



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 Proyecto Diaz Coffee



Tenant-exclusive conference suites



State-of-the-art fitness and training center



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

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
815	±15,716 RSF
Penthouse 2	±918 RSF

Suite 105 Ground + Mezz | ±8,510 RSF

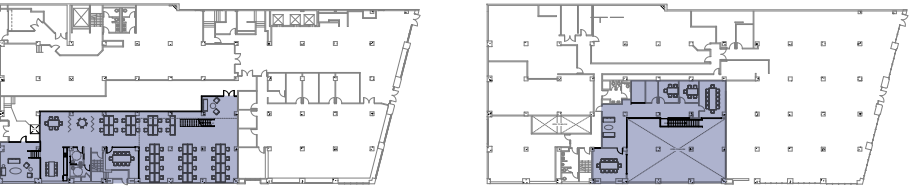
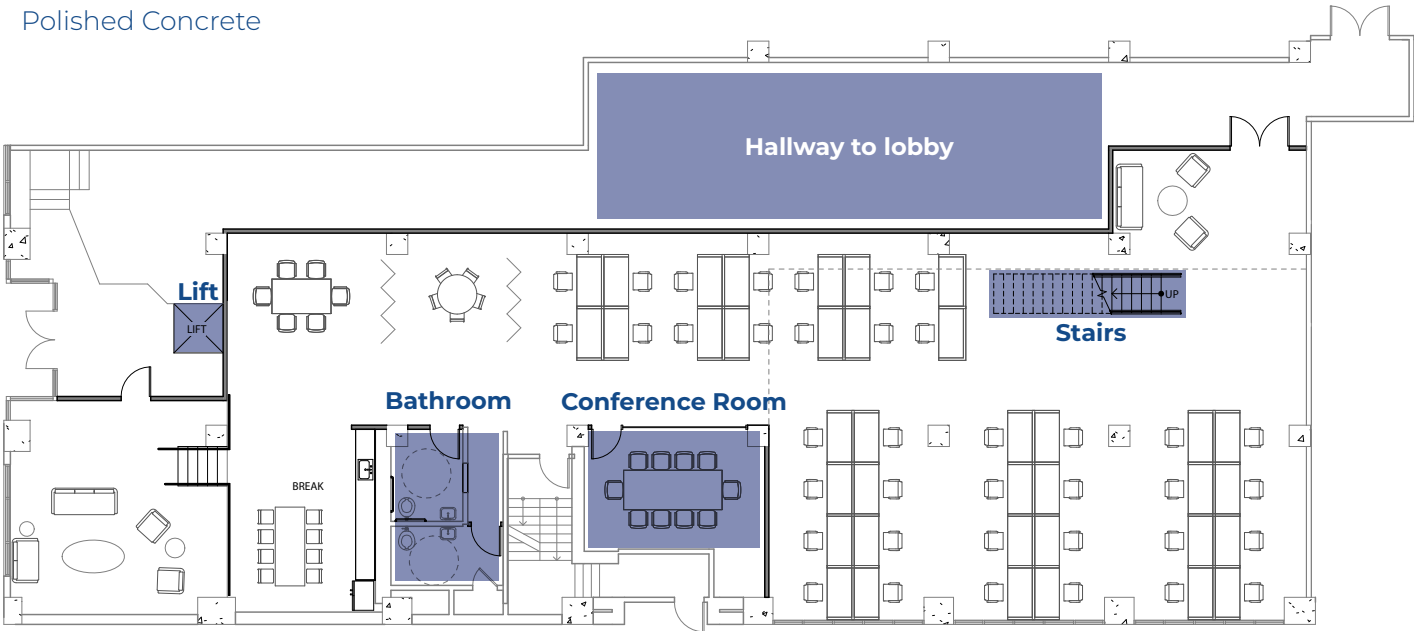
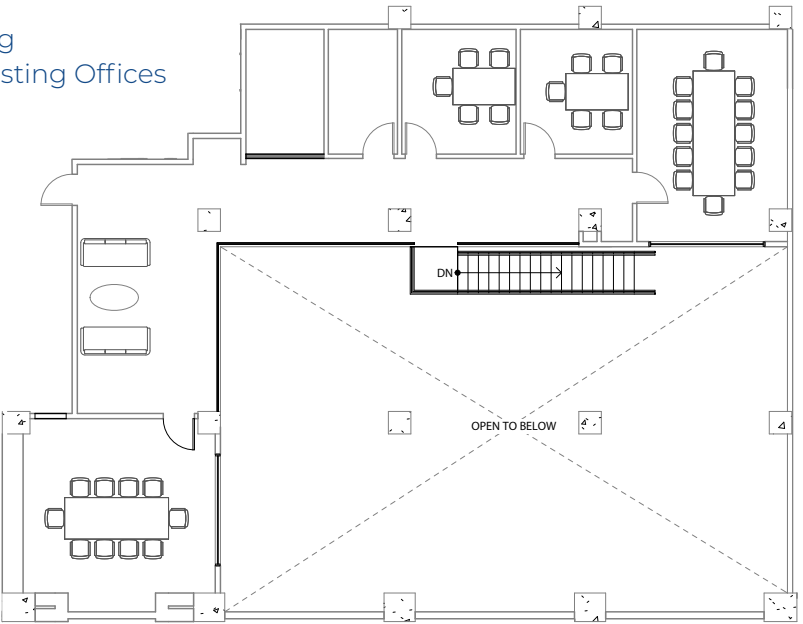


Features

- Available Now
 - 4 Offices
 - 3 Conference Room
 - Break Area
 - Private Bathrooms
- Install Railing
 - Clean up Existing Offices
 - Paint
 - Carpet

Ground Floor Features

- Complete Build out of Hallway Connecting Rear Entrance to Lobby
- Install Lift
- Update Bathrooms
- Build out Conference Room
- Install Stairs up to Mezz
- Paint
- Combination of Carpet and Polished Concrete

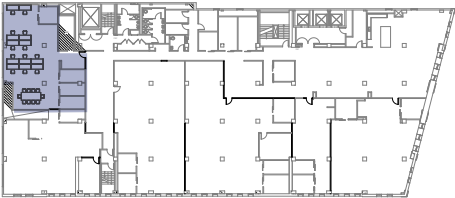
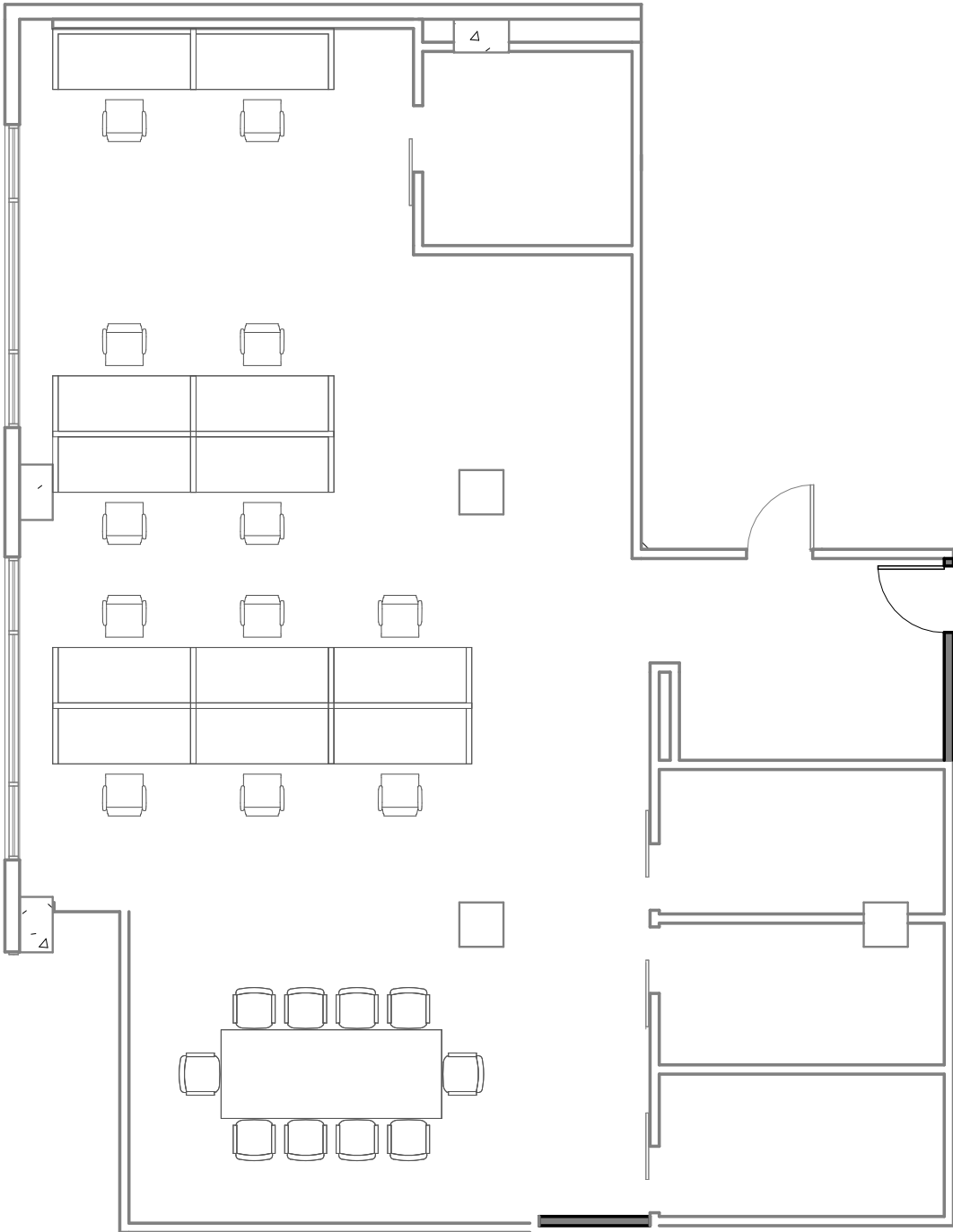


