

1221  
BROADWAY



Jones Lang LaSalle Brokerage, Inc. License #01856260

Premier Class A Workplace

1221 Broadway, Oakland

# SETTING THE STANDARD

Experience the best of Oakland at 1221 Broadway, a 24-story Class A office tower offering exceptional amenities and unrivaled access. Ideally situated in the city's vibrant core, this LEED Platinum certified building is designed to meet the needs of forward-thinking corporate tenants.



24-story office tower



Average floor plate: 21,500 RSF for flexible, efficient layouts



Direct access to BART, connecting your team to the Bay Area



Unparalleled panoramic views of Oakland and beyond



Ample on-site parking



Dedicated property management team for seamless operations



24/7/365 on-site security

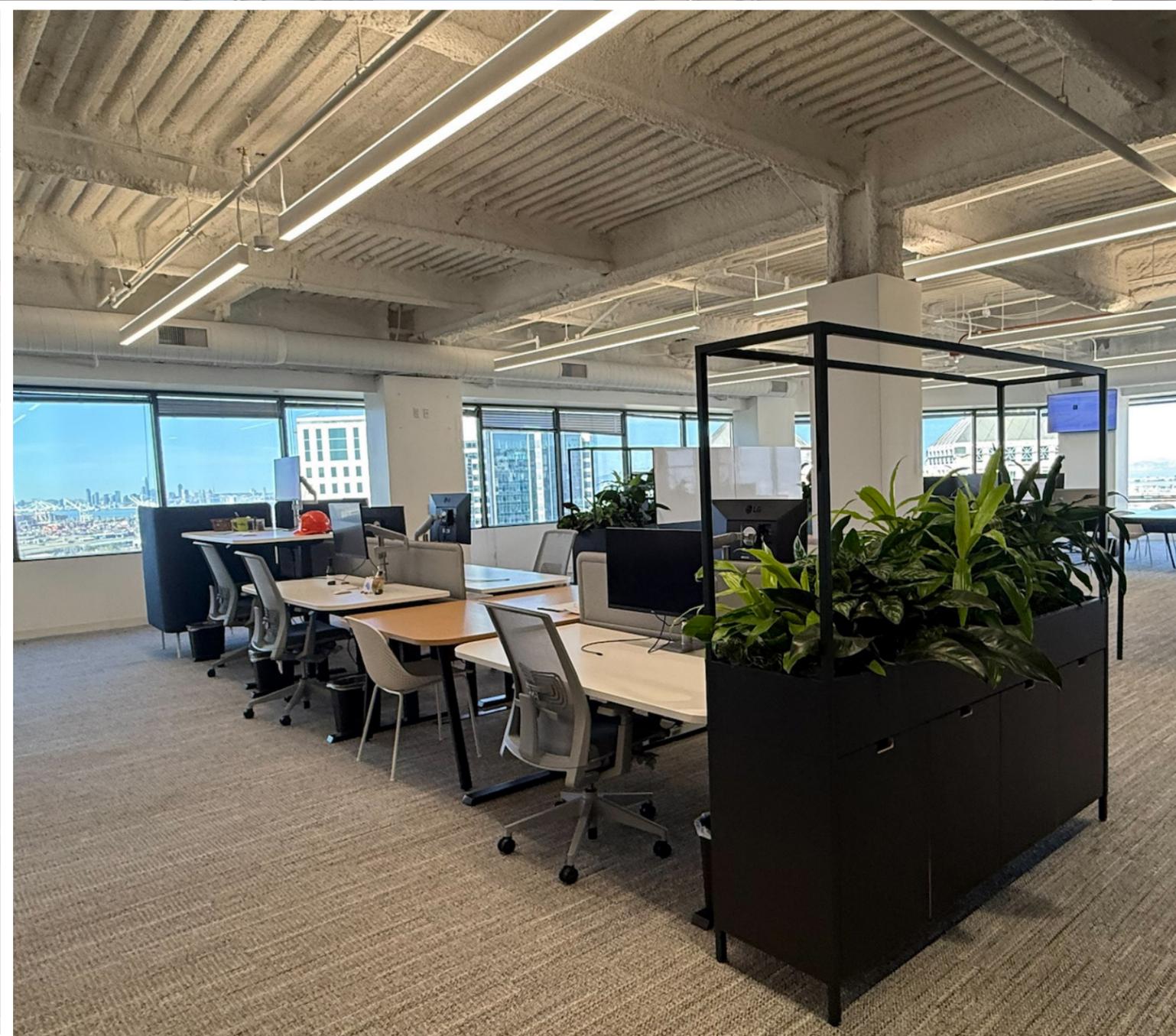


