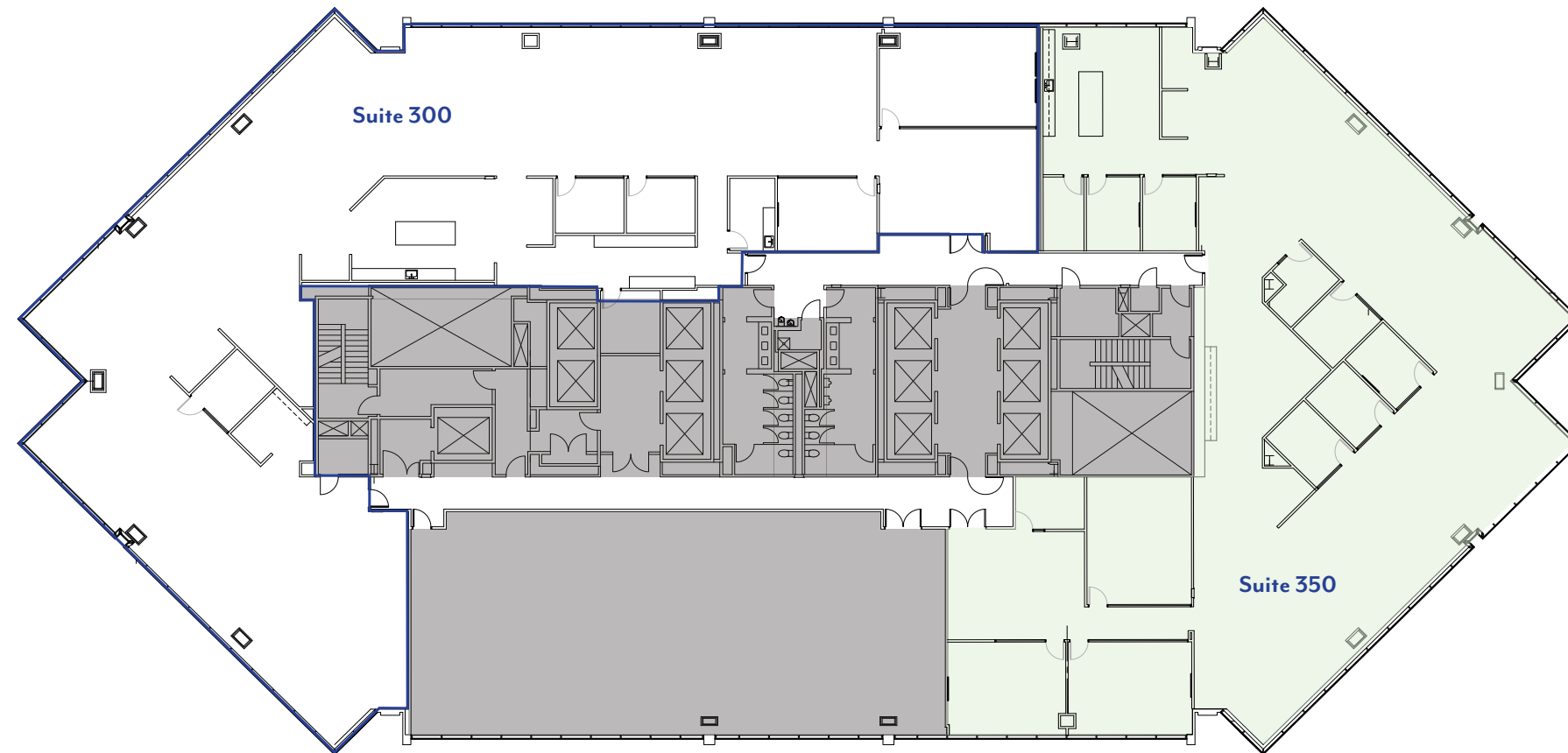
Slab-To-Slab

- + Floor 2 — 13'6"
- + Floors 3-24 — 13'0"



