



Bringing Life to Work.



Rising 32 floors above Uptown, Oakland Tower is a Class A office opportunity embracing a new workstyle on the sunny side of the Bay.



**Crafted to
a Higher
Standard.**



**LEED
Platinum**



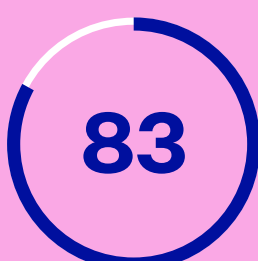
**WELL
Gold**



**Walker's
Paradise**



**Biker's
Paradise**



**Excellent
Transit**

906K

906K Sq Ft Fully Entitled
Office Space

25K

Sq Ft Floor Plates

13'6"

Slab-to-Slab Ceilings



**Steps from Lake Merritt,
19th Street BART & Hive Oakland**

**Rooftop Terrace, Half-Acre Park &
Indoor-Outdoor Lobby**

**LEED Platinum Designed by
Pickard Chilton Architects**

Five-Level Parking Garage

New Workstyle

An illustration of several orange flowers and buds on thin brown stems, positioned over the letter 'o' in the word 'Workstyle'.

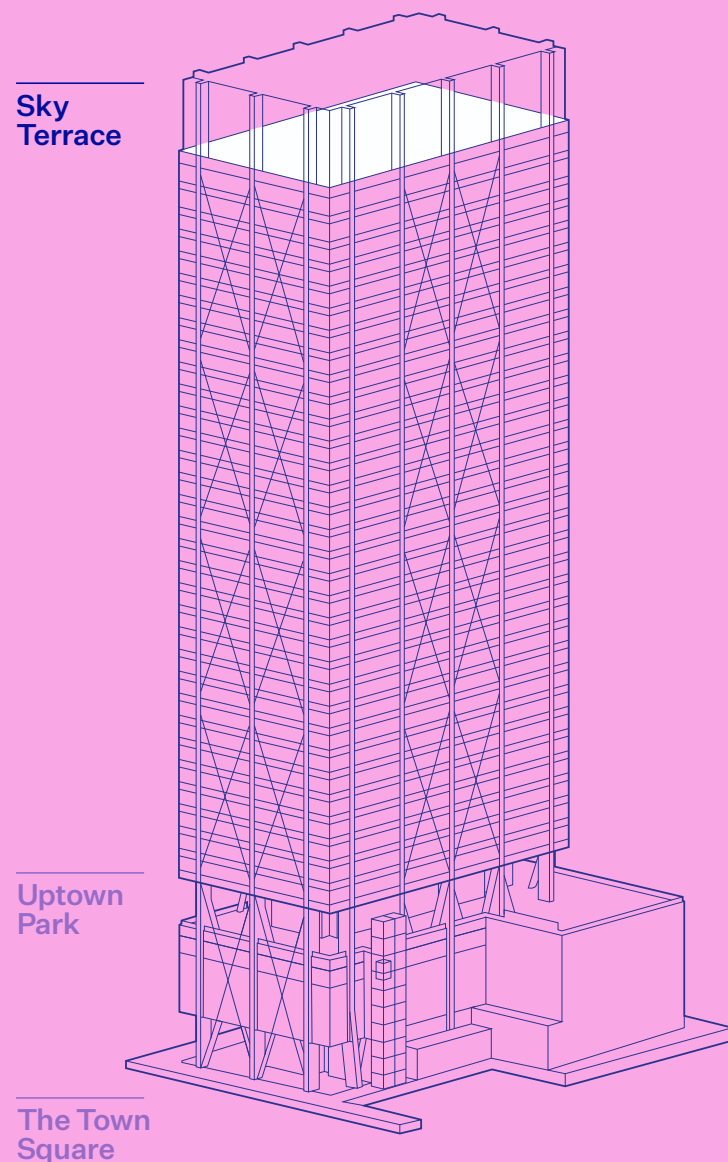
Embracing a new, people-first workstyle, Oakland Tower's evolved environment supports personal wellbeing, natural and community connection, and location flexibility.

Naturally Uplifting Surroundings.



Supports Health & Wellbeing
Oakland Tower is designed to support your workforce's health and wellbeing needs today and in the future.

- WELL Gold-Certified
- Touchless technologies
- Promotes an active lifestyle with a walkable, bikeable location
- High air quality from all-outside-air system, MERV 13-15 filtration, and increased building ventilation



Sky Terrace
An outdoor collaboration space at the crown of the building, Sky Terrace supports team gatherings and all-hands meetings—all with one stunning view.



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Finding Your Next HQ Is a Walk in the Park.

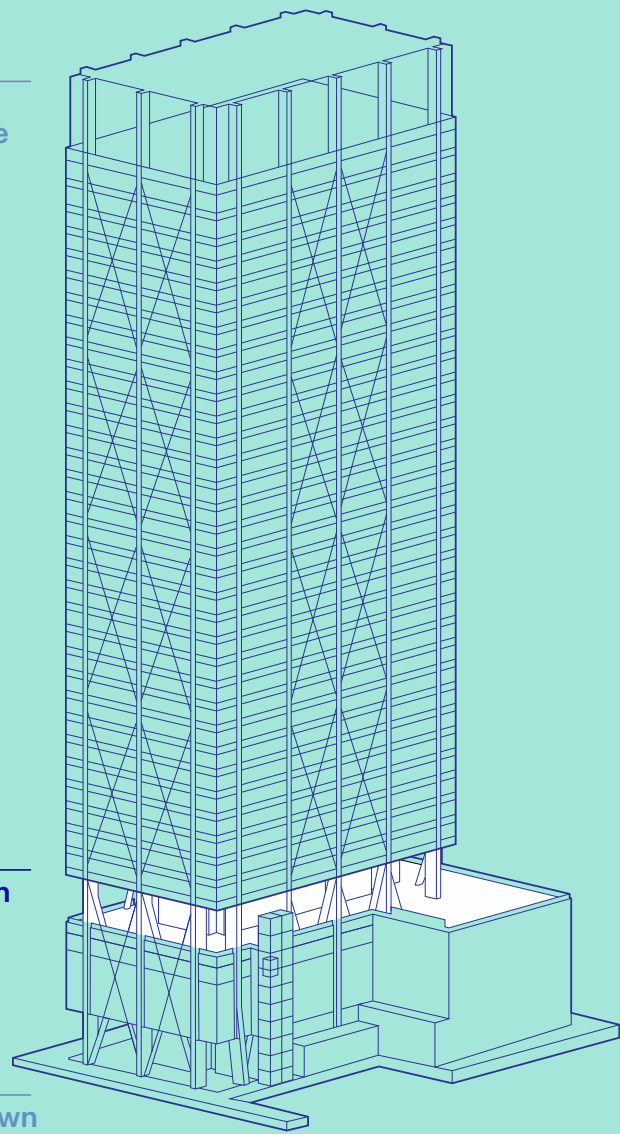


Embraces Biophilia

Oakland Tower satisfies humankind's innate need for nature.

