1904

WHERE MODERN MEETS HISTORIC.

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CUSHMAN & WAKEFIELD

GRAHAM STREET REALTY
REAL ESTATE INVESTMENTS



1904 FRANKLIN ST | OAKLAND, CA

1904

ABOUT THE BUILDING

1904 Franklin is a nine-story office building located one block from public transit, two blocks from Lake Merritt, and is surrounded by dining and cultural amenities in Oakland's popular Uptown District. Originally constructed in 1923 and seismically retrofitted in 1993, 1904 Franklin is a nine-story, 50,508-square foot office building comprising eight floors of multi-tenant office space and ground floor retail space.

The property is located in Downtown Oakland and features a classic Art Deco design with a brick exterior and flexible floor plates that can accommodate layouts for both large and small tenants. 1904 Franklin also features 18 subterranean parking stalls and 16 surface stalls.



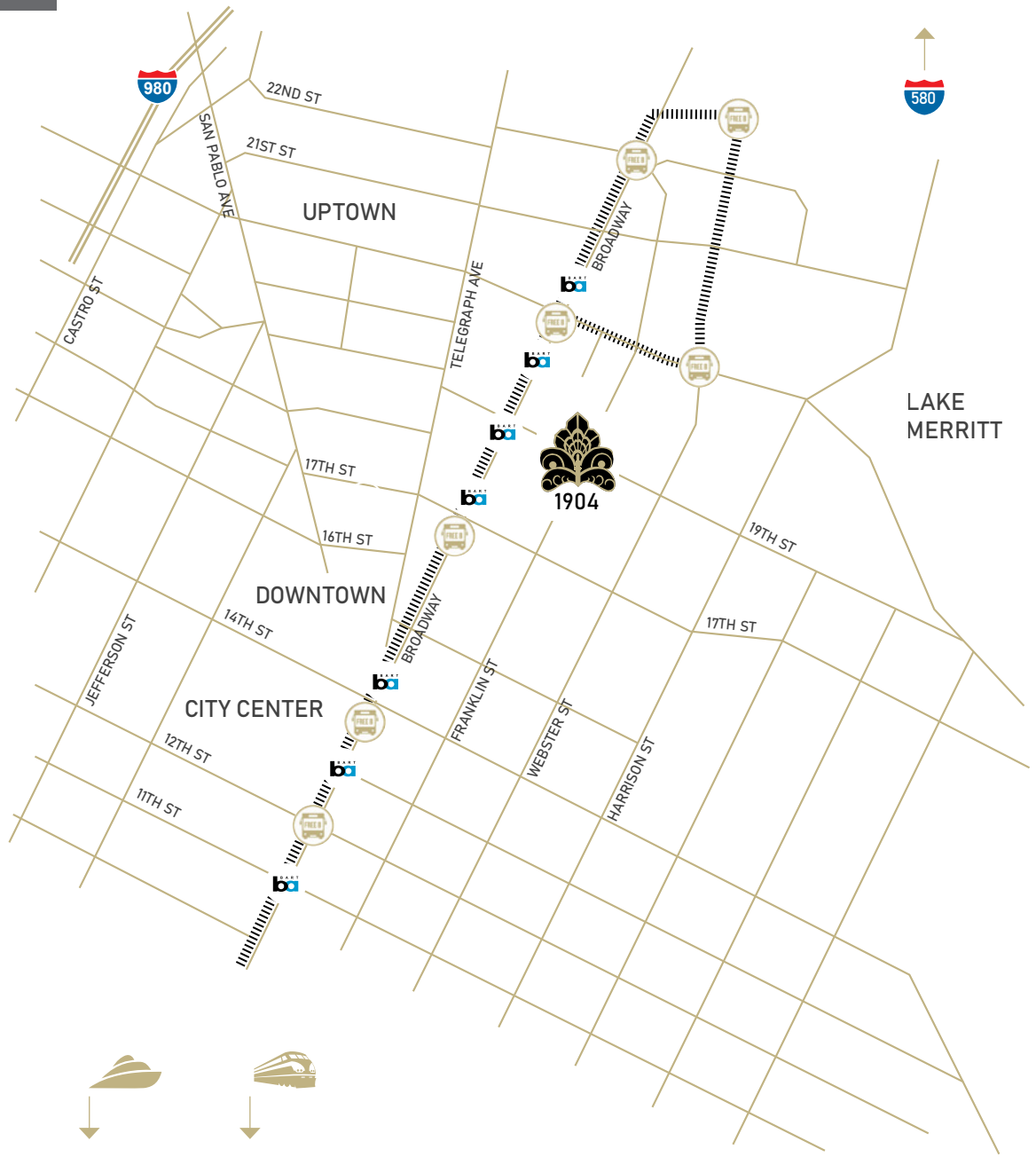
IT'S ALL ABOUT LOCATION

One block away from the BART and situated in a "walker's paradise," 1904 Franklin is one of the most user friendly locations in Oakland.

One block from BART
19th St. Station

8-minute drive to
ferry terminal