Suite 210 | ±2,435 RSF



Features

- Available Now
- 4 Offices
- Conference Room

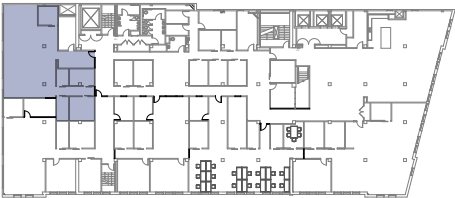
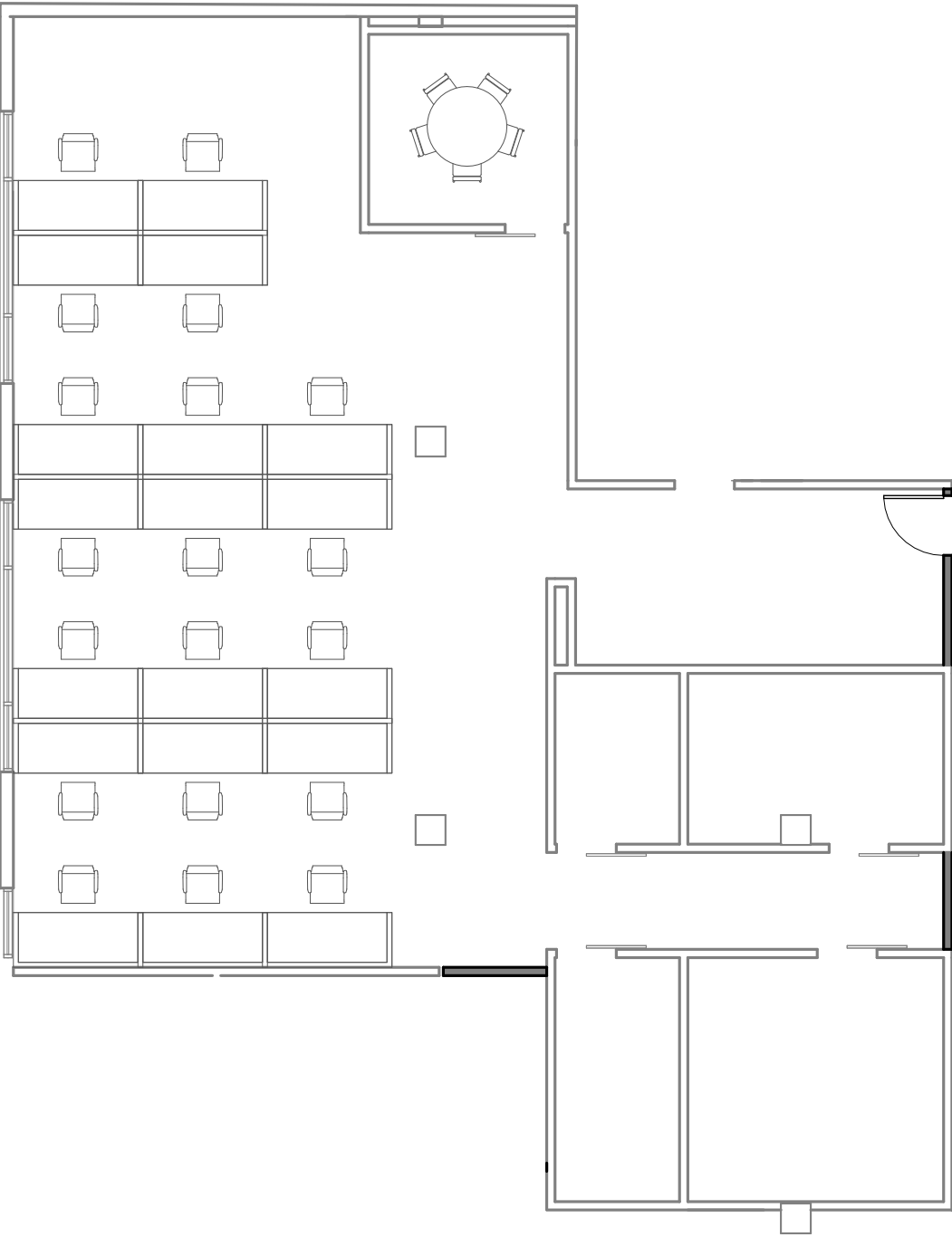