- Nature's always close with three major outdoor spaces in the building
- Floor-to-ceiling windows and open floor plates flood rooms with natural daylight
- Tranquil recreation is just steps away along Lake Merritt's waterfront

Sky Terrace



Uptown Park

The Town Square



Uptown Park

Uptown Park is a half-acre public-private greenspace located on the 6th floor, inspired by classic public parks, with features like benches, gardens, and even a walking path.



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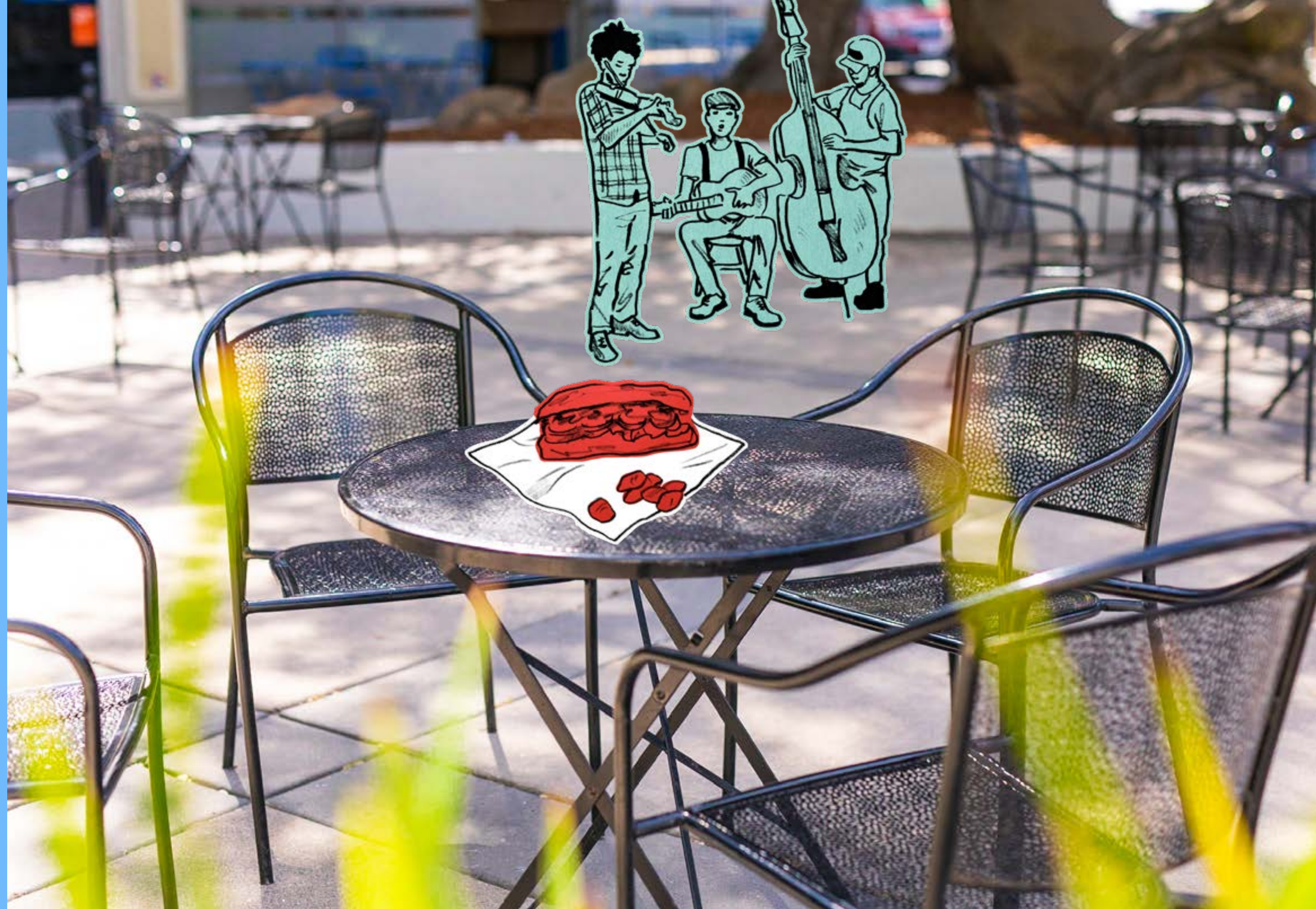
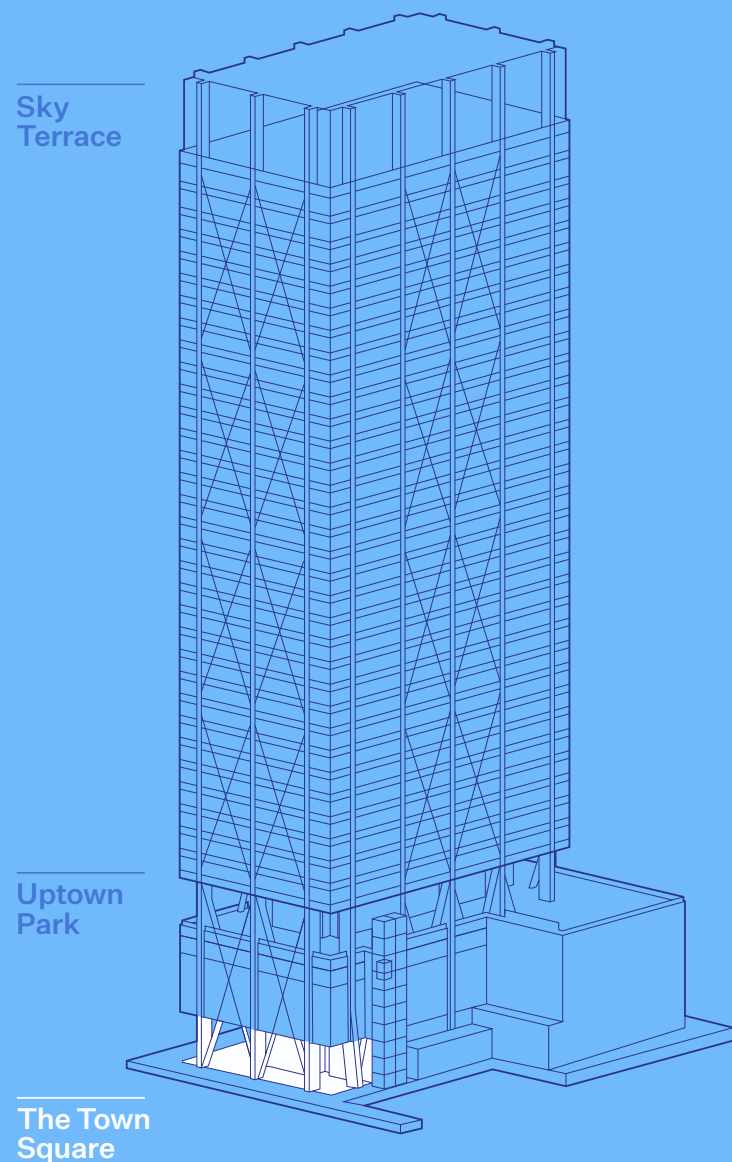
OAK
TWR

A Friendly Hub of Convenience & Culture.