"Free B" Broadway Shuttle
connects Downtown & Uptown
Oakland to Amtrak & Ferry



PROJECT FEATURES

On Site
Security Gaurd

Secured Garage &
Surface Parking

1 Block from 19th Street
BART station

Newly Renovated Lobby
with Classic Art Deco
Design

Newly Renovated
Bathrooms Throughout

Updated Corridors
Throughout

Creative Office Potential with
Exposed Brick, Concrete
and Operable Windows

Prime Uptown Location, 2
Blocks from Lake Merritt

Flexible Floor Plates for
Large and Small Users

Onsite Dining -
Japanese Restaurant Genji &
Aroma Cafe

Views of San Francisco
and Mount Tamalpais

Bike Storage









AVAILABILITIES

Flexible Floor Plates for Large and Small Users

Penthouse	592 SF	Available Now	
Suite 904	1,795 SF	Available Now	
Suite 800	5,287 SF	Available Now	
Suite 500	5,288 SF	Available Now	
Suite 415	1,258 SF	Available Now	
Suite 320	1,565 SF	Available Now	
Suite 310	1,156 SF	Available Now	360°
Suite 250	1,558 SF	Available Now	360°
Suite 240	387 SF	Available Now	
Suite 205	432 SF	Available Now	
Suite 204	358 SF	Available Now	
Suite 202	185 SF	Available Now	



FLOOR PLAN

2nd Floor

Suite 202	185 SF
Suite 204	358 SF
Suite 205	432 SF
Suite 240	387 SF
Suite 250	1,558 SF 360°

