



# BREUNER BUILDING

2201 BROADWAY | OAKLAND



## *ICONIC LANDMARK & MODERN OPPORTUNITIES*

Custom office environments  
from  $\pm 1,000$  SF to  $\pm 61,751$  SF

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



# In The Heart of Uptown

Surrounded by Oakland's celebrated theaters, boutique hotels, and eclectic dining, the Breuner Building rises above as the preferred address for forward-thinking professionals. Modern upgrades and premier amenities harmonize with timeless architecture, building an inspiring workplace for today.



## Key amenities:



Designed for collaboration



High ceilings



Panoramic windows allowing for ample light with each floor



Spacious 22,600 SF floor plates ideal for open-concept or hybrid layouts



## NEIGHBORHOOD ANCHORS:

- Paramount Theatre
- Fox Theater
- Lake Merritt



# Timeless & Tailored for Modern Business






2201 Broadway stands as a testament to Oakland's architectural heritage. Built in 1931, this striking building places you at the centerpiece of the Uptown scene—just two blocks from 19th Street BART and surrounded by the city's best social, dining, and entertainment options. The Breuner Building's reimagined interiors blend vintage character with today's innovation, offering a vibrant selection of lounge areas and amenities:



**Curated amenities:**

-  Fully renovated lobby & common areas
-  Landmark terra cotta façade, meticulously restored
-  On-site Bicycle Coffee Café
-  Tenant-exclusive conference suites
-  State-of-the-art fitness and training center (new in 2023)
-  Secure bike room & adjacent parking
-  24/7 security
-  Modernized building systems (HVAC, fire and life safety, elevators)



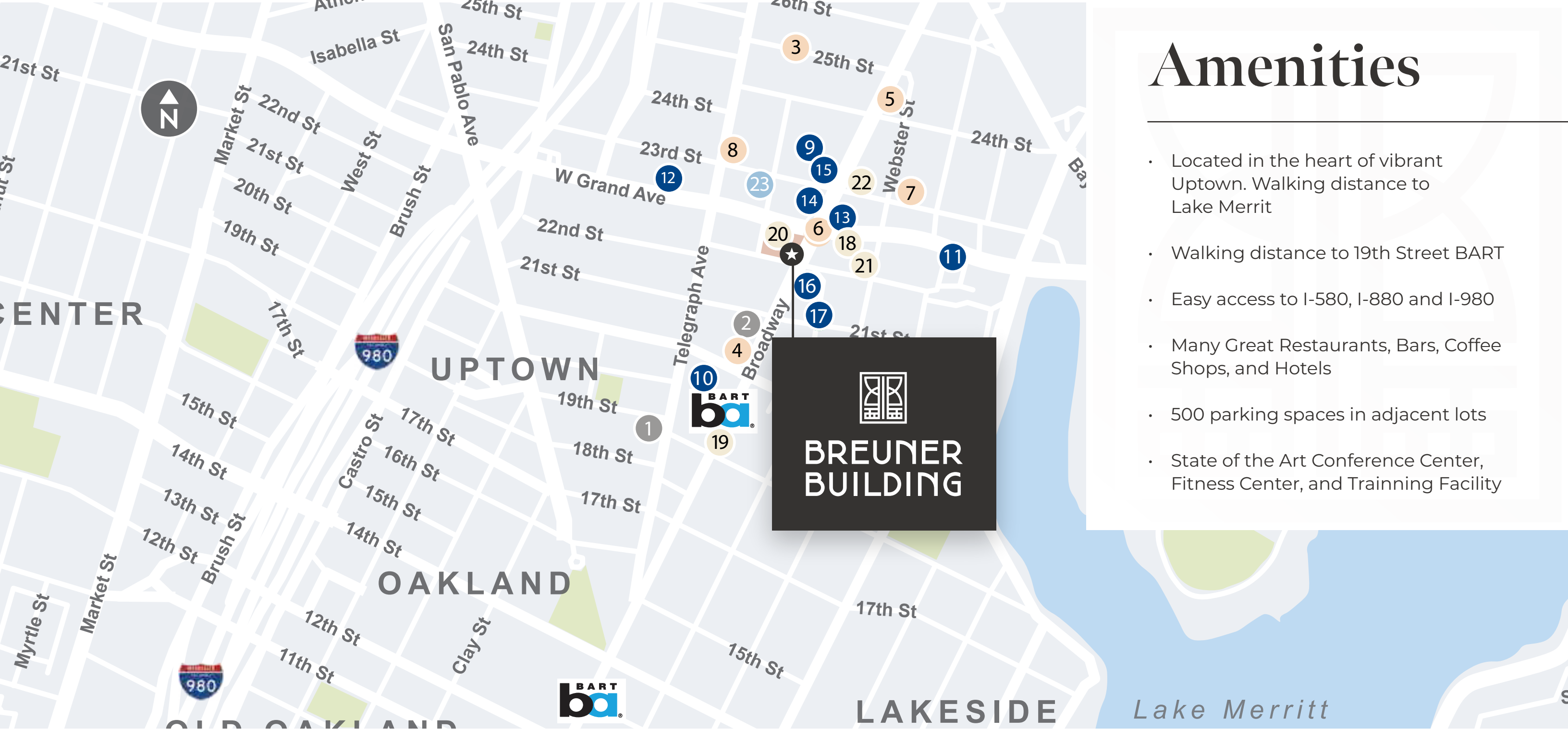
-  Uptown's Clean & Safe Ambassador Program
-  Moments from BART, restaurants, and theaters
-  Floor-to-floor heights up to 13'6"
-  Flexible on-site storage
-  LEED Gold & WELL Health-Safety certifications

# Current Availabilities

Click on each floor to view floorplan

Suite	RSF
105 Ground + Mezz	±8,510 RSF
210	±2,435 RSF
304	±2,651 RSF
310	±2,261 RSF
318	±3,114 RSF
501	±2,319 RSF
502	±8,211 RSF
600	±6,168 RSF
604	±6,641 RSF
701	±3,784 RSF
702	±1,728 RSF
715	±5,089 RSF
814	±1,066 RSF
823	±1,701 RSF
Penthouse 2	±918 RSF

Click on  to see more



# Amenities

- Located in the heart of vibrant Uptown. Walking distance to Lake Merritt
- Walking distance to 19th Street BART
- Easy access to I-580, I-880 and I-980
- Many Great Restaurants, Bars, Coffee Shops, and Hotels
- 500 parking spaces in adjacent lots
- State of the Art Conference Center, Fitness Center, and Training Facility

Entertainments	Bars	Restaurants & Light Bites	Coffee
1 Fox Theater	3 Friends & Family	9 Drake's Dealership	18 Farley's East
2 Paramount Theater	4 The Port Bar	10 Xolo Taqueria	19 Zaya Cafe
	5 Sandbar	11 TrueBurger	20 Bicycle Coffee (in building)
		12 Taco Bell	21 Jitters Espresso Bars
		13 The Melt	22 Wooden Table Cafe



**BREUNER  
BUILDING**



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