3rd Floor

Spec-Suite Layout



SUITE 300

• 12,478 RSF



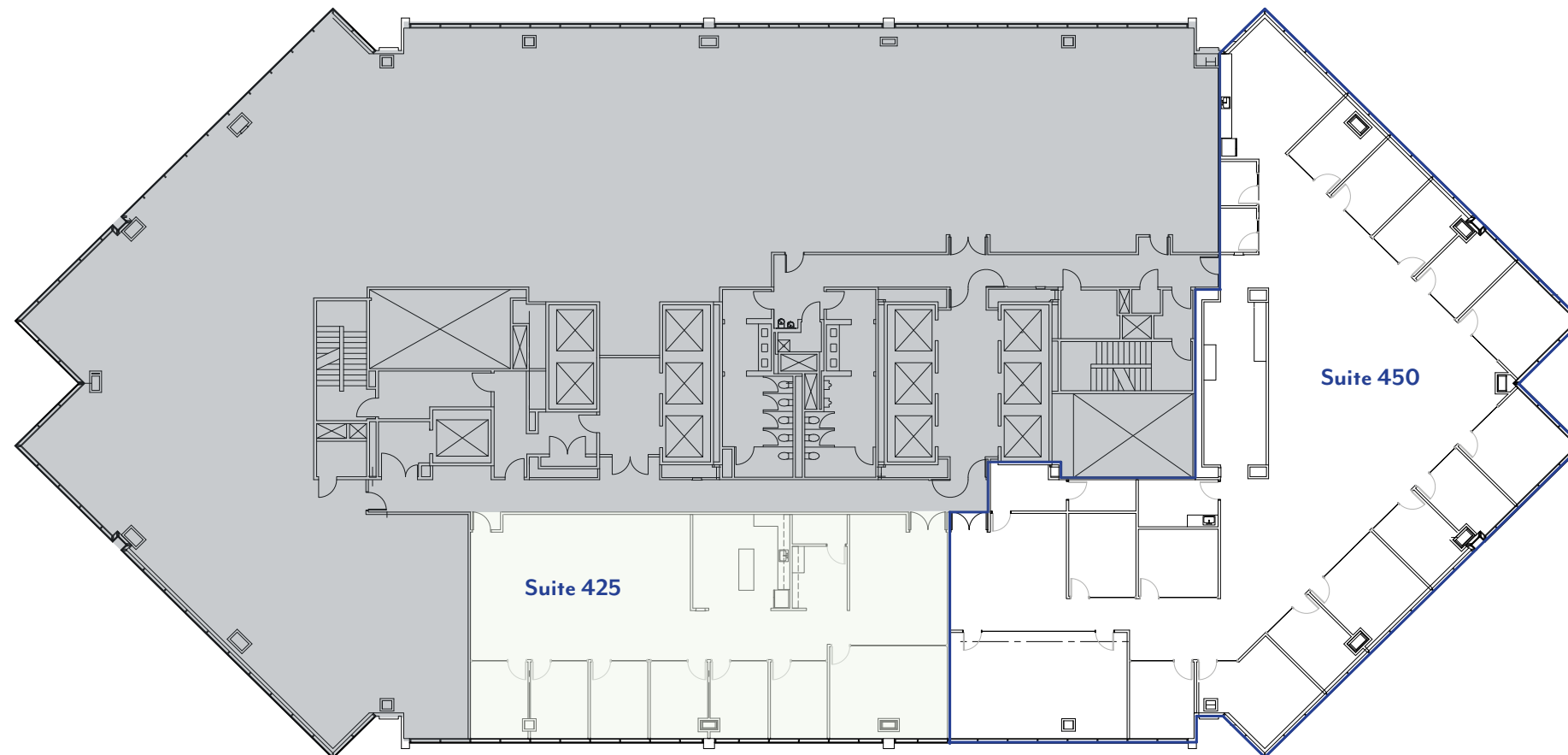
SUITE 350

• 10,664 RSF



4th Floor

Spec-Suite Layout