AVAILABLE

LEASED



Suite 250 Photos









FLOOR PLAN

3rd Floor

Suite 310	1,156 SF	360°
Suite 320	1,565 SF	

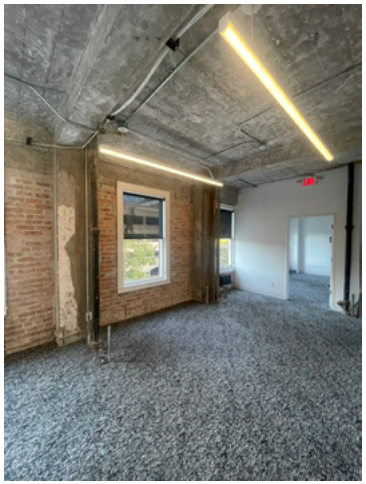
AVAILABLE

LEASED



Suite 310 Photos









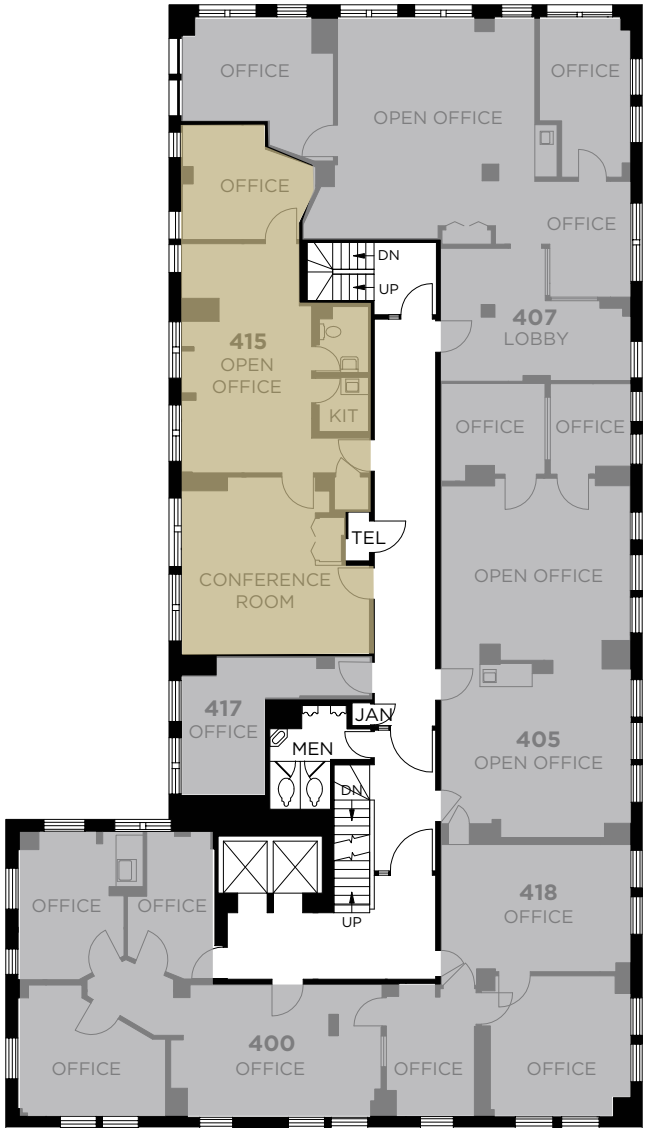
FLOOR PLAN

4th Floor

Suite 415	1,258 SF

AVAILABLE

LEASED



