

WHERE MODERN MEETS HISTORIC.

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GRAHAM STREET REALTY
REAL ESTATE INVESTMENTS

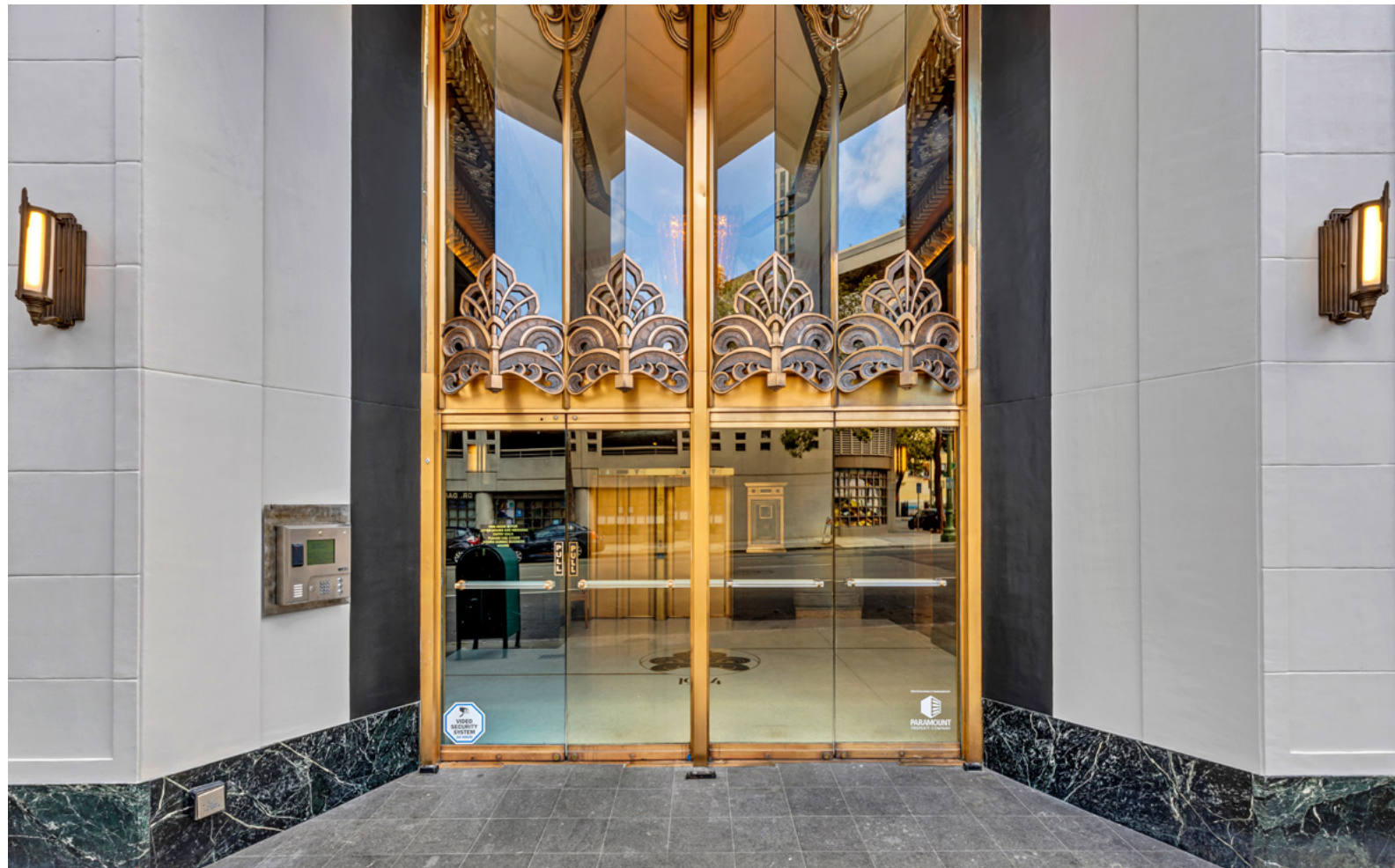


1904 FRANKLIN ST | OAKLAND, CA



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-squarefoot 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