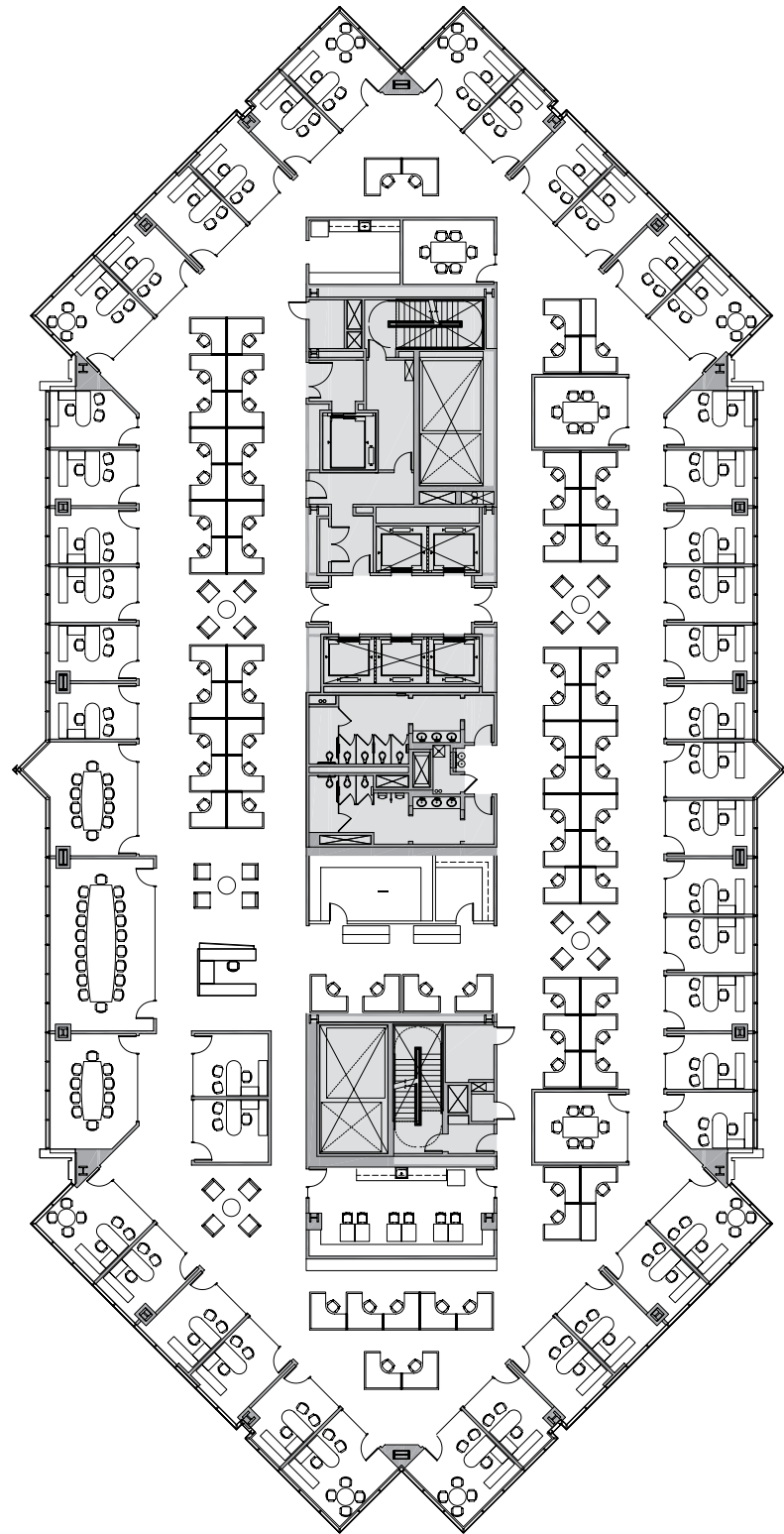


SUITE 425

• 4,127 RSF

SUITE 450

• 9,096 RSF



high-rise
**Office
Layout**

65

WORKSTATIONS
6' x 6'