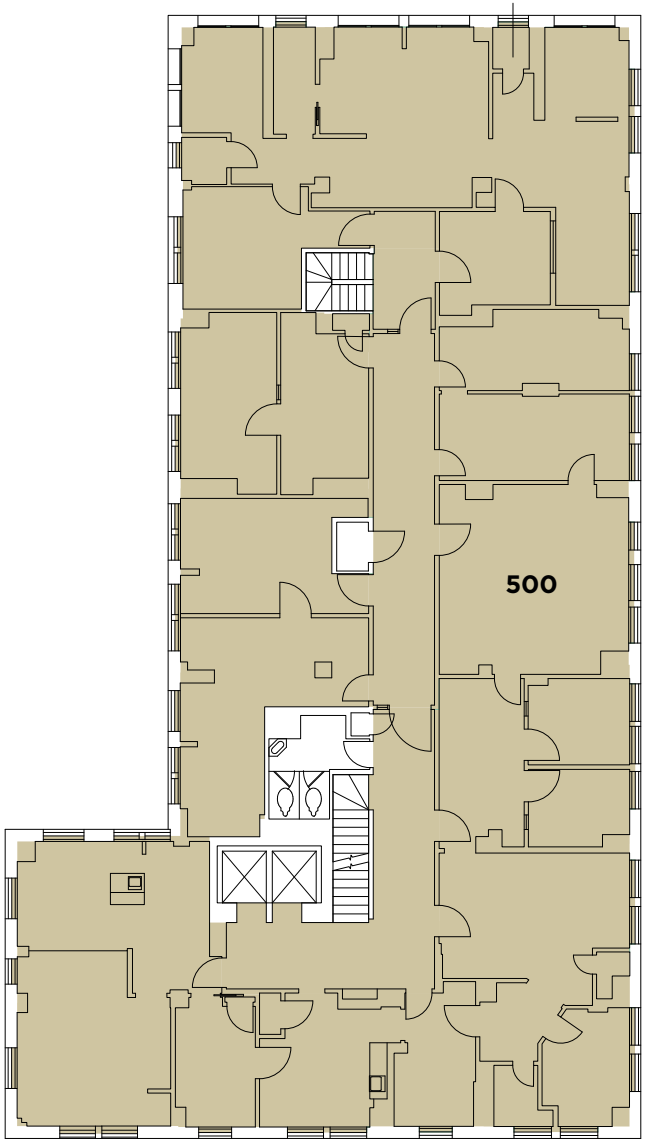
FLOOR PLAN

5th Floor - Full Floor Opportunity

Suite 500	5,288 SF

AVAILABLE

LEASED



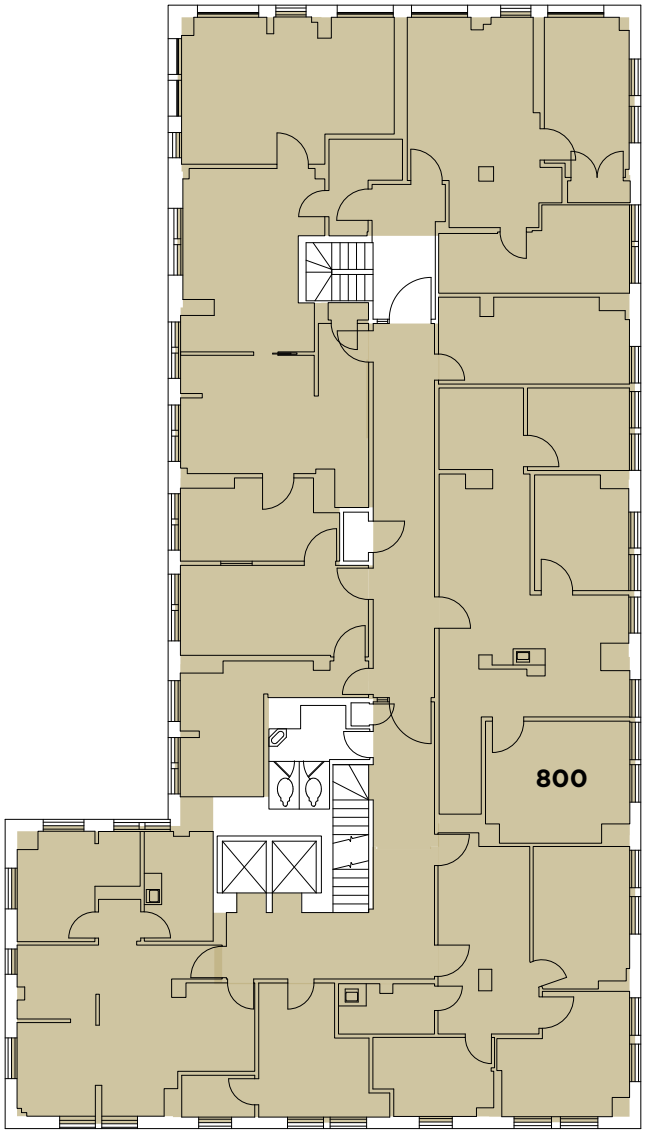
FLOOR PLAN

8th Floor - Full Floor Opportunity

Suite 800	5,287 SF

AVAILABLE

LEASED



FLOOR PLAN

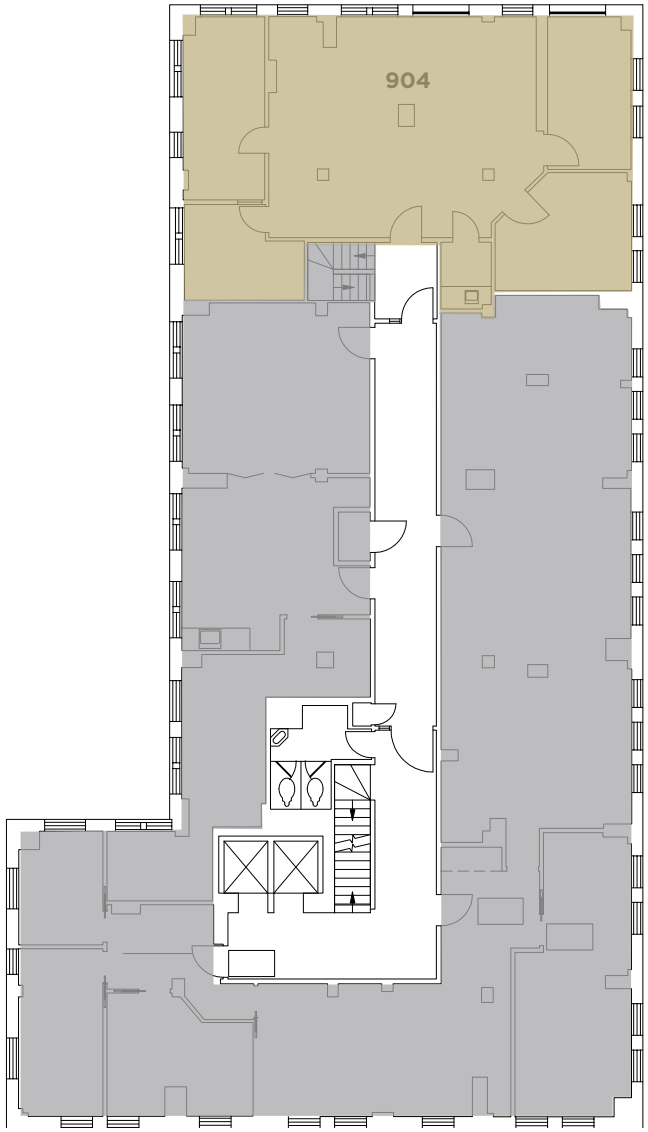
9th Floor