State-of-the-art fitness center with showers and locker rooms



Secure bike parking for active commuters

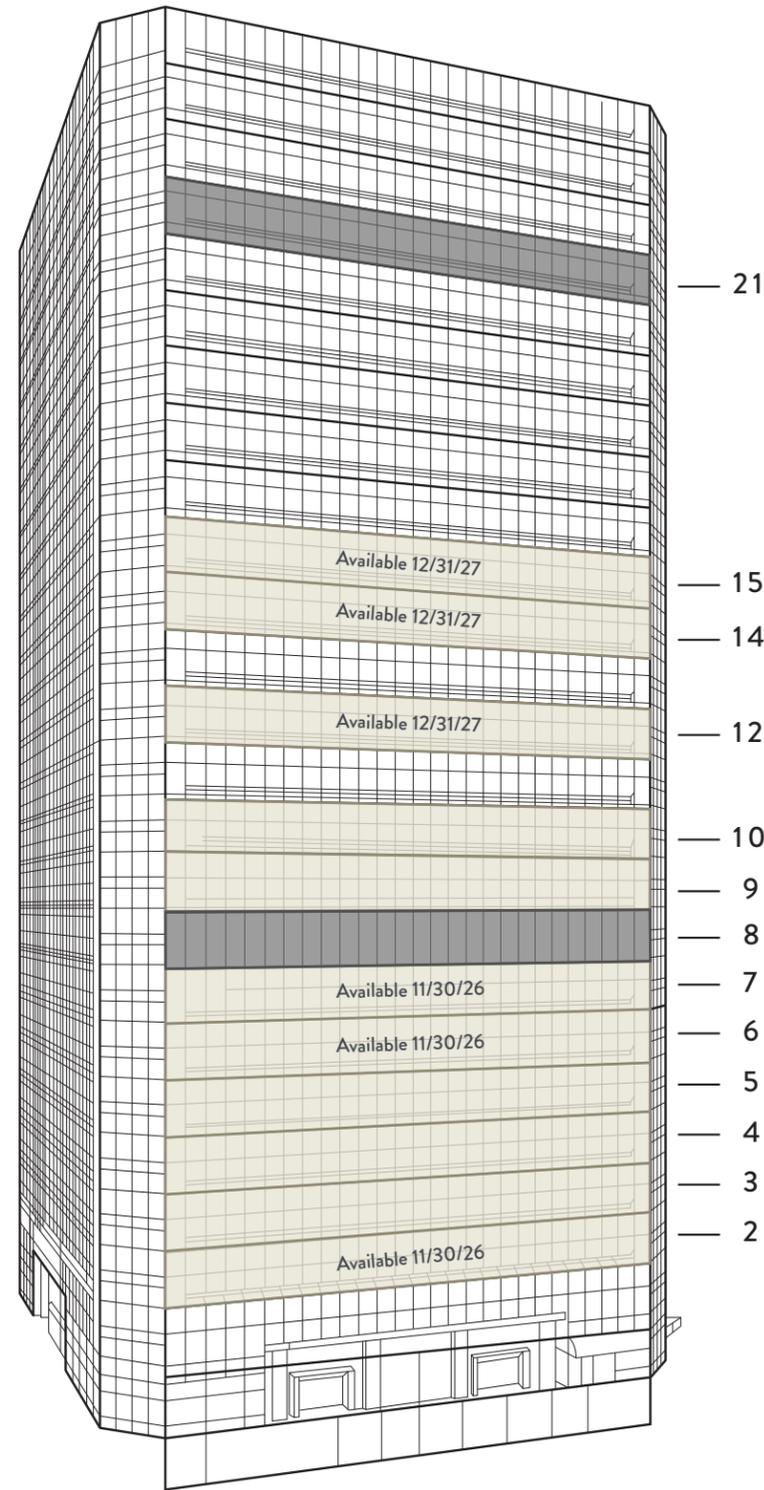




# STACKING PLAN & AVAILABILITIES

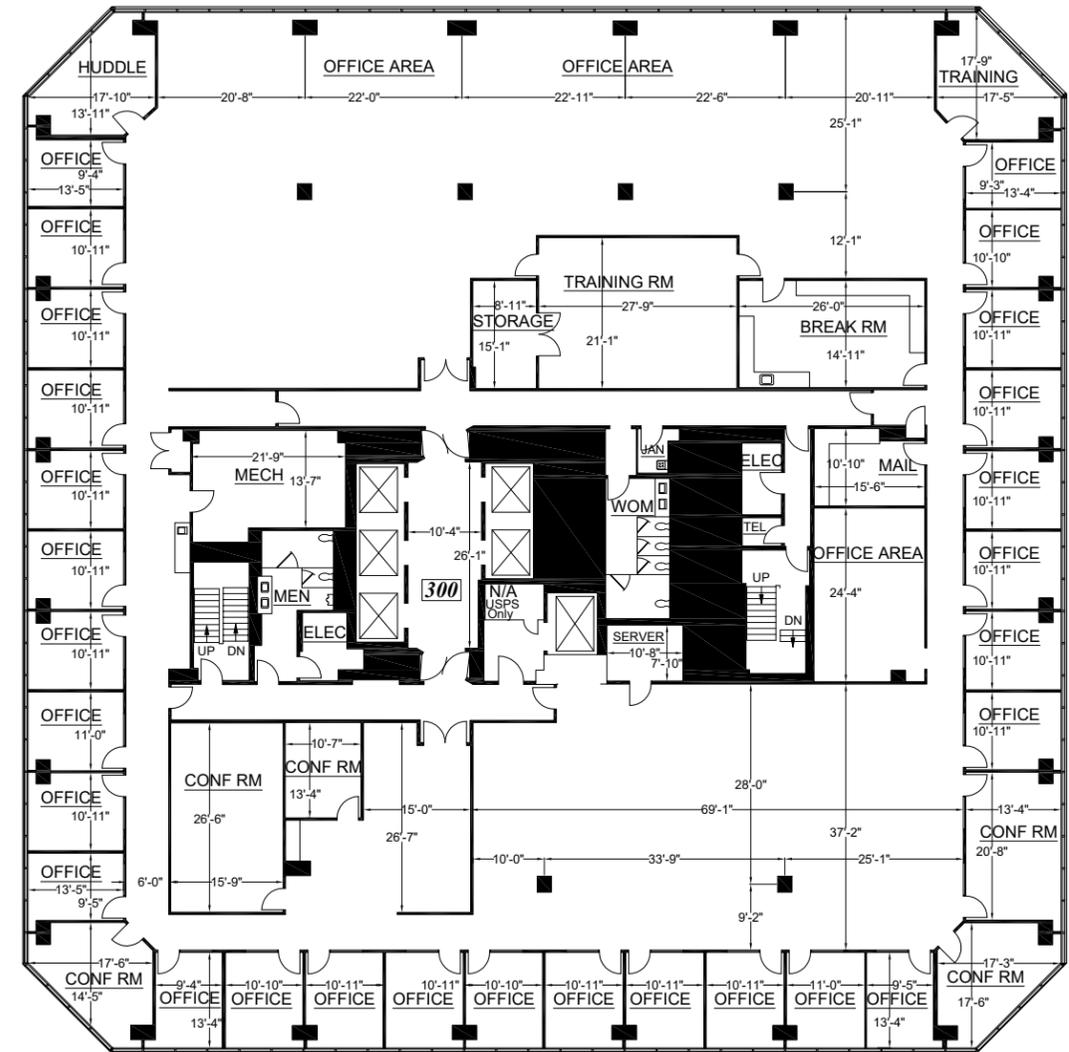
## Unique contiguous block:

- 42,157 SF spanning floors 9 and 10 with internal connectivity
- 63,229 SF contiguous space available across floors 3-5, ideal for large tenants seeking maximum efficiency and visibility