45

OFFICES
43 Window Line

1/240

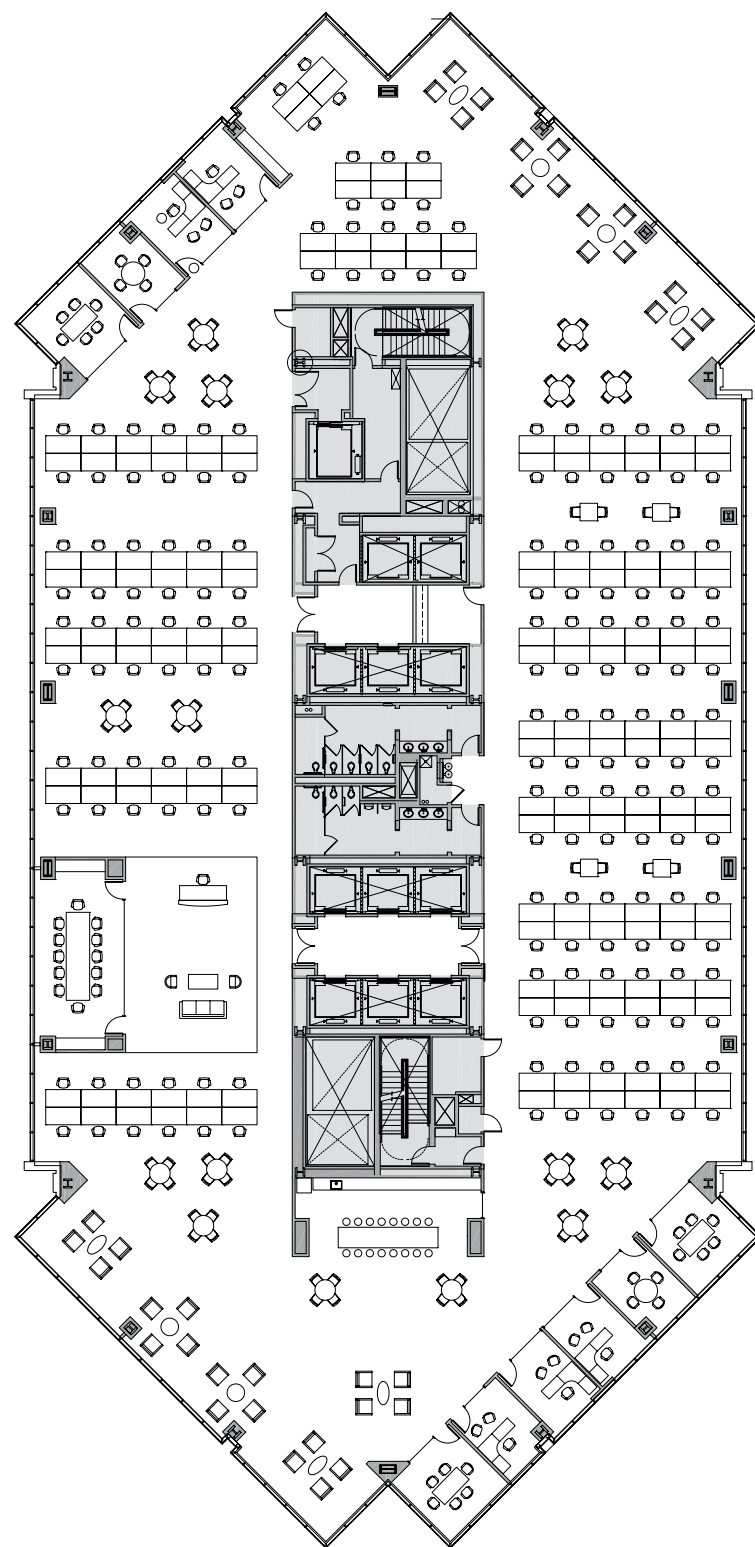
RSF OCCUPANCY DENSITY

2

BREAK ROOMS

6

CONFERENCE ROOMS



low-rise
**Benching
Layout**

180

WORKSTATIONS

6' x 30"