Suite 304 | ±2,651 RSF



Features

- Available Now
- 4 Offices
- Conference Room

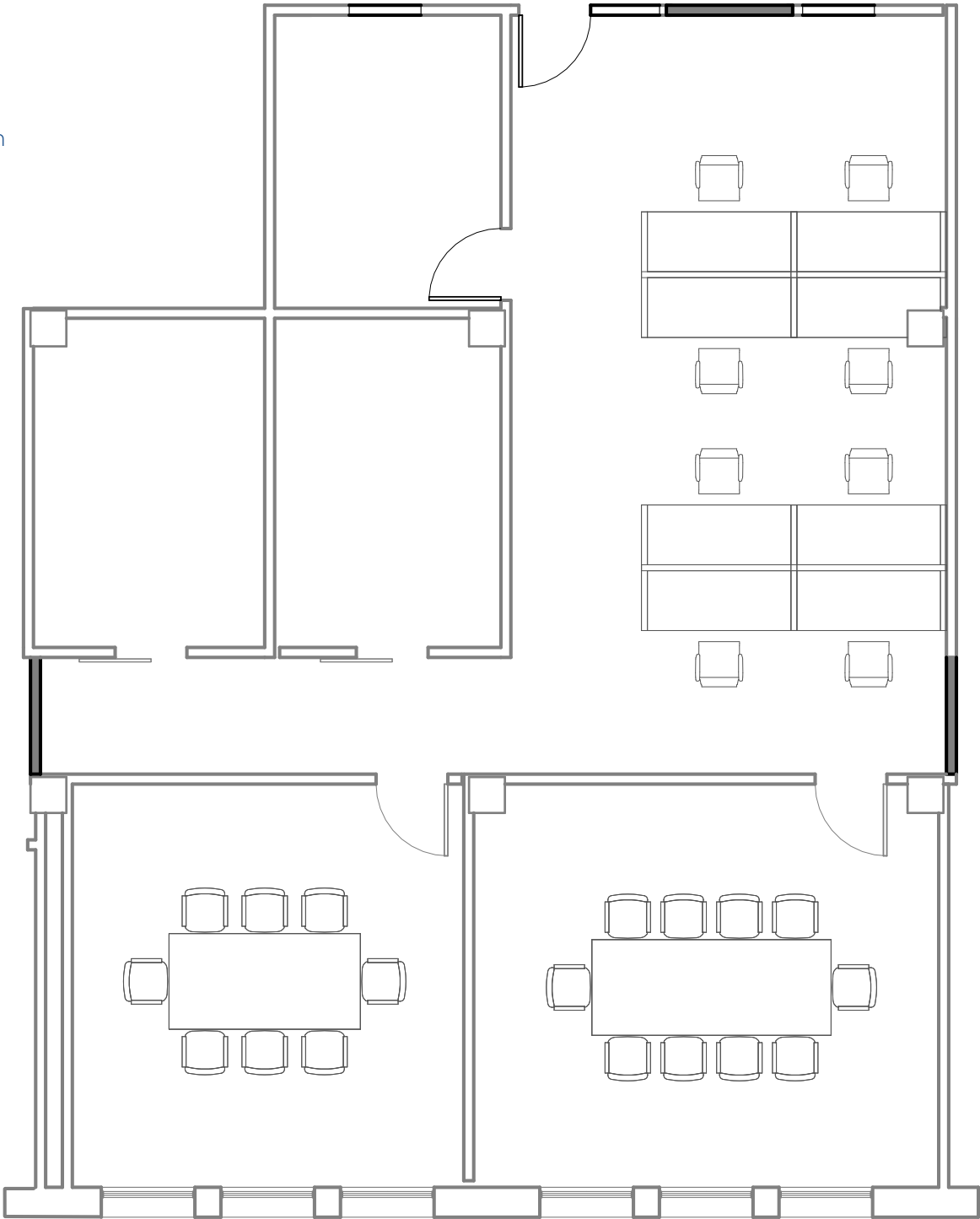


Suite 310 | ±2,261 RSF



Features

- Available Now
- 3 Offices
- 2 Conference Room

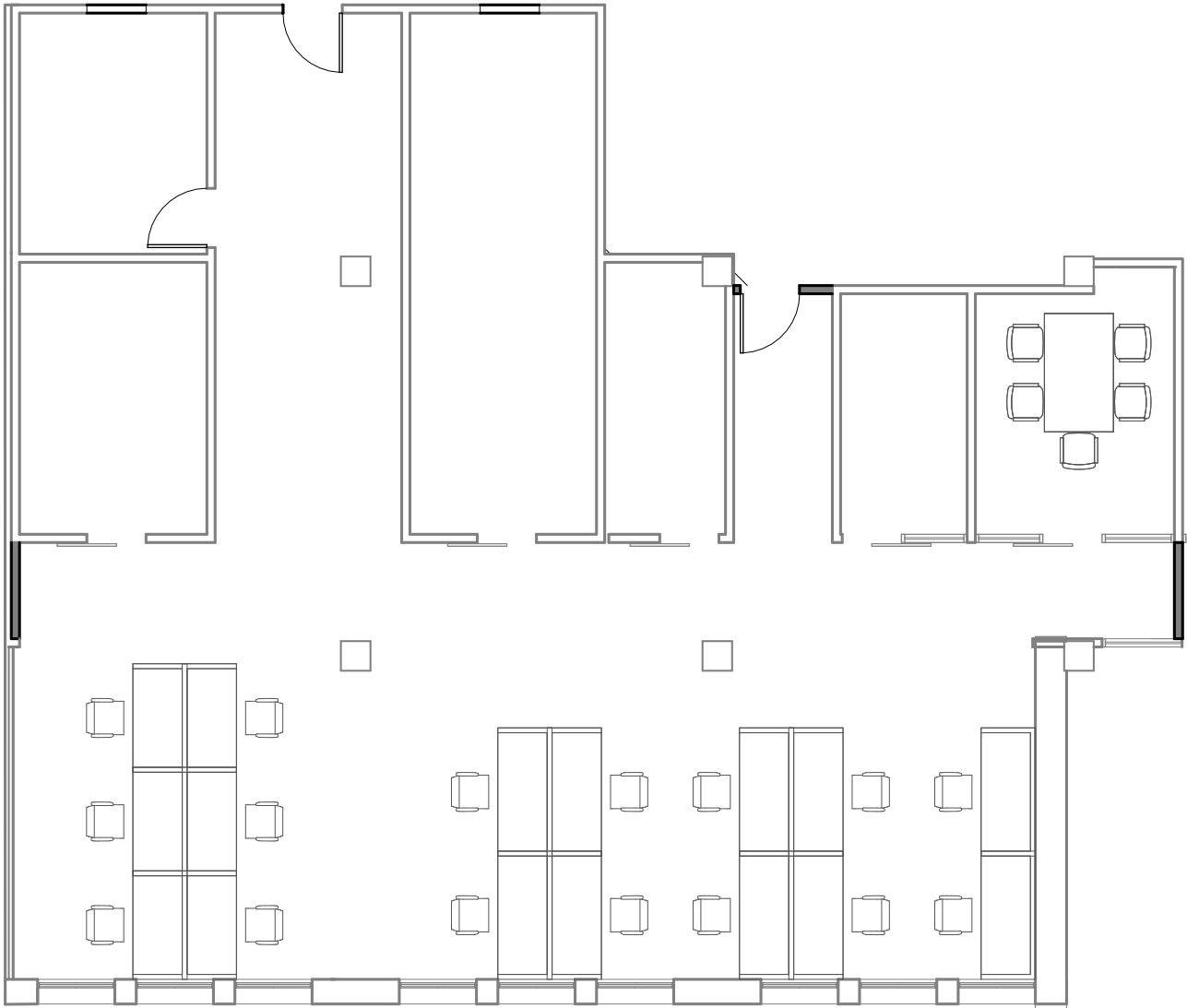


Suite 318 | ±3,114 RSF



Features

- Available Now
- 5 Offices
- Conference Room

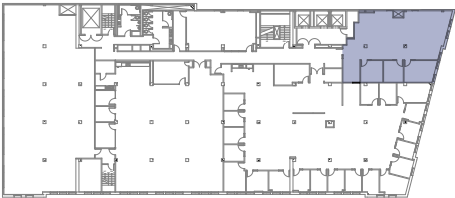
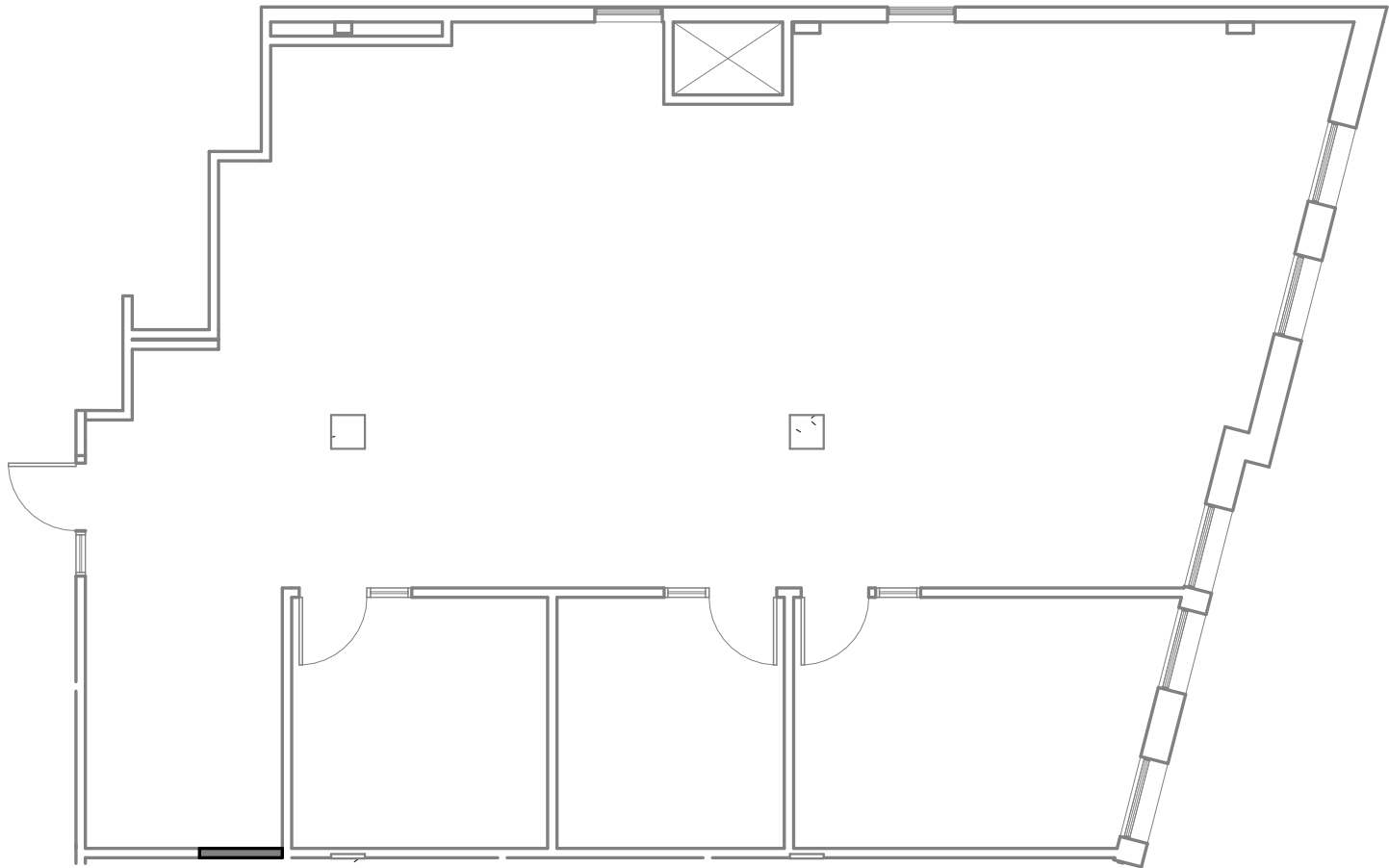