# CURRENT AVAILABILITIES

## 3rd Floor ±21,011 RSF (Full Floor)



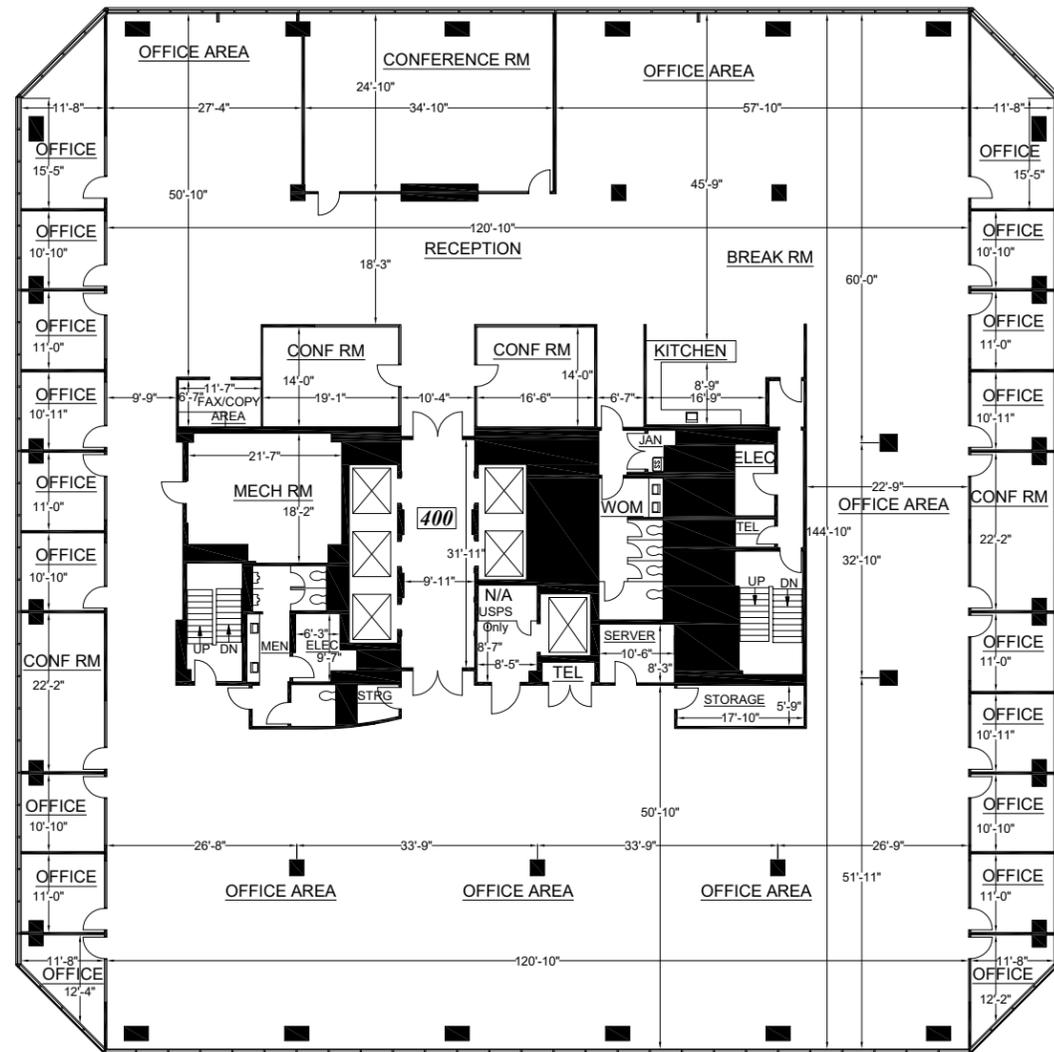
## BROKER CONTACT

**SCOTT GREENWOOD**  
 Managing Director  
 M +1 925 324 0759  
 LIC. 01330561  