Suite 904	1,795 SF

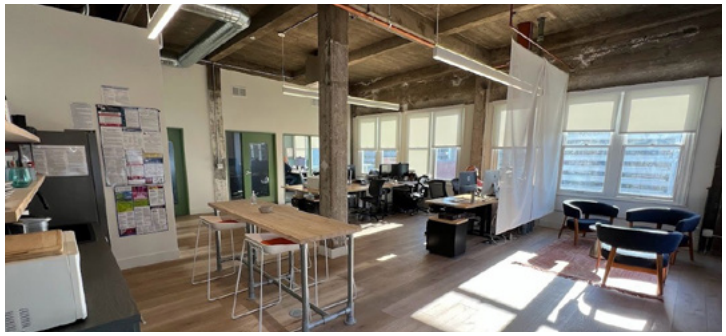
AVAILABLE

LEASED

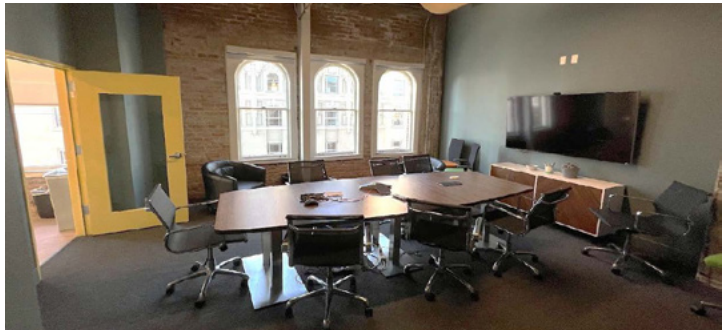
Rare top floor availability - Suite 904 is a newly improved suite with creative finishes, exposed brick and an expansive window line with abundant natural light & views of Lake Merritt.