5

OFFICES

1/143

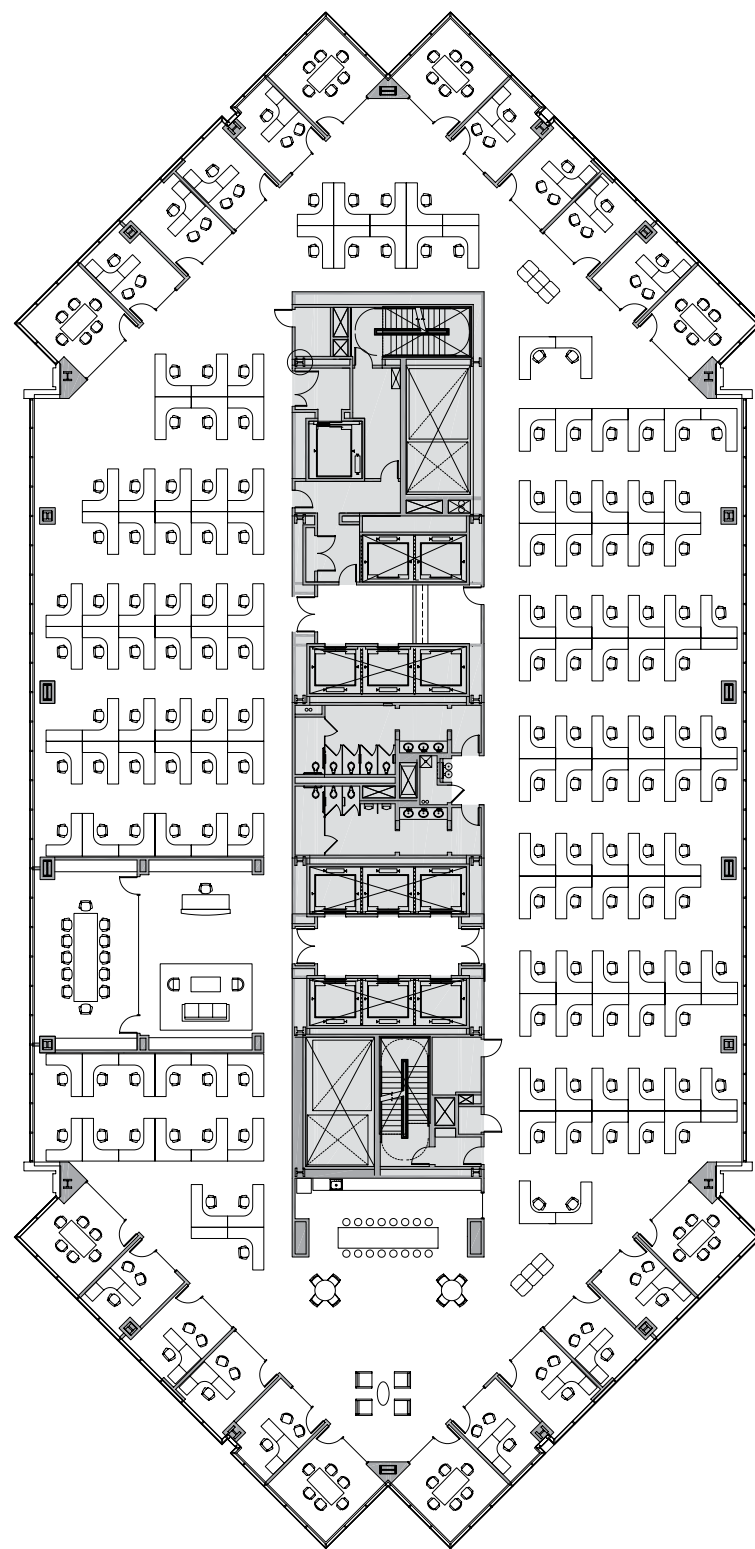
RSF OCCUPANCY DENSITY

1

BREAK ROOM

6

CONFERENCE ROOMS



low-rise
**Workstation
Layout**

144

WORKSTATIONS
6'44" x 6'2"