 Scott.Greenwood@jll.com

# CURRENT AVAILABILITIES

## 4th Floor

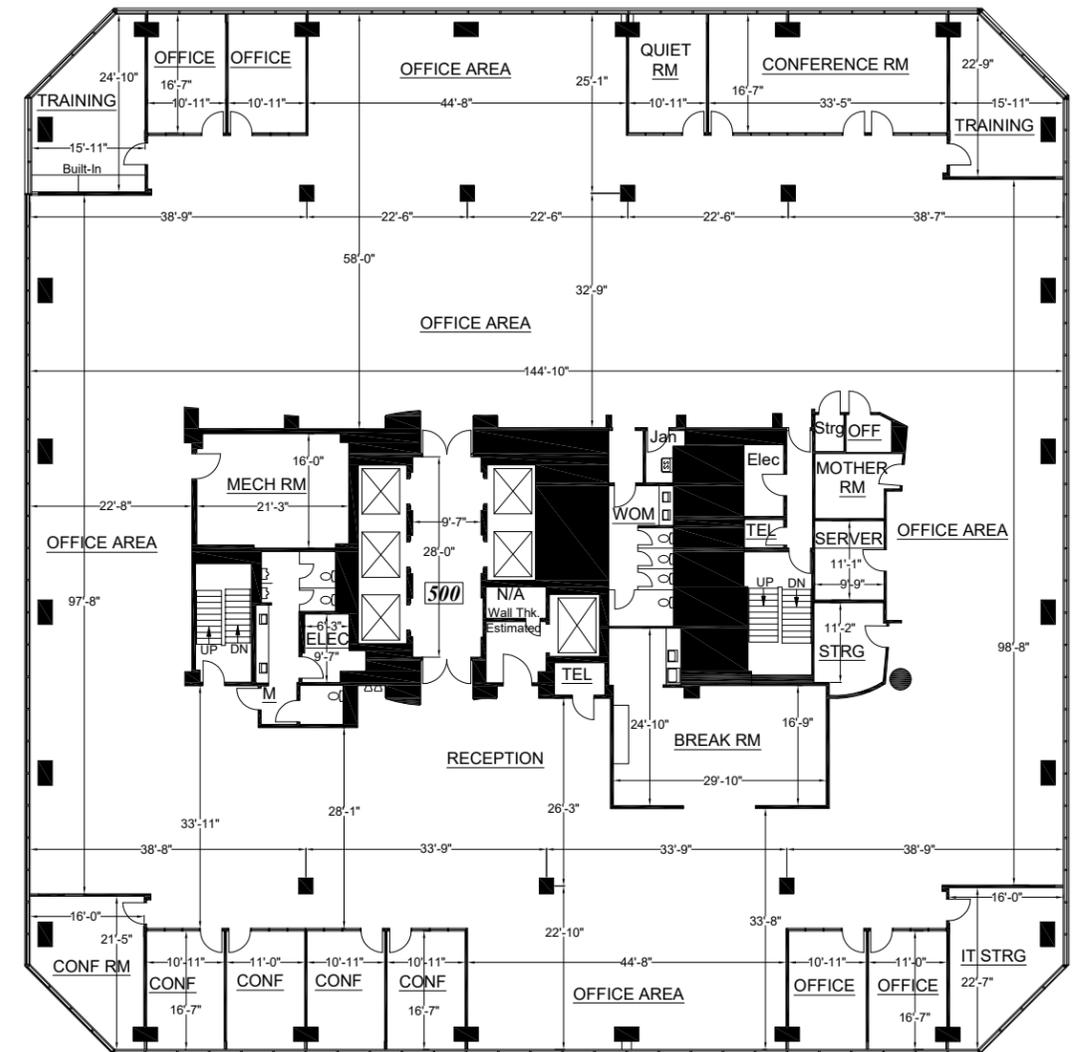
±21,055 RSF (Full Floor)



# CURRENT AVAILABILITIES

## 5th Floor

±21,038 RSF (Full Floor)