Cultivates Community & Connection
Oakland Tower fulfills the need for personal connection.

- Transit-rich, walkable central location
- Uptown's bustling urban community offers diverse options for food, services, and entertainment
- The Town Square—the building's ground floor indoor-outdoor lobby— supports an inviting building community

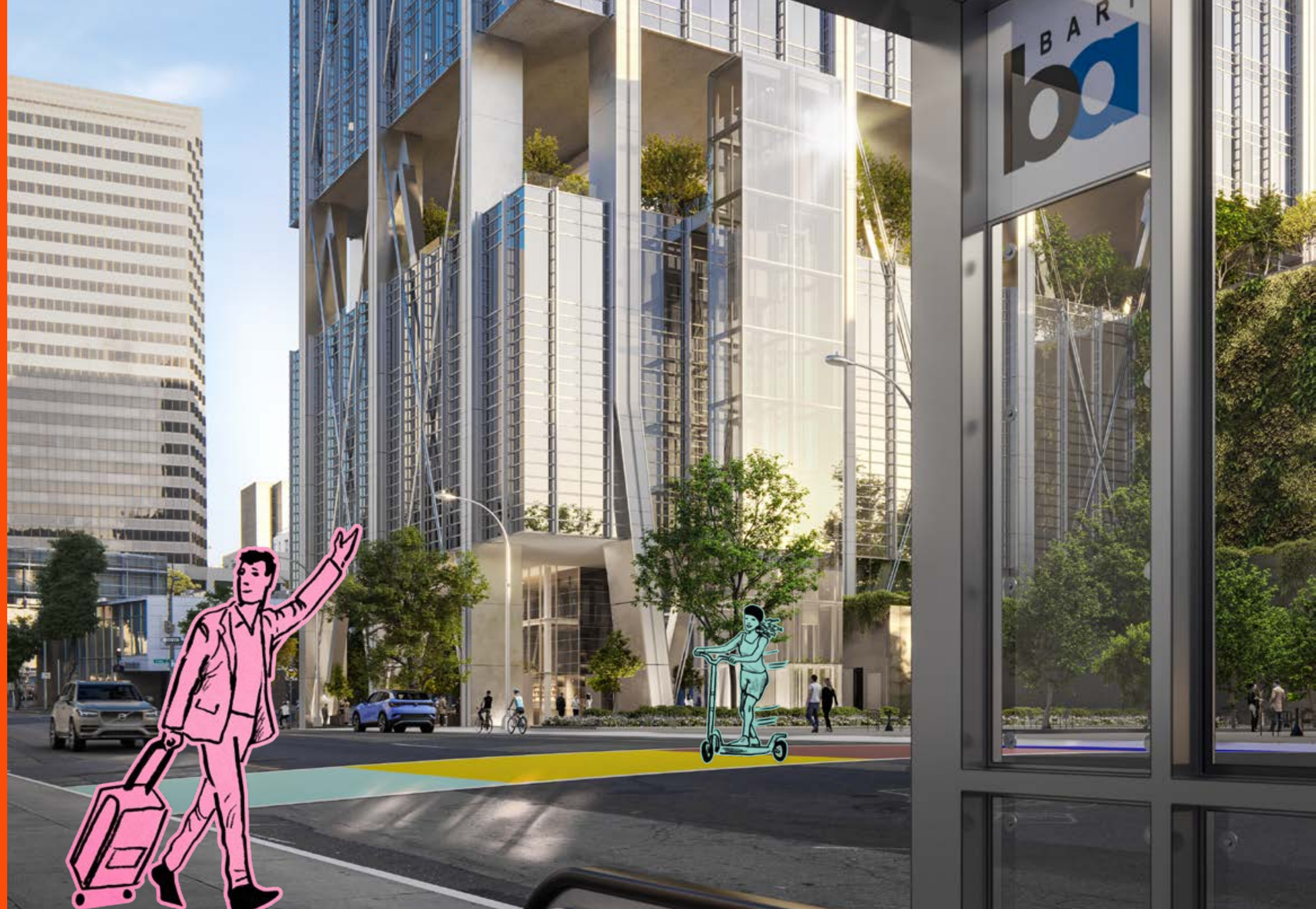


The Town Square
Inspired by Oakland's nickname, "The Town," the building's indoor-outdoor ground-floor square invites locals and employees alike to grab a coffee and chat with friends while soaking in the urban energy of Uptown.

Won't You Be Our Neighbor?

Provides Convenience & Flexibility
With employee retention in mind,
Oakland Tower is located close to
your workforce.

- Shorter commutes increases satisfaction and worktime
- Encourages flexible workdays of work-from-home, work-from-office, and work-from-wherever
- Shaped by the needs of your workforce



BART Station

Located above the newly-renovated 19th Street BART Station, Oakland Tower's central location in the regional transportation network makes car-free commutes even easier and further reaching.

The Building

Behind Oakland Tower's welcoming demeanor is an expertly engineered superstructure shaped for the needs of your workforce.

Industry Leading Building Systems.



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LEED Platinum

Transit-Oriented Development
Over 35K Sq Ft of Outdoor Space
Optimized Energy Performance
Reduced Water Use with Native Plantings
Heat Island Effect Mitigation Efforts

Indoor/Outdoor Connected

Outdoor Communal Space Throughout
the Building
Optional Outdoor Space on Any Level with
Air Studio
Landscapes Designed by The Office of
James Burnett
Optimized Views from 13'6" Slab-to-Slab
Ceilings

Amenity Supported

Bike Hub & Fitness Center
Full-Service Conference Center
Co-Working Center
Dry Cleaning & Laundry Service
Coffee Bar with Cafe Seating

Health & Safety Focused

Touchless Entry & UV Lighting
Distancing-Friendly Floorplate
Contact Tracing Capabilities
Outside Air Intake/Exhaust at Every Floor
Enhanced Filtration System
Direct Outdoor Access

Seismic Ready

Efficient & Highly Ductile Seismic System
Vertical Support from Steel Box Columns
Anchored by 250-300 ft Large-Diameter
Concrete Shafts