Suite 501 | ±2,319 RSF



Features

- Available Now
- 3 Offices

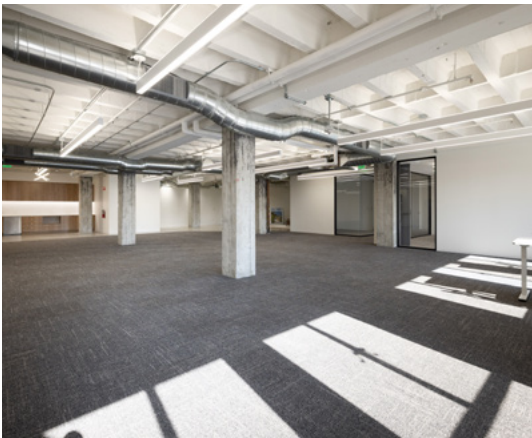
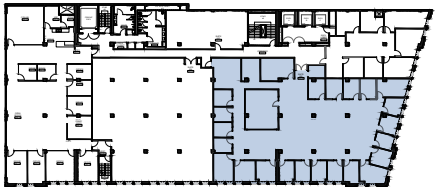


Suite 502 | ±8,211 RSF



Features

- 19 Offices
- 2 Conference Rooms
- Break Area
- Storage
- Divisible to 5,100 & 3,100 SF
- Spec as one suite with the ability to split into 2 suites later if needed
- Paint
- Carpet
- New 2x4 2nd look ceiling tiles with smooth finish
- New 2x4 indirect LED light fixtures
- Keep existing grid
- Update kitchenette

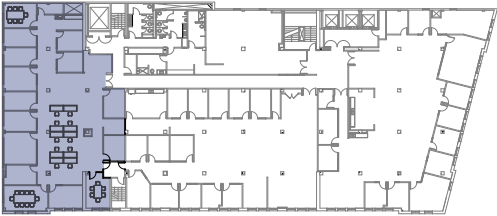
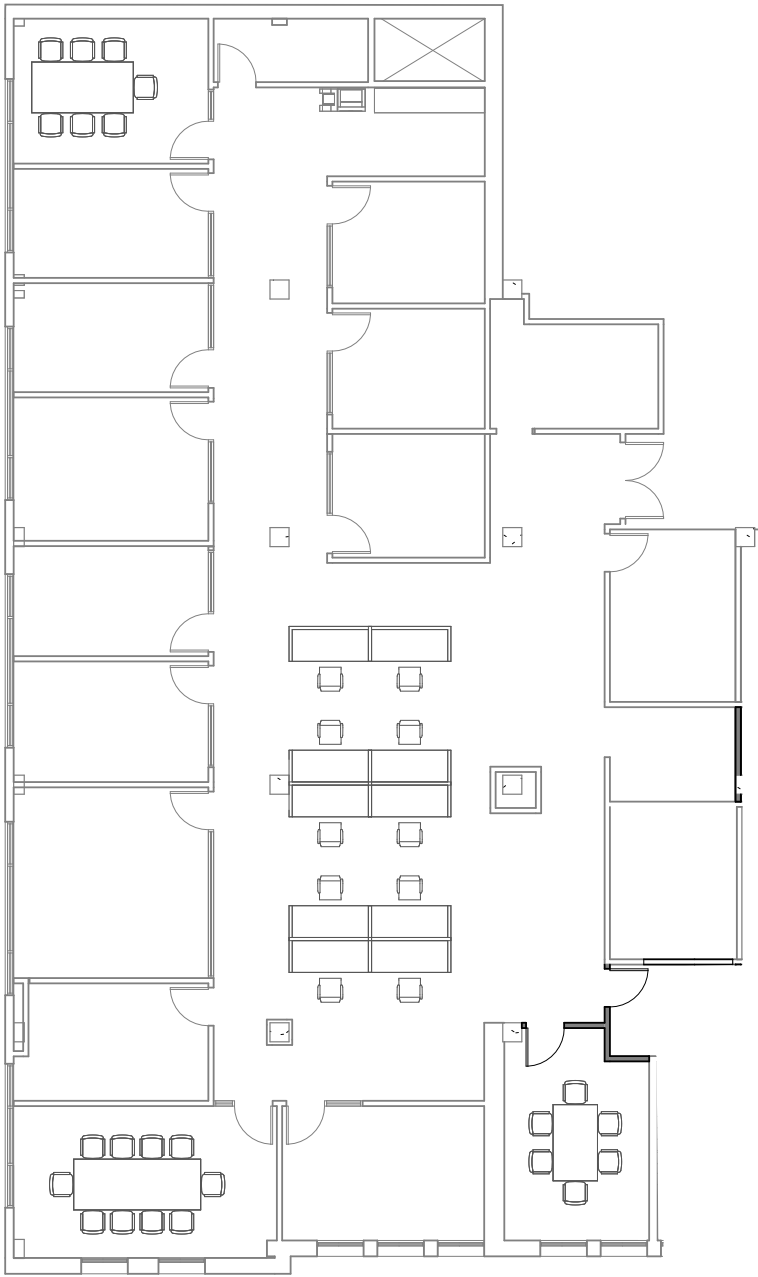