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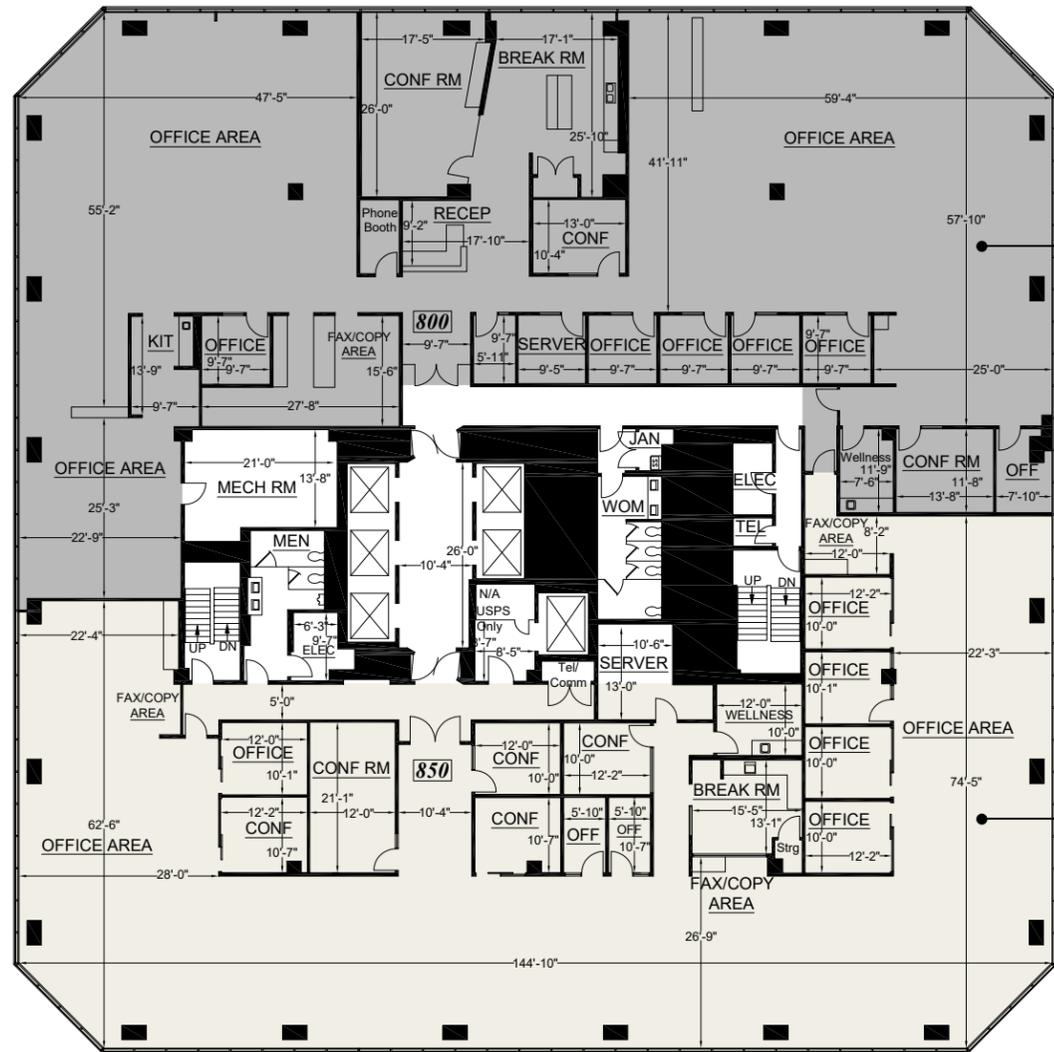
**SCOTT GREENWOOD**

Managing Director  
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 LIC. 01330561  
 Scott.Greenwood@jll.com

# CURRENT AVAILABILITIES

## 8th Floor

±21,047 RSF (Divisible)