Highly Flexible Design

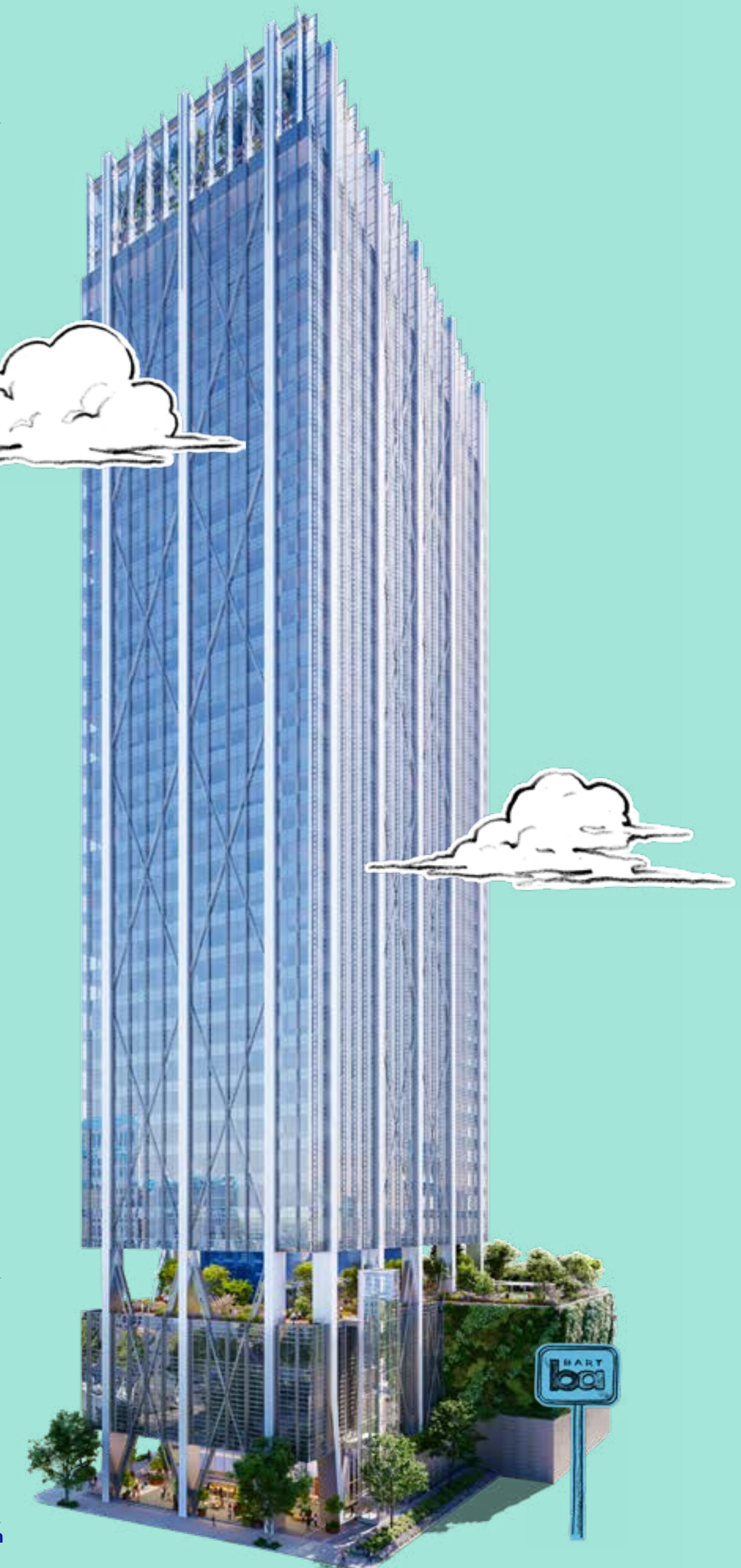
Modifiable & Customizable Restroom
Options
±25,000 Sq Ft Floor Plates
6,000 People @150 Sq Ft/Person
3,600 People @250 Sq Ft/Person