Suite 904 Photos







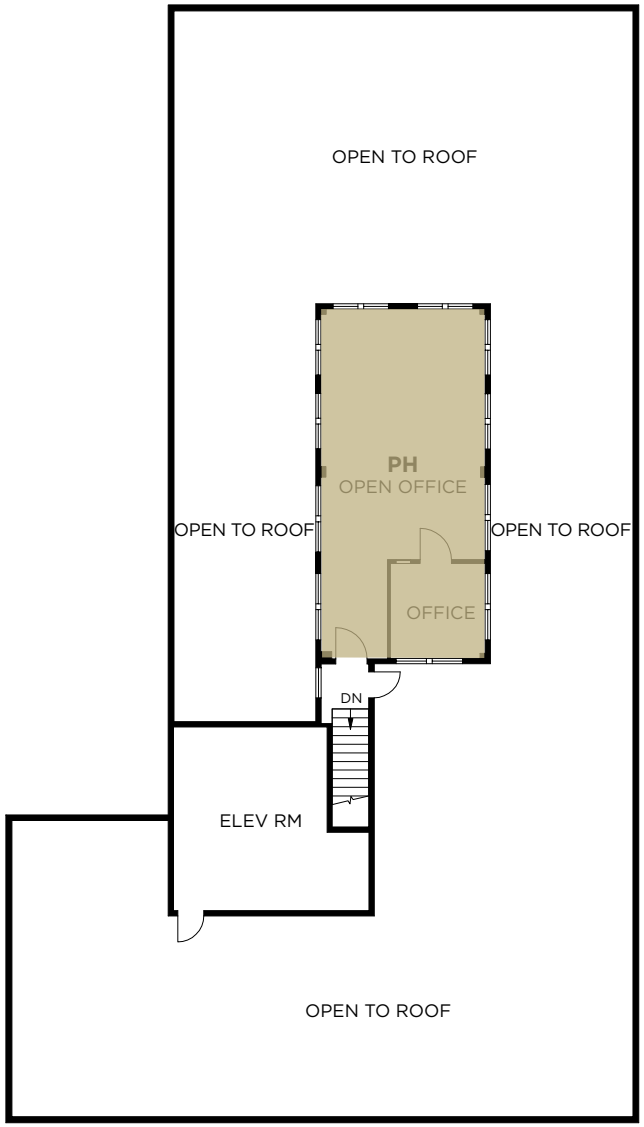
FLOOR PLAN

Penthouse (10th Floor - Walkup from 9th Floor)