Suite 600 | ±6,168 RSF



Features

- 12 Private Offices
- 3 Conference Rooms
- Break Area
- Storage Area

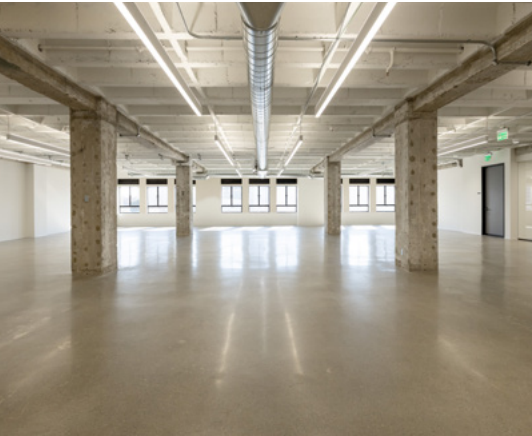
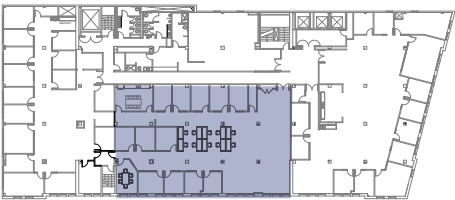
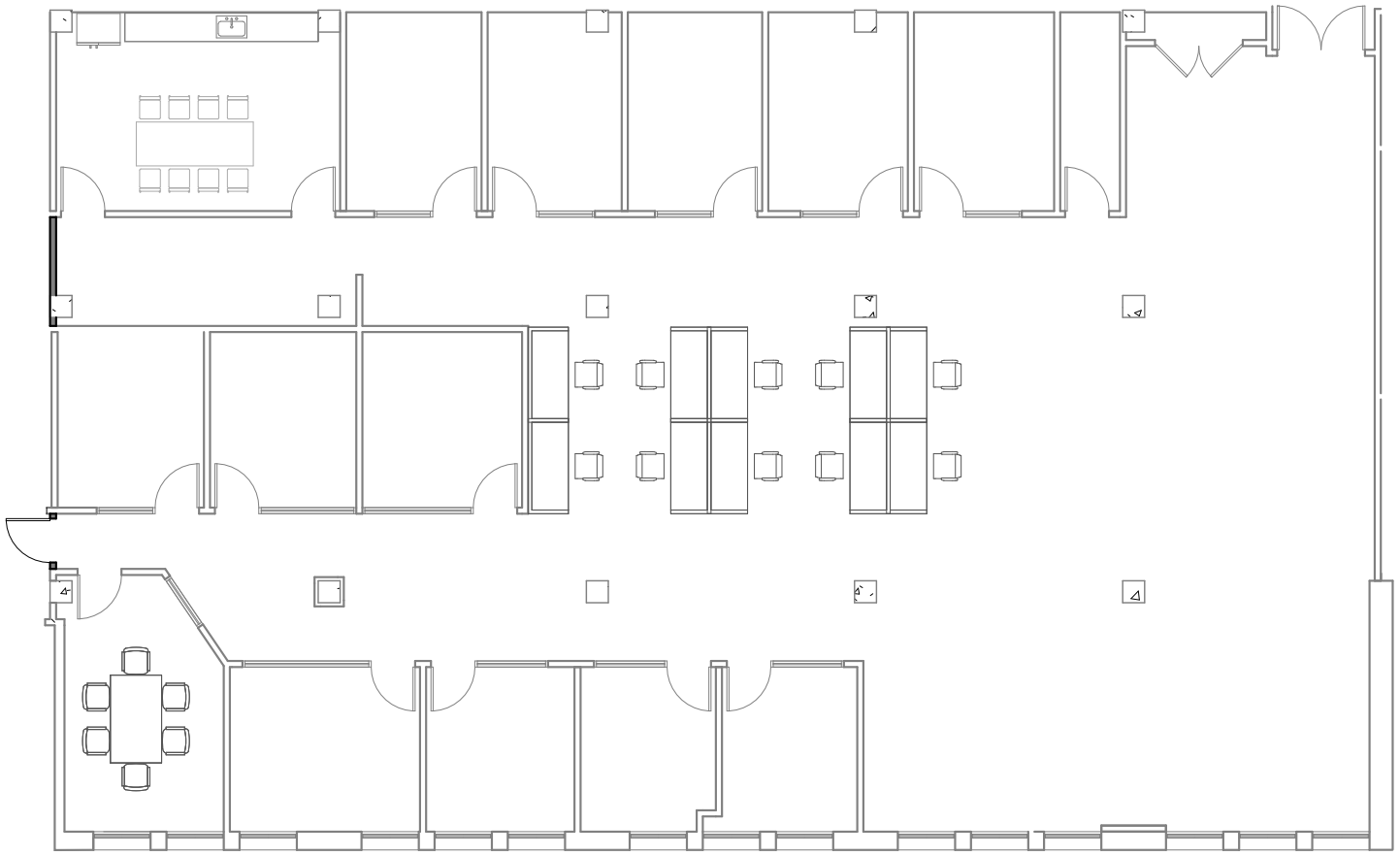


Suite 604 | ±6,641 RSF



Features

- 12 Office
- 2 Conference Rooms
- Break Area
- Storage

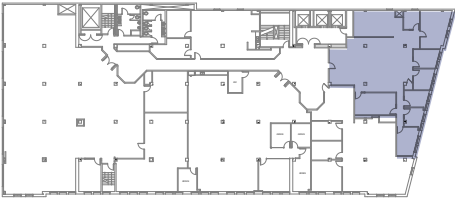
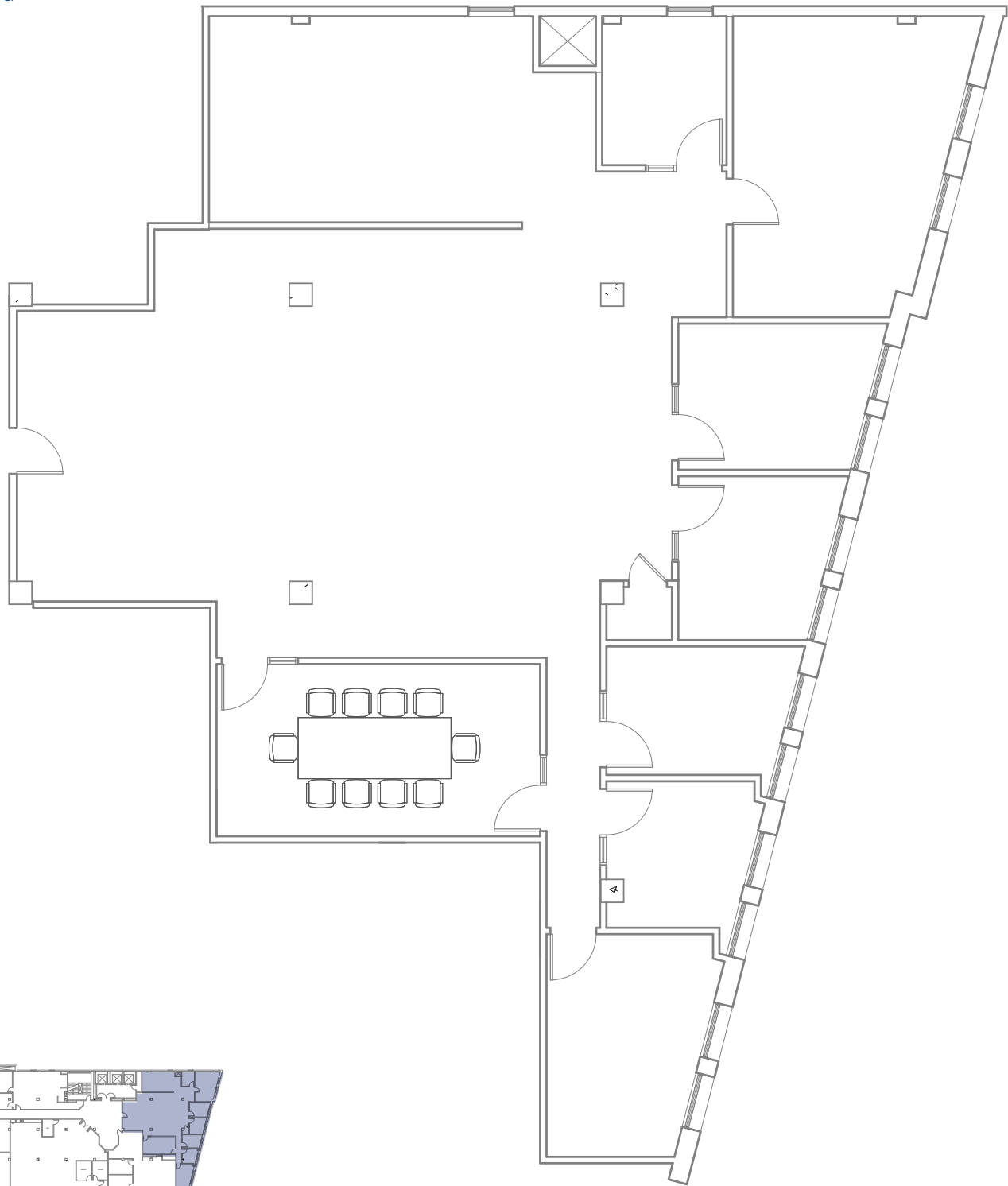