Sky
Terrace



Uptown
Park

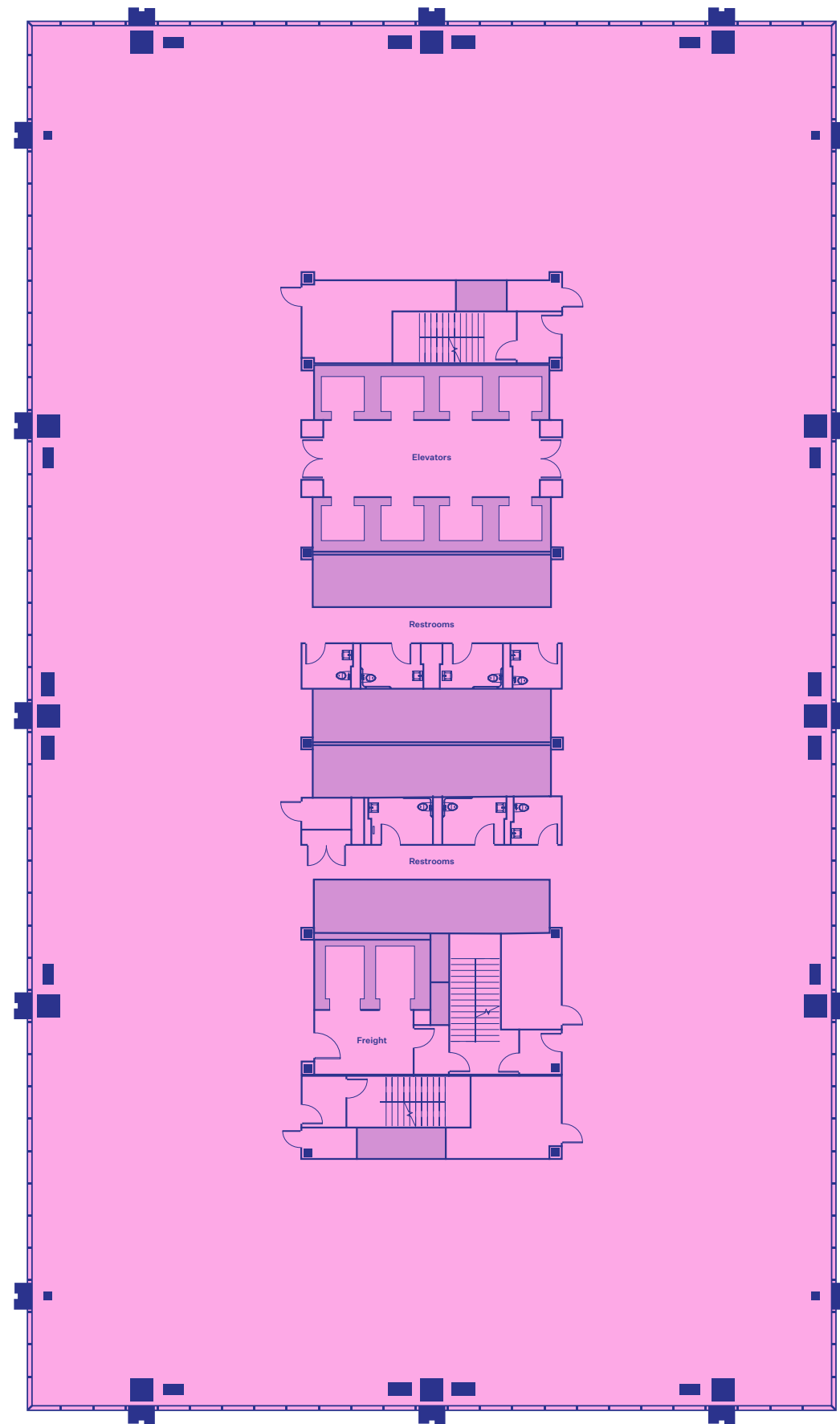
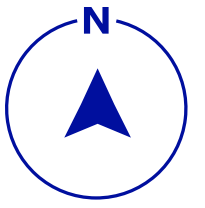
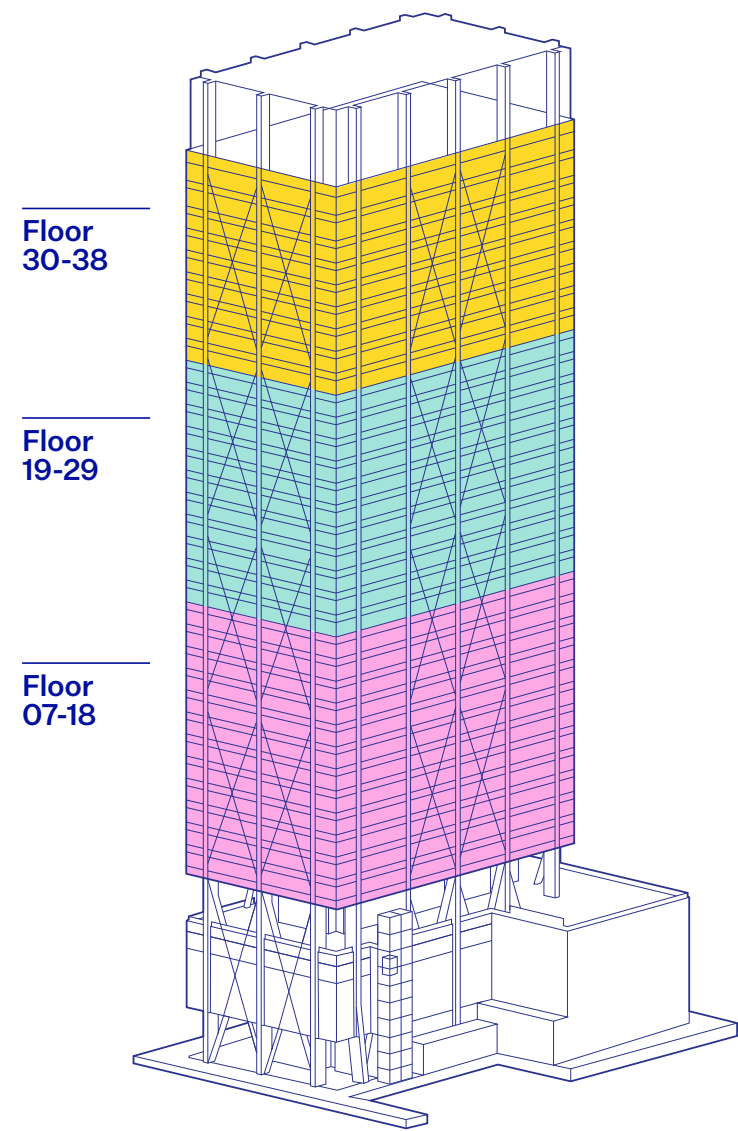
The Town
Square



OAK
TWR

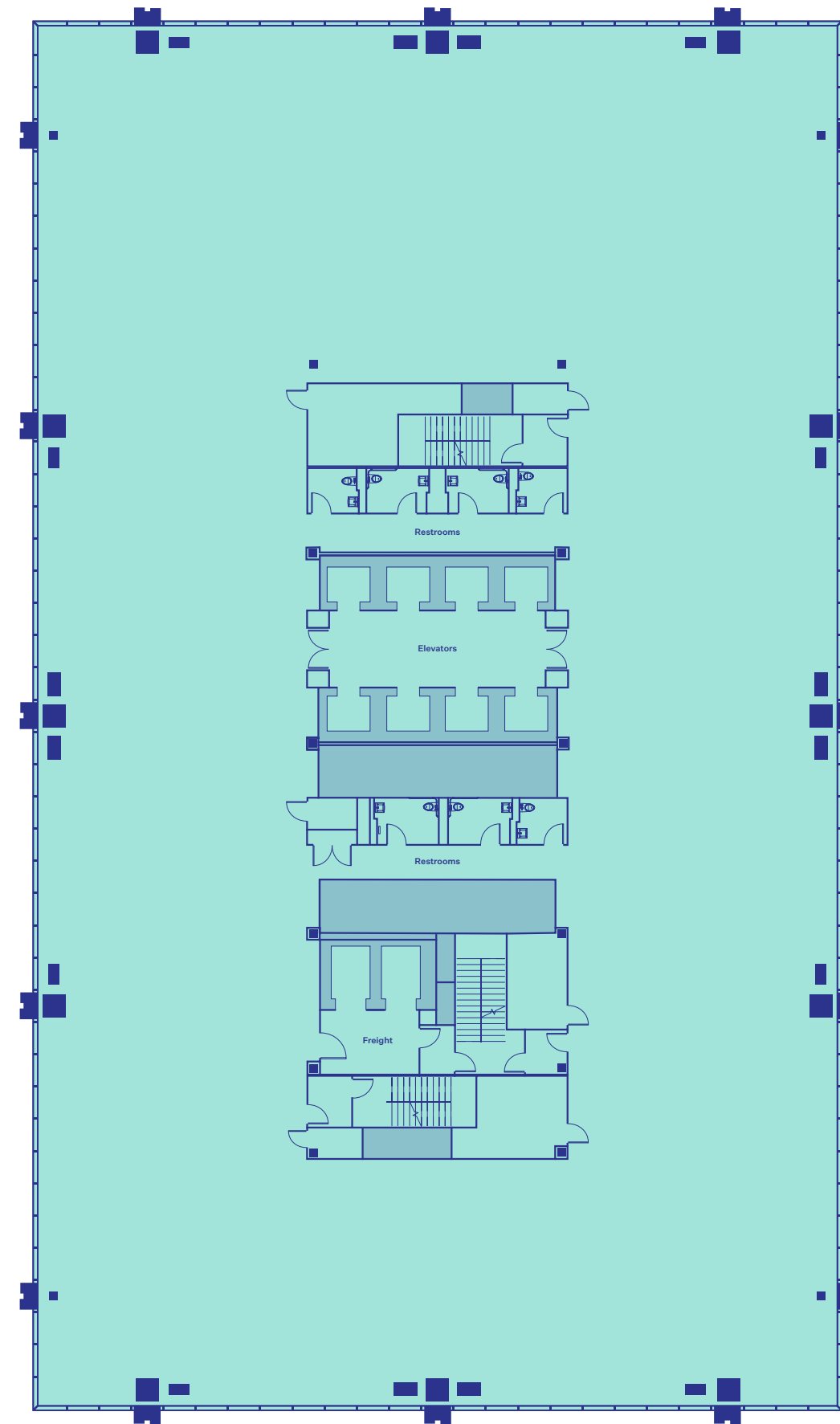
Ready for the Perfect Fit.