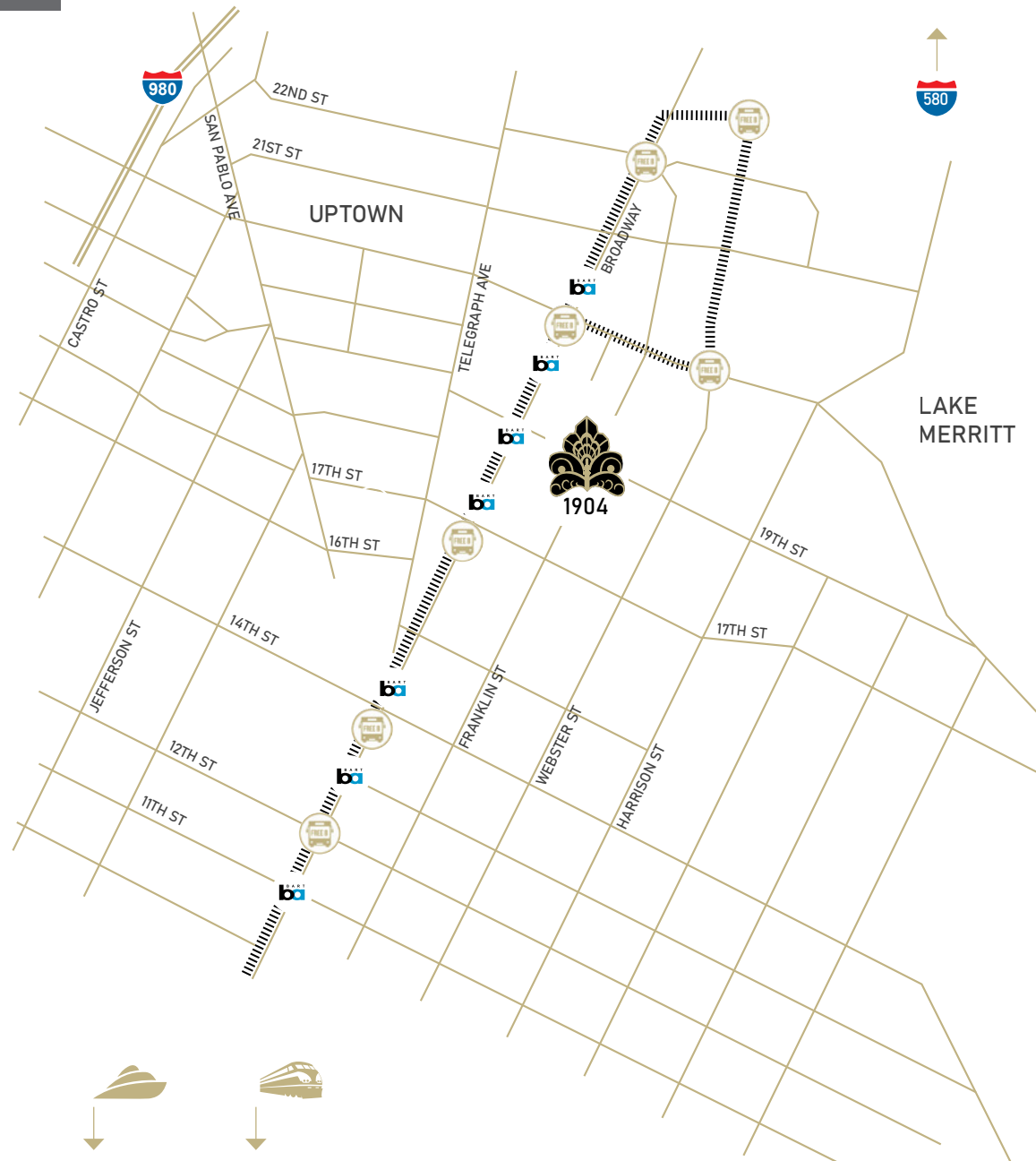
One block away from the BART and situated in a “walker’s paradise,” 1904 Franklin is one of the most user friendly locations in Oakland.