Suite 701 | ±3,784 RSF



Features

- 7 Offices
- 1 Conference Room
- Break Area

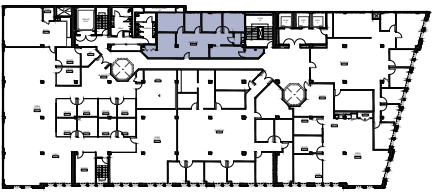
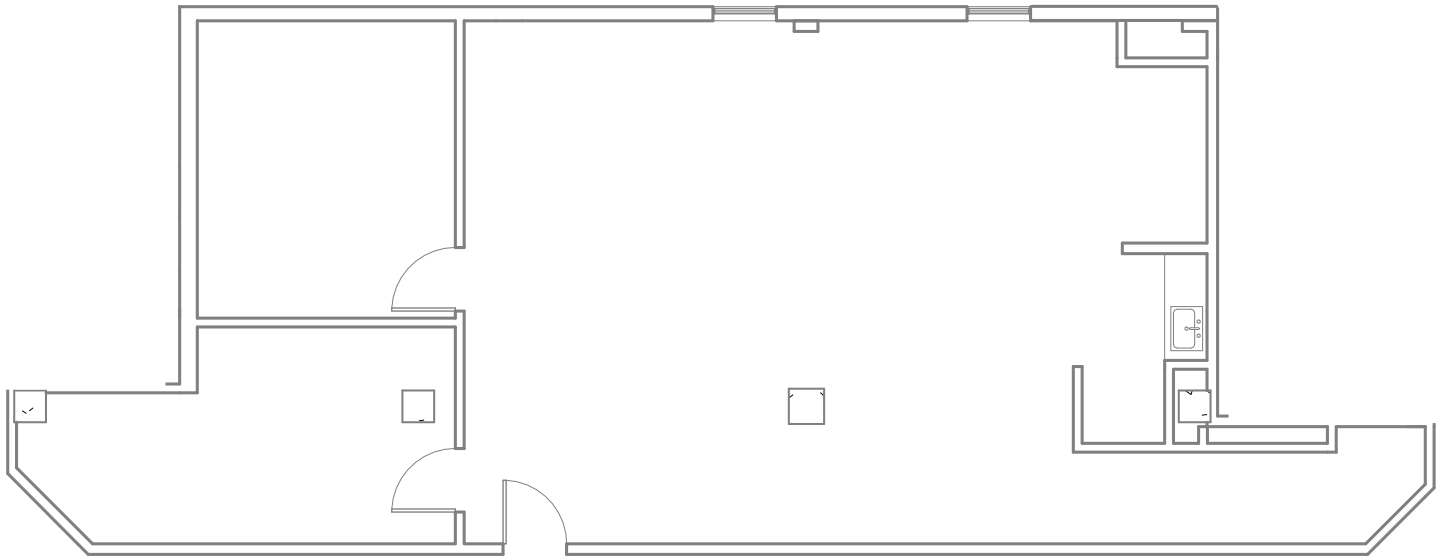


Suite 702 | ±1,728 RSF



Features

- Available Now
- 2 Offices
- Kitchen



Suite 715 | ±5,089 RSF

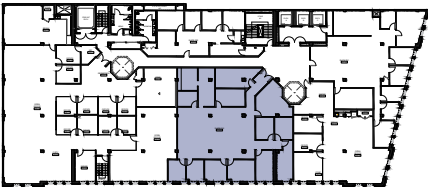
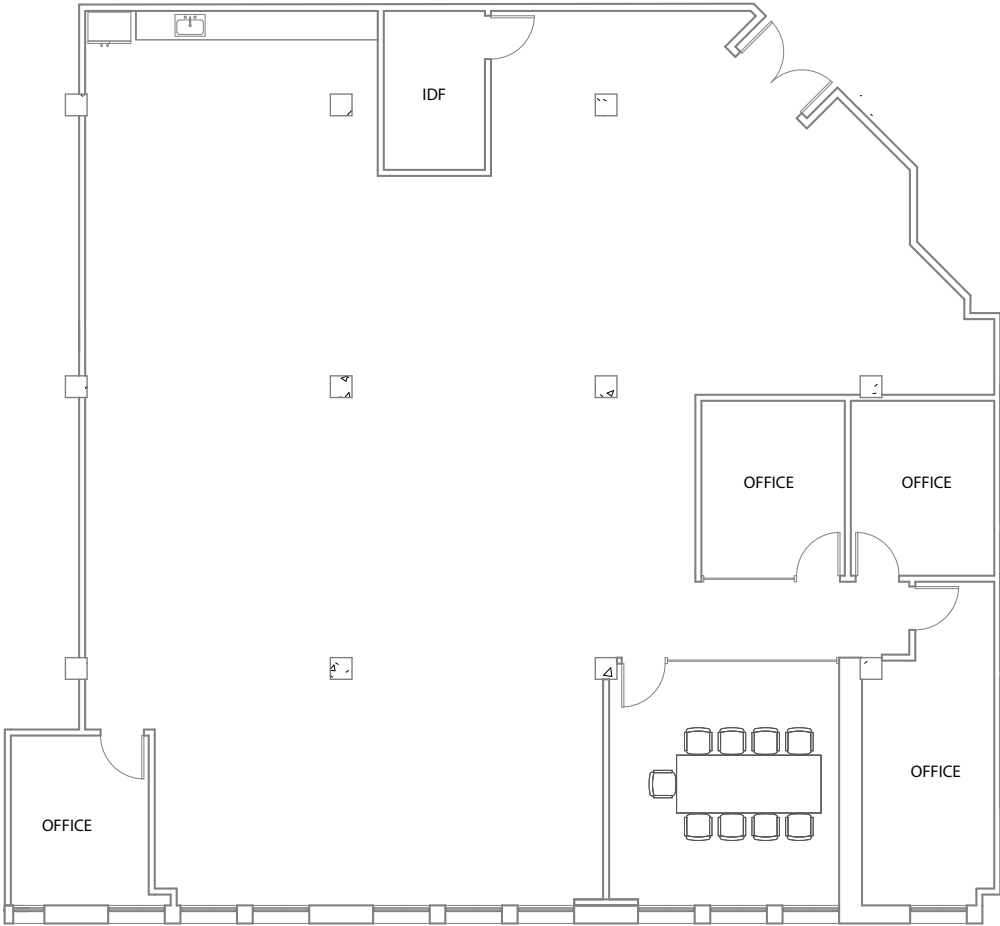


Features

- Available Now

**Newly Constructed
Market Ready
Improvements
Include:**

- 4 Private Offices
- Conference Room
- Break Area
- IDF Area



Suite 814 | ±1,066 RSF

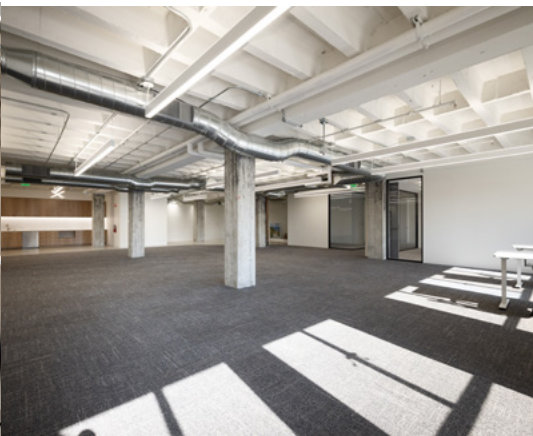
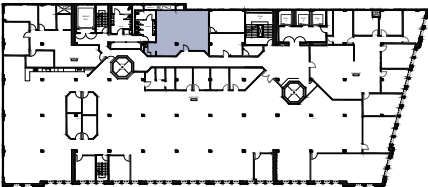
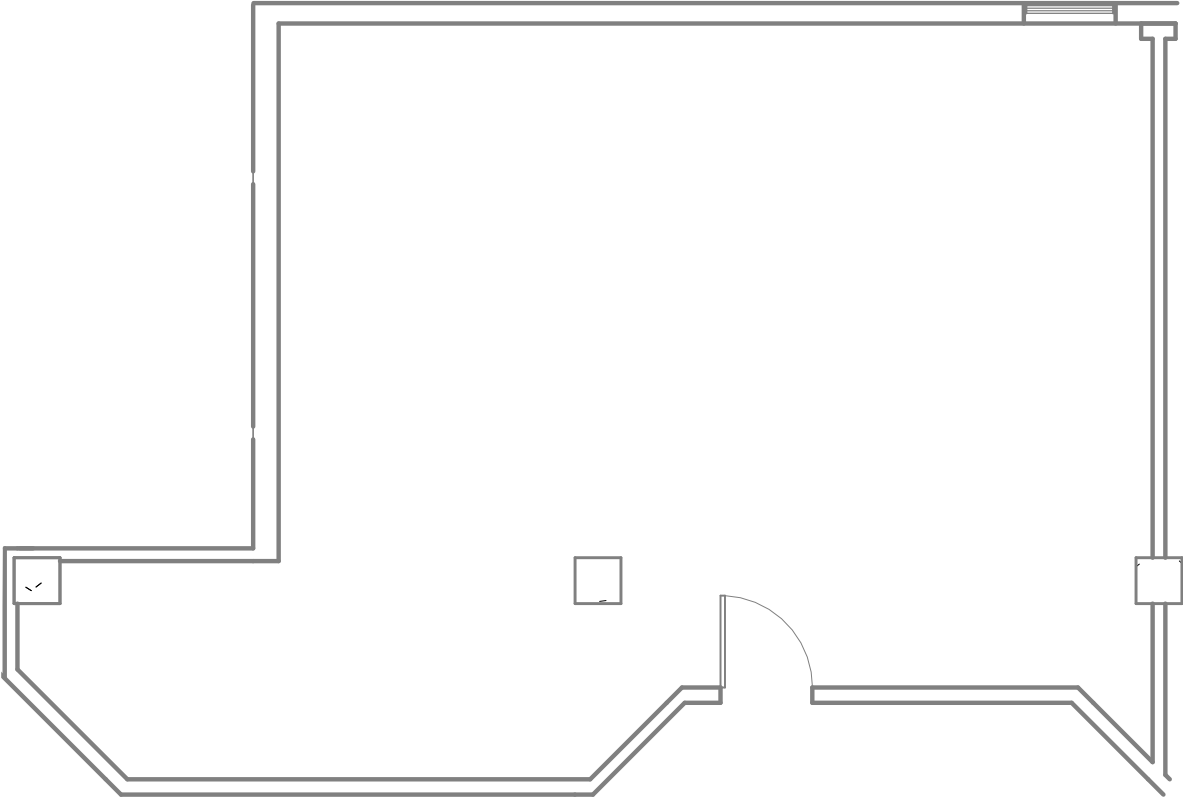