Whether you want to be down closer to Uptown's bustling streets or prefer the peace and quiet of the clouds, Oakland Tower's got options—32 floors stacked with them.



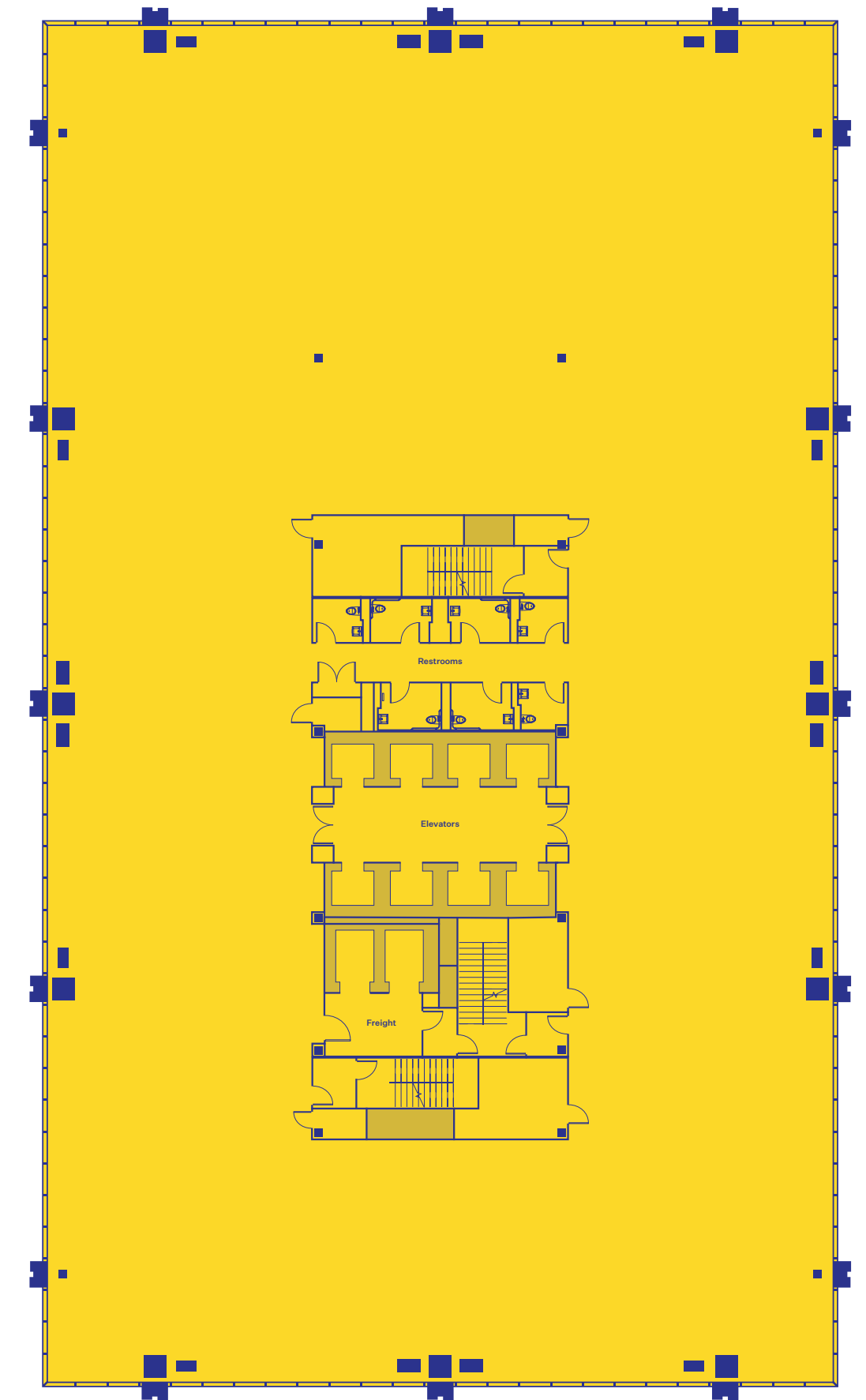
Floors 07-18 ±27,250 Rentable Sq Ft

- Close to Uptown's bustling streets
- Quick access to The Town Square, on-site parking, and Uptown Park
- Glimpses of pedestrian life



Floors 19-29 ±28,000 Rentable Sq Ft

- In the middle of it all
- Extensive views over Lake Merritt and the Oakland area
- Quick access to upper and lower level outdoor spaces