16

OFFICES

1/165

RSF OCCUPANCY DENSITY

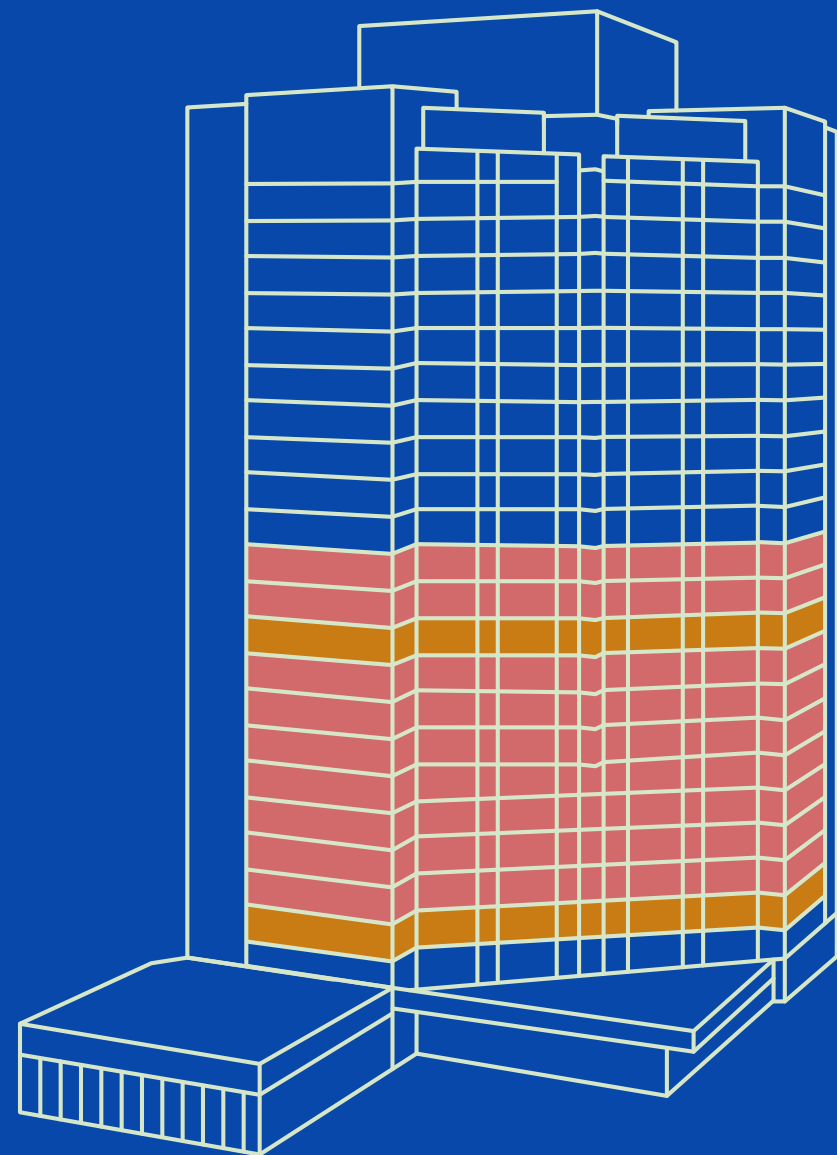
1

BREAK ROOM

9

CONFERENCE ROOMS

building Stacking Plan



availabilities

Floor 14 ±27,831 RSF

Floor 12 ±27,831 RSF

Floor 11 ±27,831 RSF



Floor 10 ±27,831 RSF

Floor 9 ±27,831 RSF

Floor 8 ±27,831 RSF

Floor 7 ±27,774 RSF

Floor 6 ±27,774 RSF

Floor 5 ±27,774 RSF

Ste 450 ±9,096 RSF

Ste 425 ±4,127 RSF

Ste 350 ±10,664 RSF



Ste 300 ±12,478 RSF



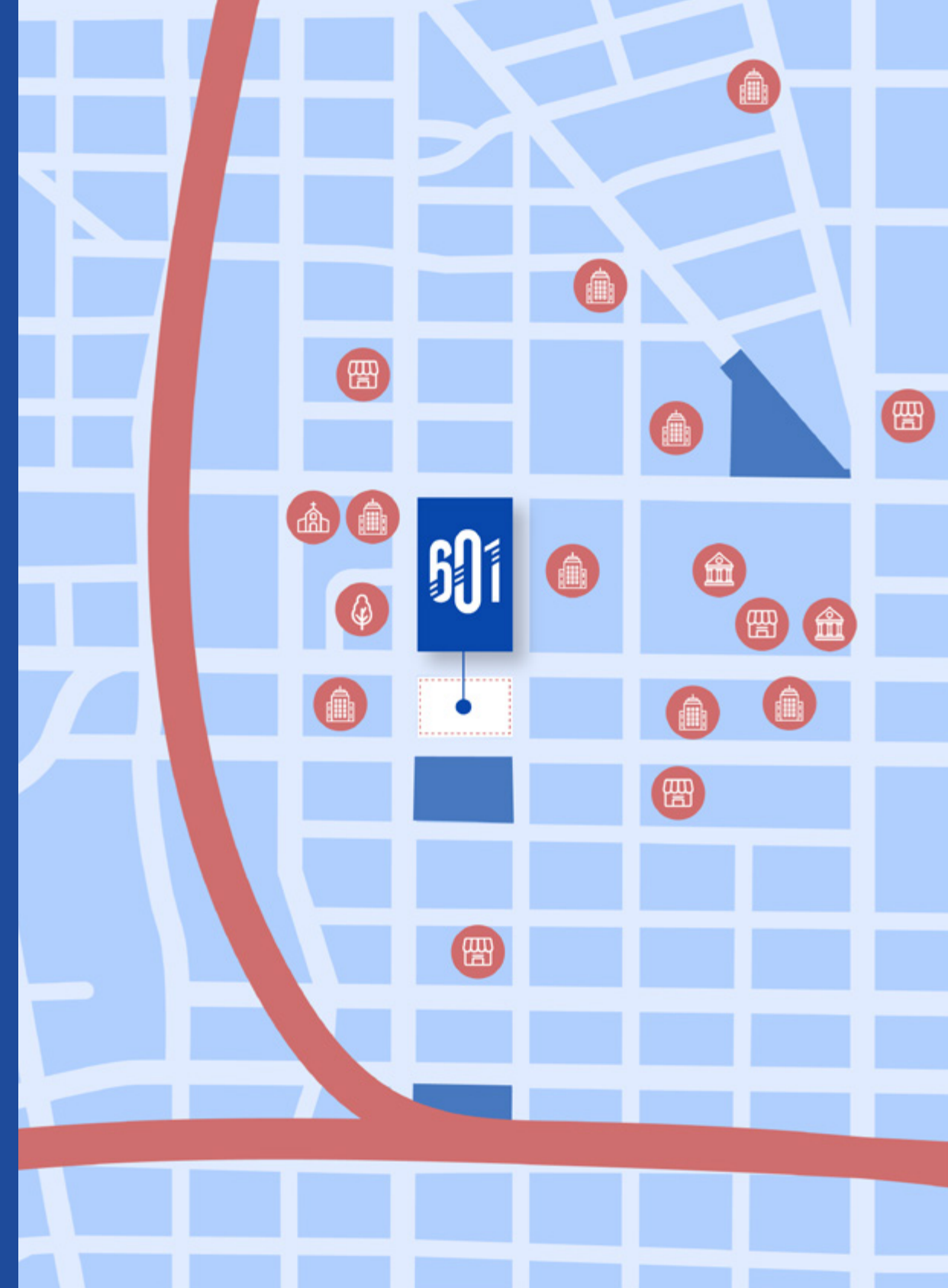


the Neighborhood



Pardee Home Museum
Preservation Park
First Unitarian Church
African American Museum
Library
Oakland Flower Market
Federal Building
Swan's Market
Oakland Convention Center