Penthouse	592 SF

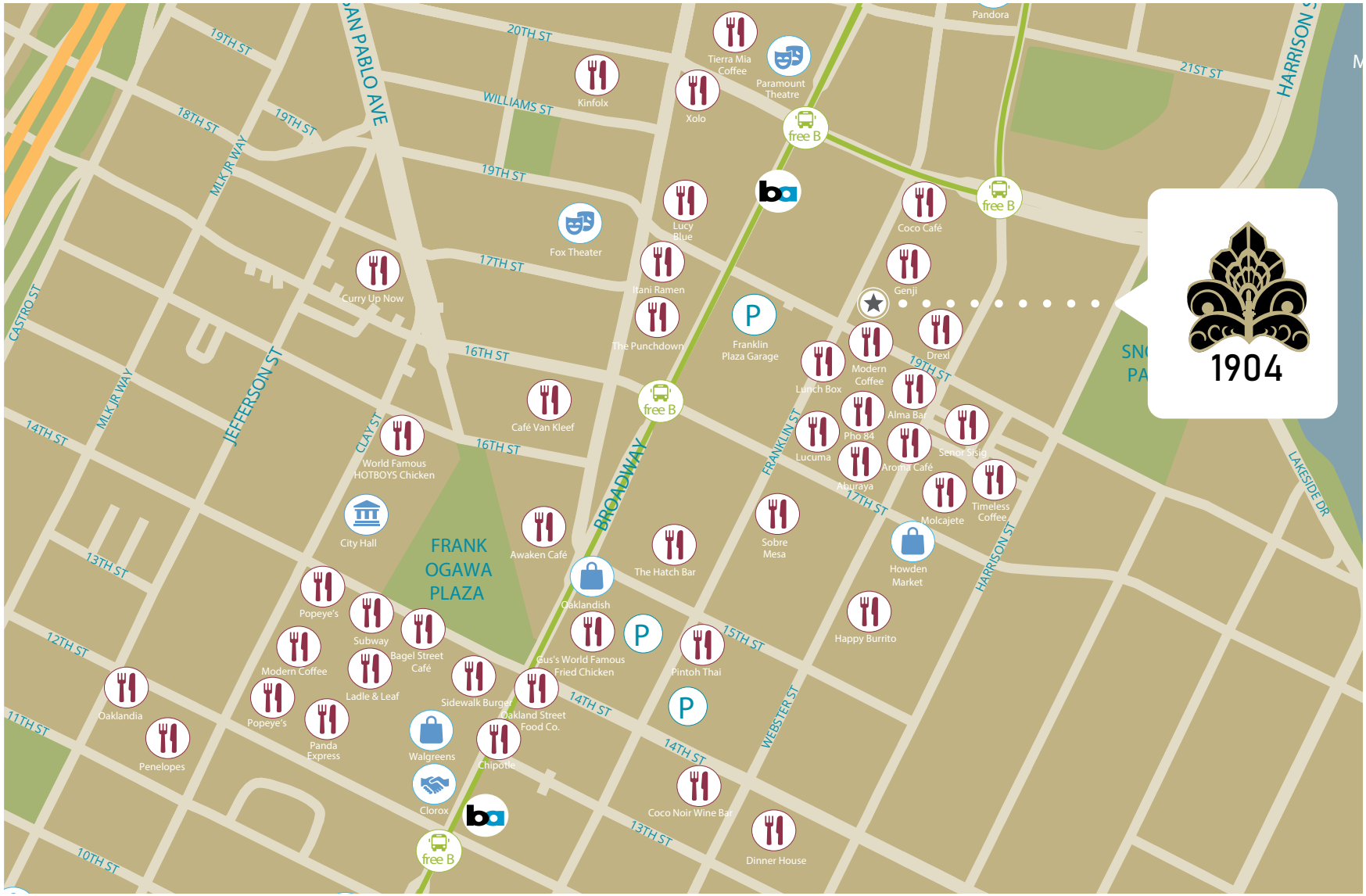
AVAILABLE

LEASED



FIND YOUR FAVORITE SPOT

Amenity Rich Downtown Oakland



ACCESS ACHIEVED

Situated in the heart of Uptown Oakland, 1904 Franklin offers convenient access to BART & I-980, top restaurants, and cultural amenities including the Fox Theater.

- Easy access to I-980
- One block from BART
- Short walk to numerous restaurants, shops, and bars
- 100 Walk Score from walkscore.com
- Flat terrain with good bike lanes

100
Walking Score

Walker's Paradise
Daily errands do not require a car.

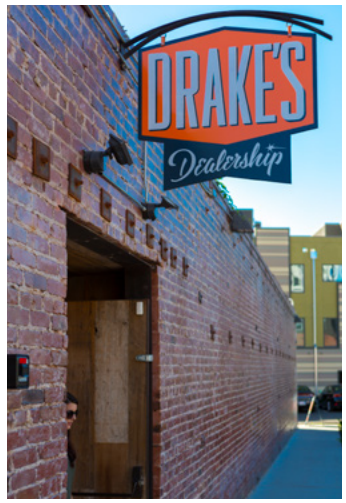
88
Biking Score

Very Bikeable
Flat as a pancake, excellent bike lanes.











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