Features

- Available Now

**Move in Ready
Improvements Include:**

- Kitchen
- Open Area

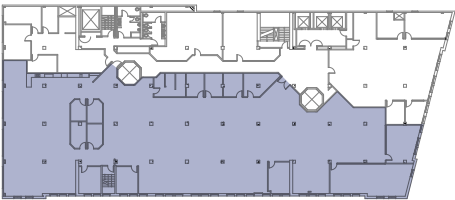
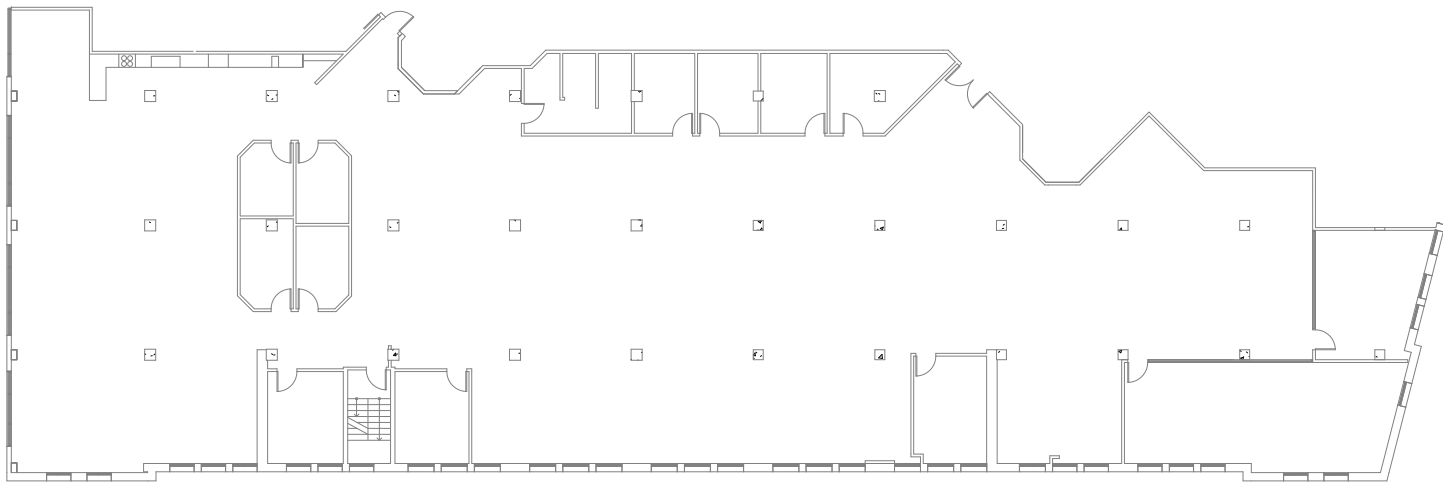


Suite 815 | ±15,716 RSF



Features

- 7 Offices
- 3 Breakout Rooms
- 2 Conference Rooms
- Break Area
- Private Showers
- Server Room



Penthouse 2 | ±918 RSF

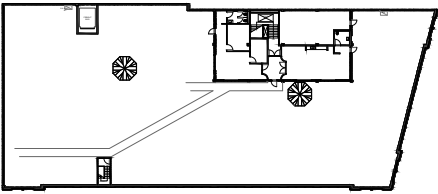
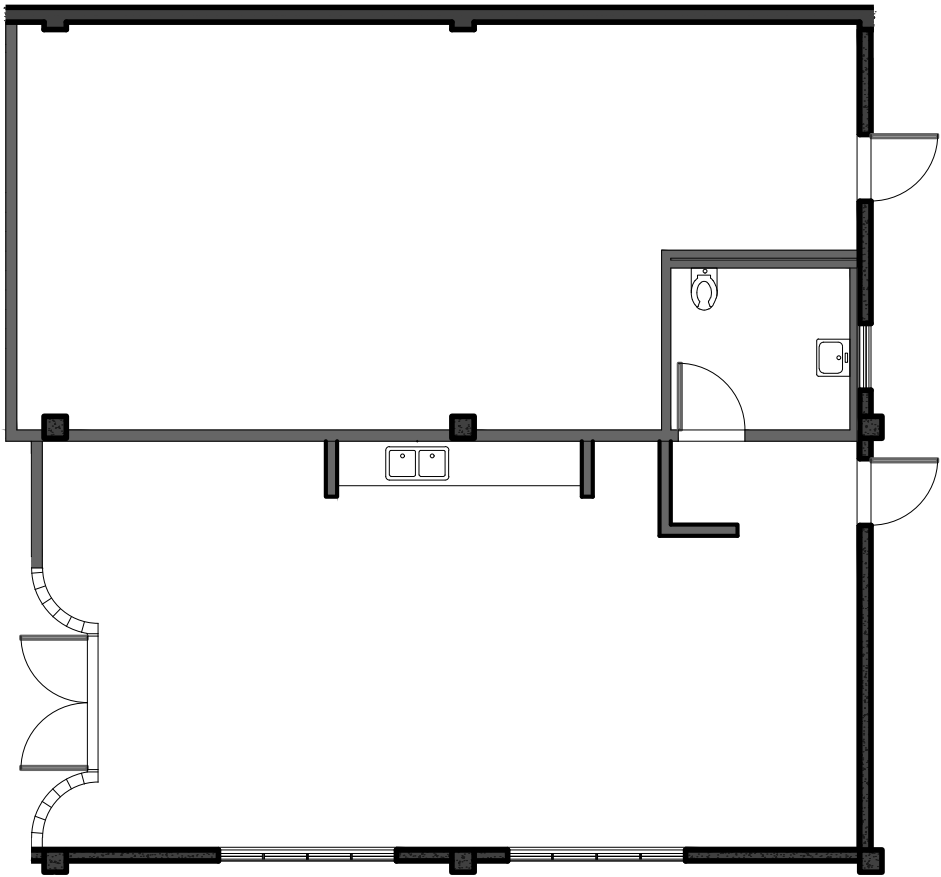