Floors 30-38 ±28,750 Rentable Sq Ft

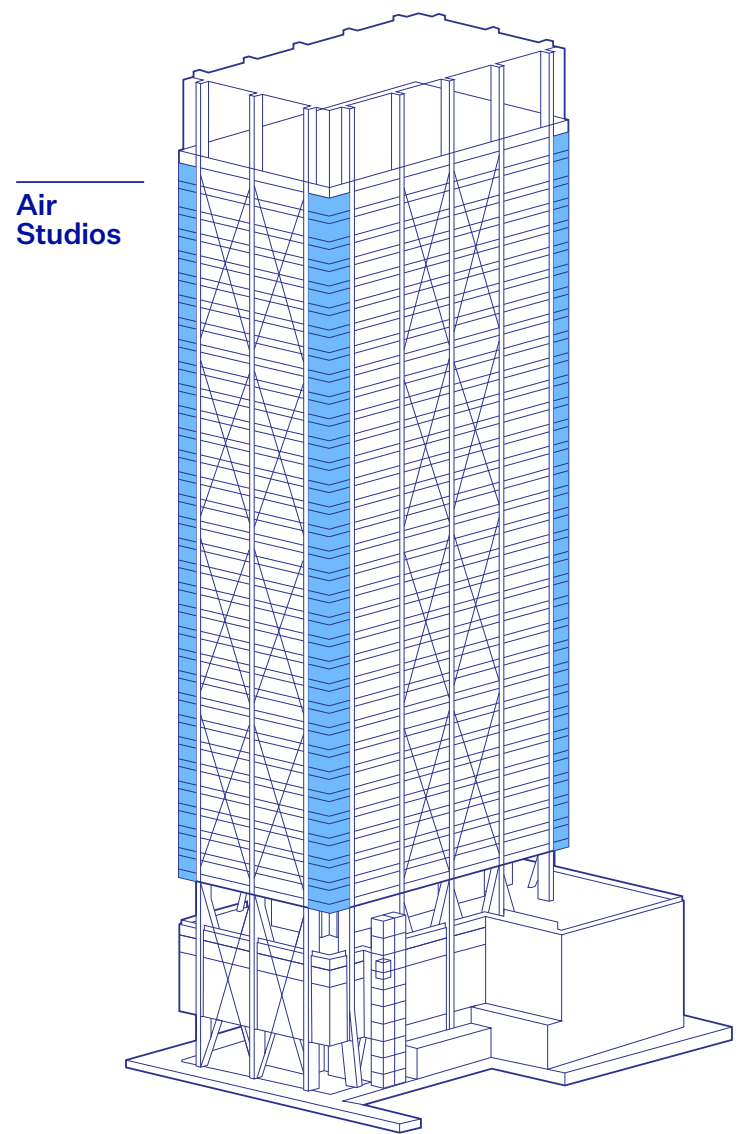
- A majestic Oakland skyline presence
- Peaceful quiet of the clouds
- Quick access to Sky Terrace
- 360° Bay Area views

Get Your Head in the Clouds.

Air Studios

A tenant improvement option on any of Oakland Tower's office floors.

- Customization possibility of a private outdoor covered workspace of your very own
- Iconic and distinct workplace amenity
- Even more fresh air



Air Studios

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Oakland Tower.com



OAK TWR

Uptown Oakland



In the East Bay where your workforce lives, Oakland Tower's Uptown neighborhood is home to diverse culture, amazing transit, and Lake Merritt.

The New Center of the East Bay.

Located in Uptown Oakland's rapidly growing tech cluster, Oakland Tower offers the sunny side of the Bay's brightest new ground-up office opportunity.

- An alternative to long commutes and sky-high San Francisco rents
- Where your workforce lives
- Culturally rich, conveniently located, and sitting on America's largest urban lake





Diverse Culture

Urban Convenience



Tranquil Moments



Celebrated Food Scene

Lake Merritt Access



#1 US City Climate

NOAA, January 2022

261 Sunny Days Yearly



66°F

Average Temperature

270+

Restaurants, Bars & Cafes

5,937

Acres of Parks

7th

Most Walkable City
Walk Score, January 2022

235

Bike Lane Miles

125+

Languages Spoken

Oakland Tenant Improvement Construction Costs

Less Expensive than SF

CBRE Project Management - Global Cost Trends 2020-2021

35%



Bay Area Workforce That Lives in the East Bay

CBRE Location Intelligence & ESRI

Bay Area Tech Employees Who Live in the East Bay

CBRE Location Intelligence & ESRI

42%

31%



Estimated Business Taxes by Sq Ft

\$1.25

Oakland CBRE Capital Markets

VS

\$13

San Francisco

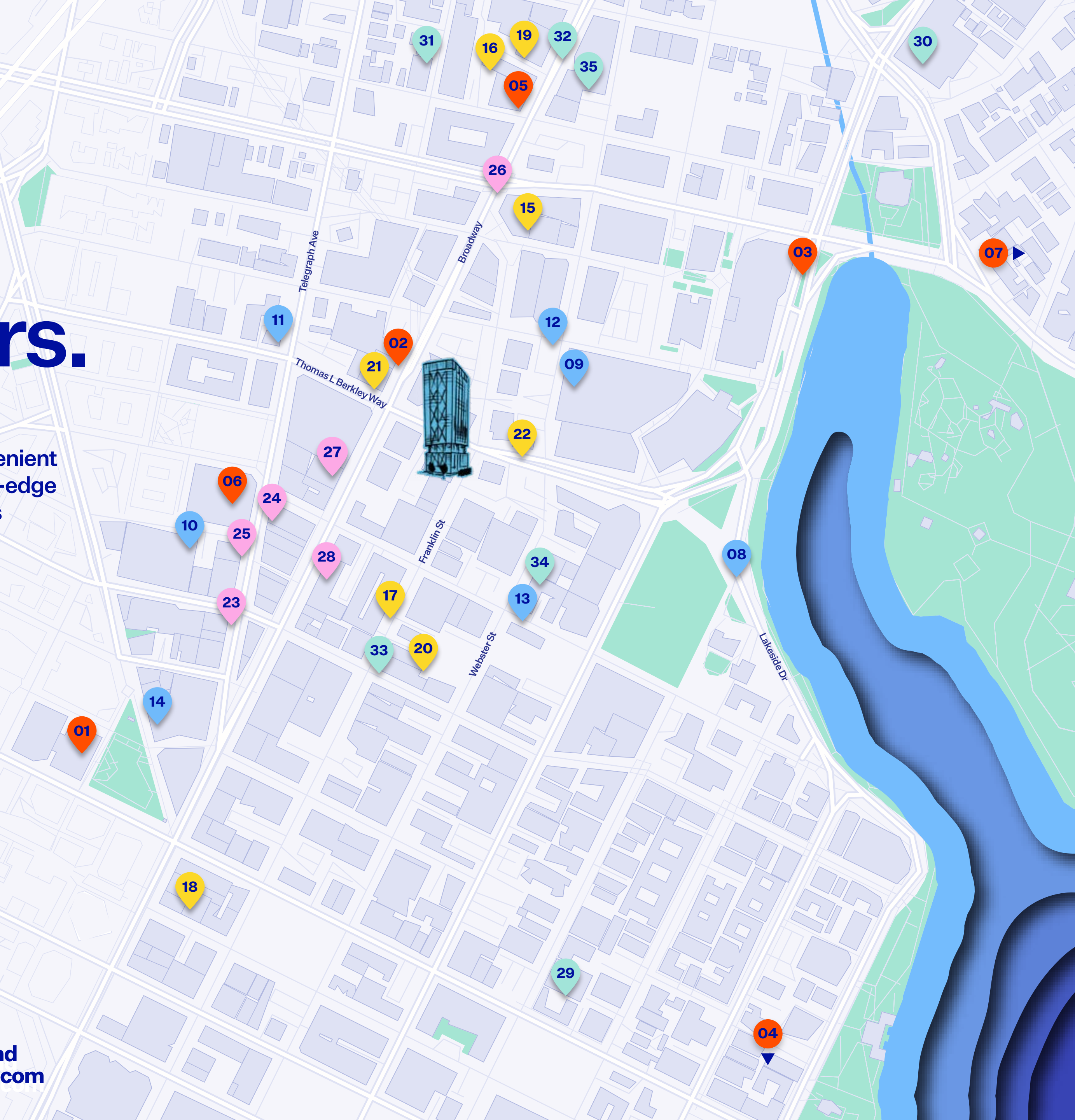
Some Pretty Cool Neighbors.