Marriott Hotel
Wells Fargo
FedEx Office
Bank of America
Oakland City Hall
FLAX Art & Design
Museum of Children's Arts
Fox Theater
Oaklandish

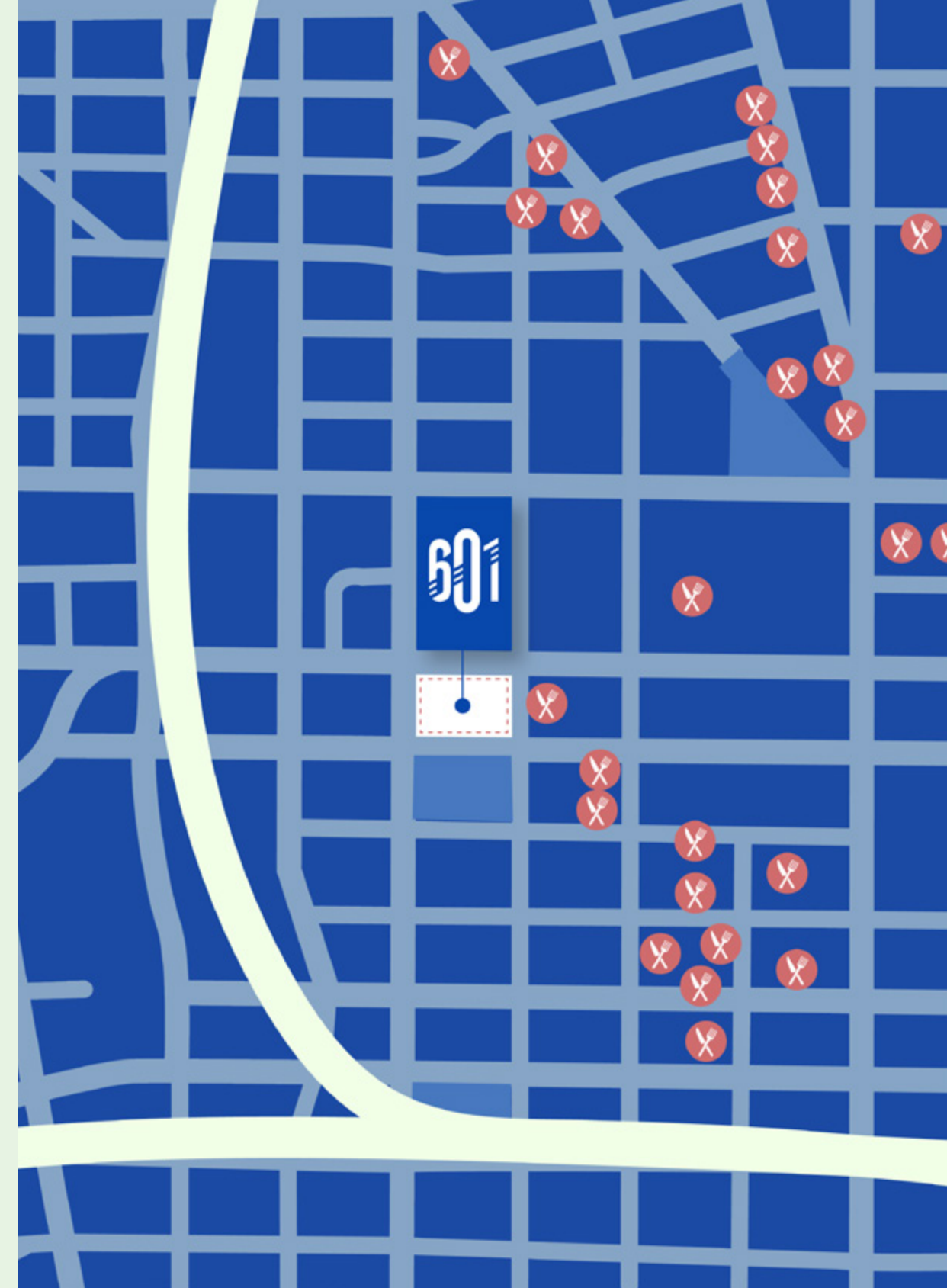


Eat/Drink *map*



Peet's Coffee
El Gusano
Emporium Oakland
Starbucks
Le Cheval
Cosecha
Rosamunde
District
Ratto's
Caffe 817
Cookiebar Creamery
The Trappist
Pacific Coast Brewing Co.