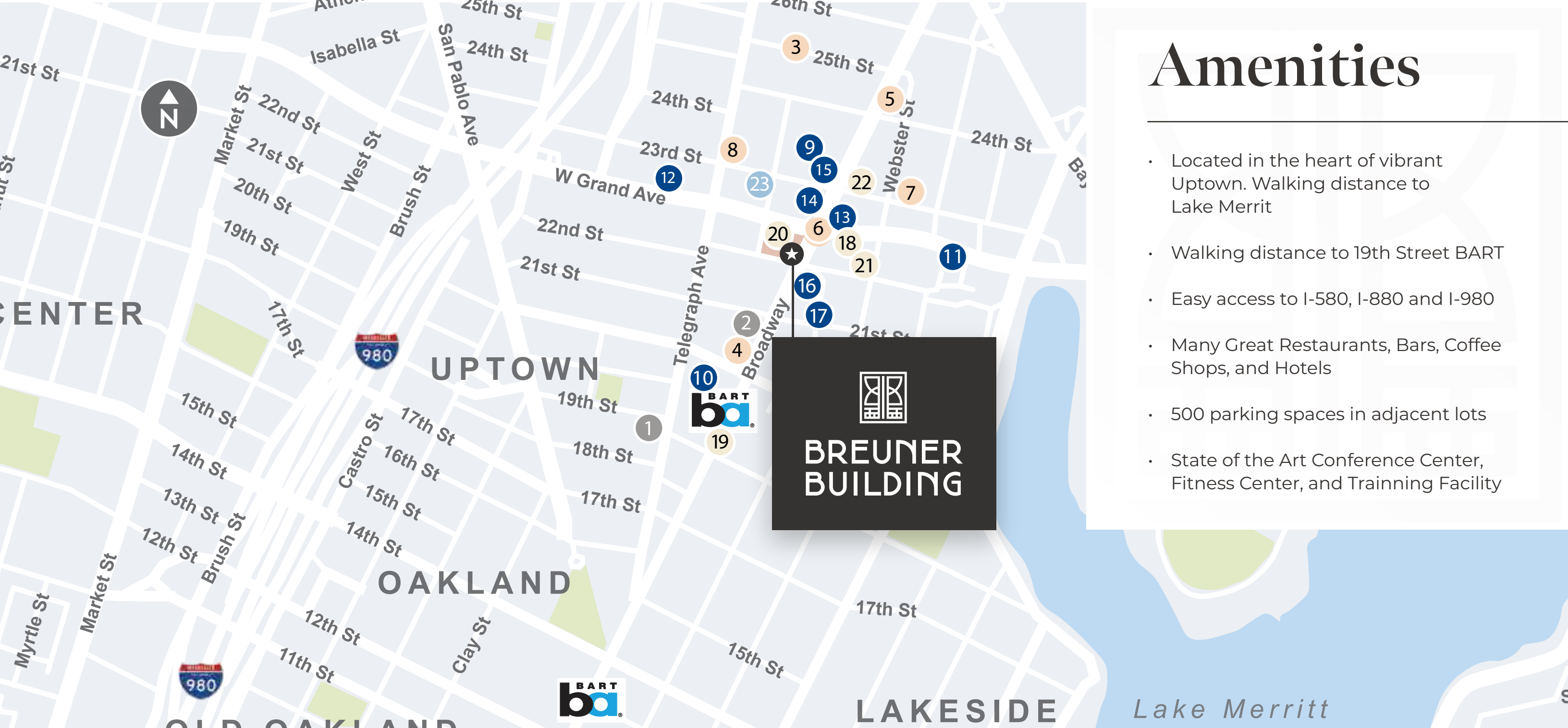
Features

- Available Now

Move in Ready improvements include:

- Open Area
- Private Restroom
- Kitchen





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

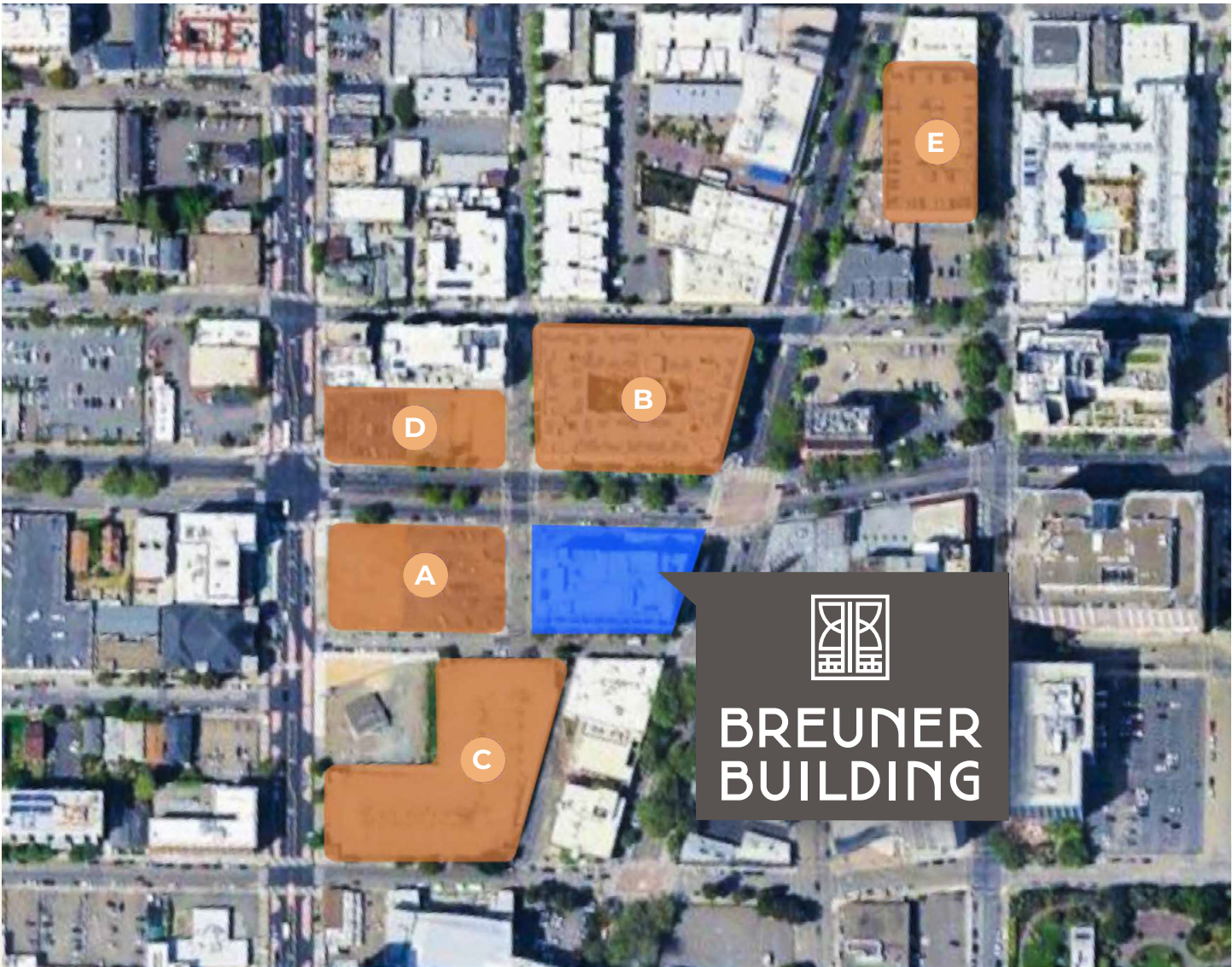
Entertainments		Bars		Restaurants & Light Bites		Coffee					
1	Fox Theater	3	Friends & Family	6	Viridian	9	Drake's Dealership	14	Mixt	18	Farley's East
2	Paramount Theater	4	The Port Bar	7	Low Bar	10	Xolo Taqueria	15	Mama's Boy	19	Zaya Cafe
		5	Sandbar	8	Telegraph	11	TrueBurger	16	Agave Uptown	20	Proyecto Diaz Coffee (in building)
						12	Taco Bell	17	Shawarmaji	21	Jitters Espresso Bars
						13	The Melt			22	Wooden Table Cafe

Parking Convenient Access

1,600 spaces across 10 lots within a two block radius. Preferred parking agreements in place with multiple operators.



MARKET PRICING AS OF Q2-2026:



#	Address	Operator	Stalls	Type	Hourly	Daily	Monthly
A	2201 Valley St	Dougals Parking	75	Lot	N/A	\$10	\$225
B	438 W Grand Ave	Ace Parking	63	Garage	\$3/15 min	\$30	\$275
C	2100 Telegraph Ave	City of Oakland	350	Garage	\$2/20 min	\$30	\$250
D	2250 Telegraph Ave	Douglas Parking	30	Lot	N/A	\$8	\$200
E	2353 Webster St (YMCA)	Ace Parking	578	Garage	\$2/15 min	\$20	\$280
Total/Average			1,096			\$20	\$246



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