One block from BART



8-minute drive to
ferry terminal



PROJECT FEATURES



Located in Vibrant
Uptown Oakland



Ground Floor Retail



Newly Renovated
Bathrooms Throughout



Classic Art Deco Design



On-Site Parking



Updated Corridors
Throughout



Creative Office Potential with
Exposed Brick, Concrete
and Operable Windows



Views of San Francisco
and Mount Tamalpais



New Lobby



9-Stories
Totaling 50,508 SF



1 Block from 19th Street
BART station Tamalpais



Restored Operational
Wood Framed Windows



Flexible Floor Plates for
Large and Small Users



2 Blocks from Lake Merritt



Bike Storage



AVAILABILITIES

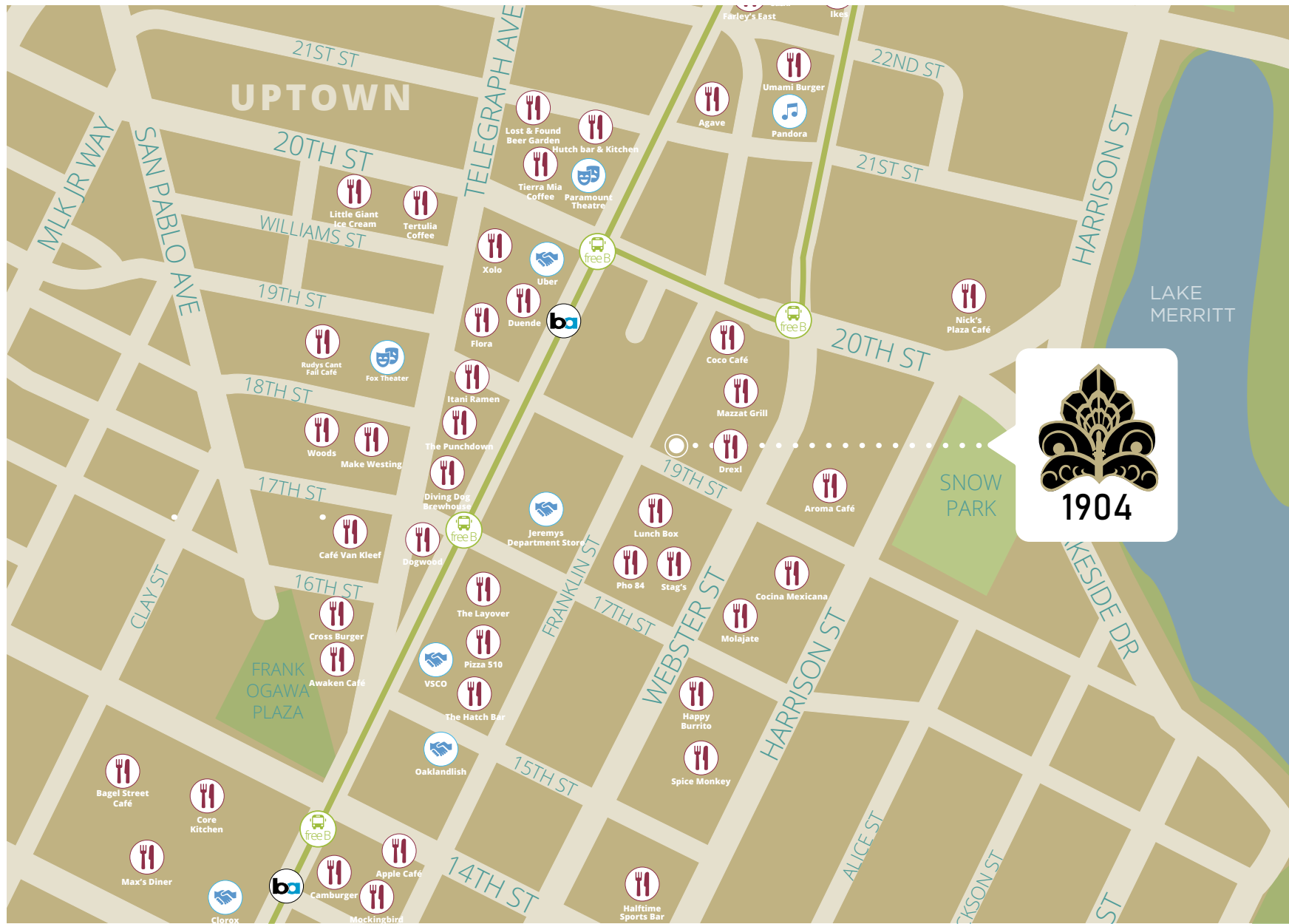
15,863 SF AVAILABLE

Flexible Floor Plates for Large and Small Users

| | | |
|-----------|----------|---------------|
| Penthouse | 592 SF | Available Now |
| Suite 601 | 1,890 SF | Available Now |
| Suite 415 | 402 SF | Available Now |
| Suite 409 | 856 SF | Available Now |
| Suite 312 | 556 SF | Available Now |
| Suite 250 | 1,558 SF | Available Now |
| Suite 240 | 387 SF | Available Now |
| Suite 207 | 834 SF | Available Now |
| Suite 205 | 432 SF | Available Now |
| Suite 202 | 185 SF | Available Now |
| Suite 200 | 615 SF | Available Now |



FIND YOUR FAVORITE SPOT



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

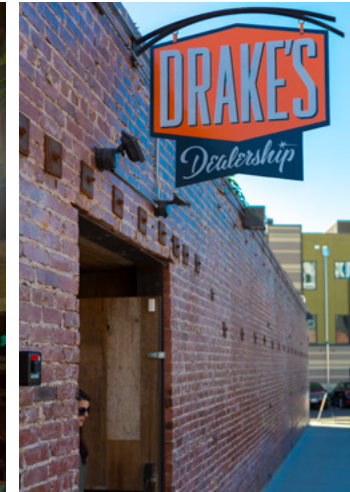
Daily errands do not require a car.

88

Biking Score

Very Bikeable

Flat as a pancake, excellent bike lanes.





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CUSHMAN & WAKEFIELD