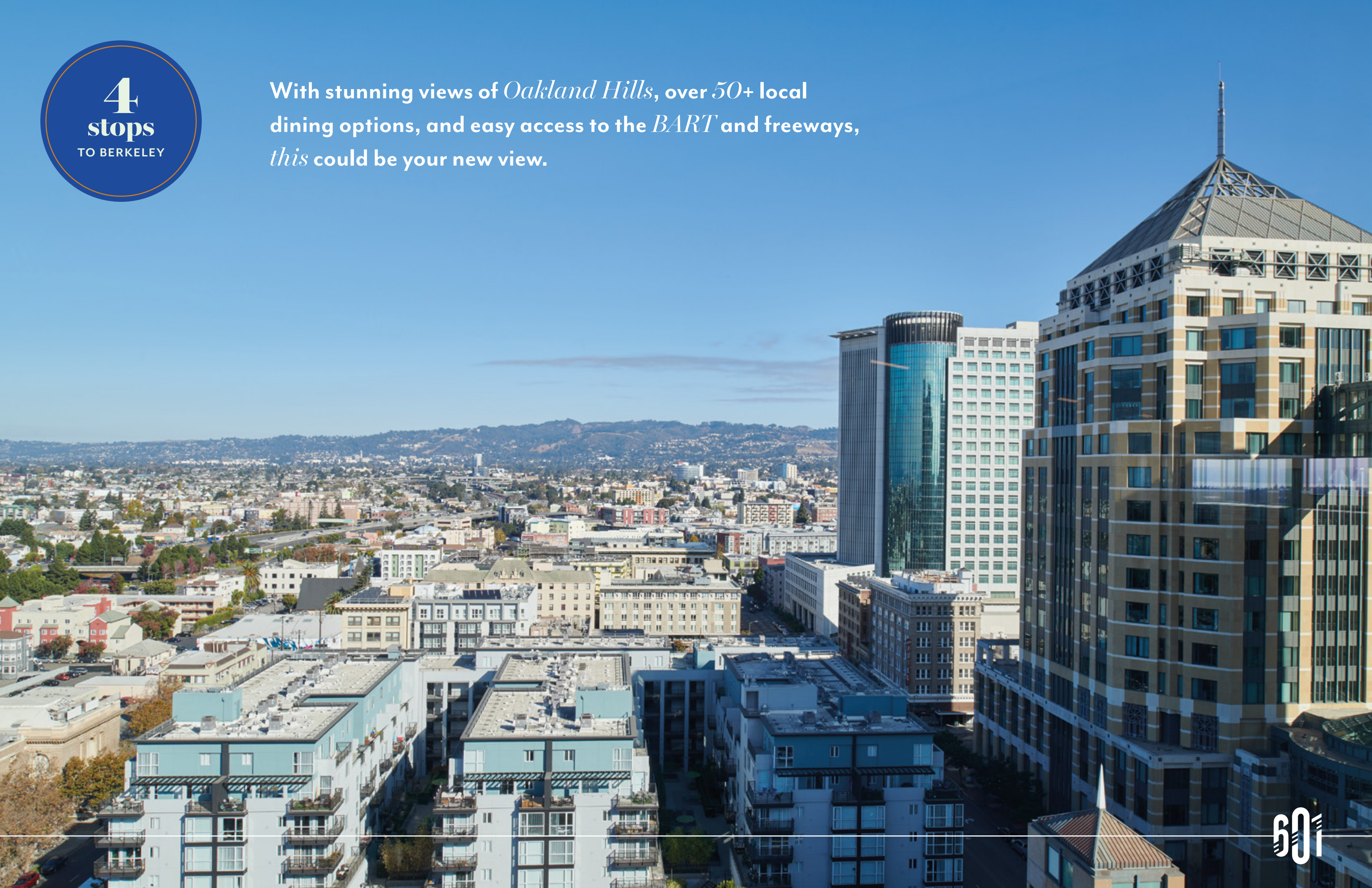
Camburger
Mockingbird
Downtown Wine Merchants
Awaken Cafe
Caffe Teatro
Cafe Van Klee
Woods Bar & Brewery
Make Westing
The Layover
The Amplifiers
The New Parish
Hopscotch
Plenty







With stunning views of *Oakland Hills*, over 50+ local dining options, and easy access to the *BART* and freeways, *this* could be your new view.



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