**Suite 800**  
±10,119 RSF

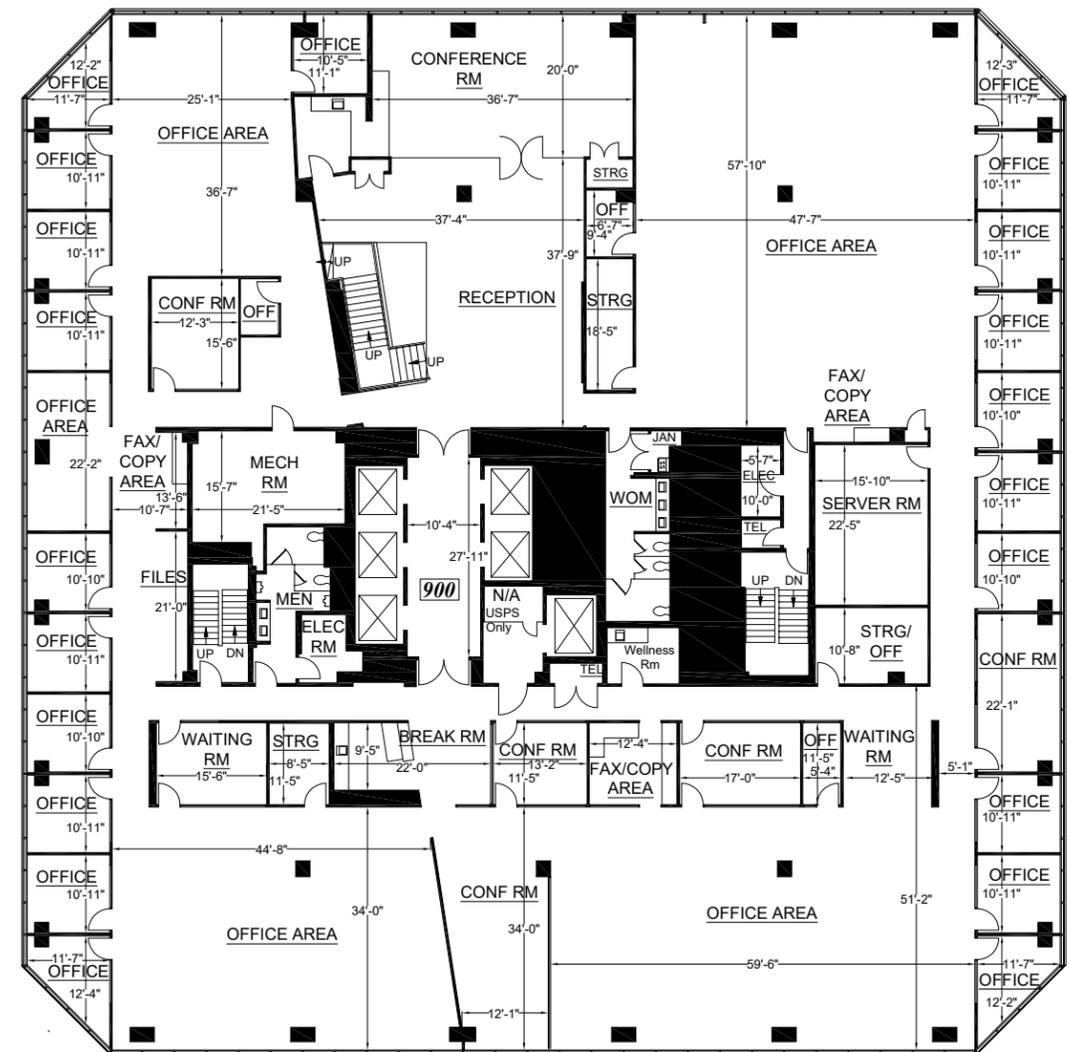
**Suite 850**  
±10,928 RSF



# CURRENT AVAILABILITIES

## 9th Floor

±21,069 RSF (Full Floor)



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Hopscotch  
Belly

Fox Theater

Oakland Ice Center

The New Parish

World Famous Hotboys Chicken

USPS

Cafe Eloise

Ladle & Leaf  
Popeyes  
North Beach Sandwicheez

The Club At City Center

Oaklandia Cafe X Bakery

Huangcheng Noodle House  
La Guerrera's  
The Cook And Her Farmer  
Delage Restaurant

Swan's Market

District Oakland

Somar Bar

Cafe Van Kleeef

Bar shiru

Awaken Cafe

Modern Coffee  
Marhabah Cafe

Bagel Street

Fedex Office

City Center Pizza  
Panda Express  
Sushi Bae

Golden State Warriors Corp

Blue Bottle

Chase

Vien Huong

Stinkys

Hello Stranger

The Hatch

Marhaba Indian & Pakastani Halal

Oaklandish

Gus' World Famous Fried Chicken

Golden Lotus

Walgreens

Citibank

1221 BROADWAY

Courtyard Marriott

Battambang

New Gold Medal

Itani

Lucuma Kitchen And Bar

Modern Coffee

Sobre Mesa

Aburaya

PHO 84

Peony Seafood

Napoleon Super Bakery

Molcajete

Senor Sisig

Laconia Apts

Jackson Lake Apts

Nature's Best Foods

Mcdonalds

Clarion Hotel Downtown

Tay Ho Restaurant

Spices 3 Restaurant

Nature Vegetarian

Shooting Star Cafe

Sobo Ramen

Gum Kuo

I-Tea Oakland

Shandong

Classic Guilin Rice Noodles

New Gold Medal

Lake Park Retirement

Lake Chalet Seafood Bar



19TH ST

18TH ST

17TH ST

17TH ST

16TH ST

15TH ST

14TH ST

12TH ST

11TH ST

7TH ST

19TH ST

17TH ST

15TH ST

14TH ST

13TH ST

12TH ST

11TH ST

10TH ST

9TH ST

8TH ST

MARTIN LUTHER KING JR WAY

JEFFERSON ST

CLAY ST

CLAY ST

WASHINGTON

OGAWA PLAZA

TELEGRAPH AVE

BROADWAY

HARRISON ST

HARRISON ST

ALICE ST

ALICE ST

JACKSON ST

JACKSON ST

MADISON ST

MADISON ST

OAK ST

OAK ST

LAKE MERRITT BLVD





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