Uptown is overflowing with convenient services, diverse culture, cutting-edge entertainment, and a world-class food scene.



Bringing Life to Work.

Oakland Tower.com



Landmarks

- 01 Oakland City Hall
- 02 Paramount Theatre
- 03 Cathedral of Christ the Light
- 04 OMCA
- 05 HIVE Oakland
- 06 FOX Theater
- 07 Chabot Space & Science Center

Wellness & Recreation

- 08 Snow Park Putting Green
- 09 Kaiser Rooftop Garden
- 10 Oakland Ice Center
- 11 Great Western Power Rock Gym
- 12 LA Fitness
- 13 Kume Spa
- 14 FOUR Elements Fitness

Restaurants & Cafes

- 15 Ike's Sandwiches
- 16 Drake's Dealership
- 17 Lunch Box Sandwiches
- 18 Mockingbird
- 19 Calavera
- 20 Aburaya
- 21 Tierra Mia Coffee
- 22 Tacos La San Marqueña Truck

Culture & Nightlife

- 23 Cafe Van Kleef
- 24 Make Westing
- 25 Somar Bar
- 26 Viridian
- 27 First Edition
- 28 Hello Stranger

Services & Conveniences

- 29 Nature's Best Foods
- 30 Whole Foods Market
- 31 Koreana Plaza Market
- 32 Peoples Barber & Shop
- 33 Le Magic Dry Cleaners
- 34 Copymat
- 35 Kissel Hotel

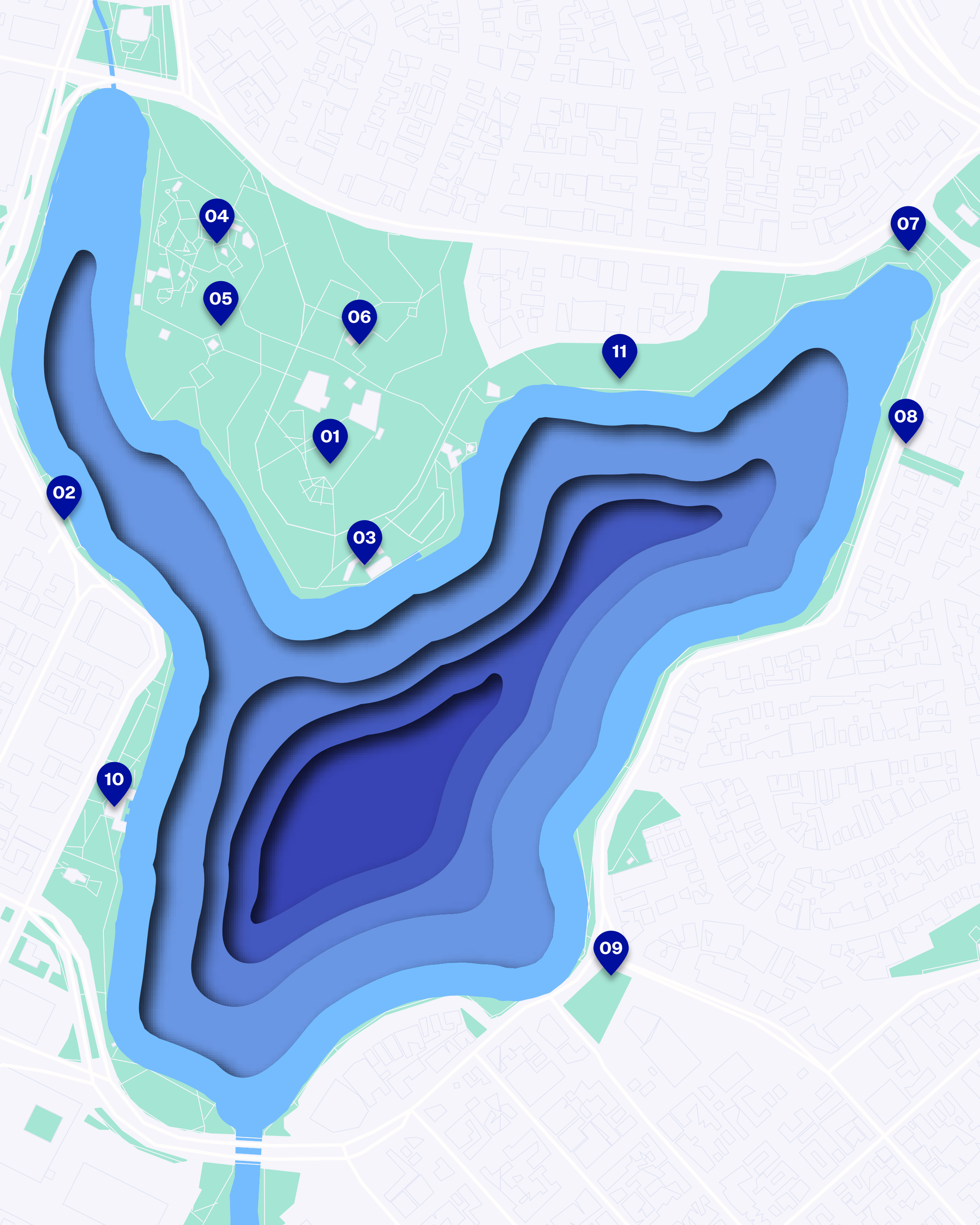
Lake Merritt, The New Watercooler.

Lake Merritt hosts a collection of restaurants, trails, gardens, and recreational opportunities ready for exploration.



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📍 Lake Merritt Recreation Area

- 01 The Gardens at Lake Merritt**
Seven-acre collection of themed gardens

- 02 Three-Mile Lake Loop**
A path that circumvents the lake

- 03 Lake Merritt Boating Center**
A variety of non-motorized boats for rent

- 04 Children's Fairyland**
Historic 10-acre outdoor park bringing fairy tales to life

- 05 Edoff Memorial Bandstand**
Hosts public concerts overlooking the lake

- 06 Oakland Lawn Bowling Club**
Three greens and a beautiful clubhouse

- 07 Eastshore Park**
Fitness area and baseball diamond

- 08 Cleveland Cascades**
Narrow, terraced park good for jogging

- 09 Athol Plaza**
Well-maintained public tennis courts







- 10 The Lake Chalet**
Renovated boathouse with a patio serving seafood and cocktails

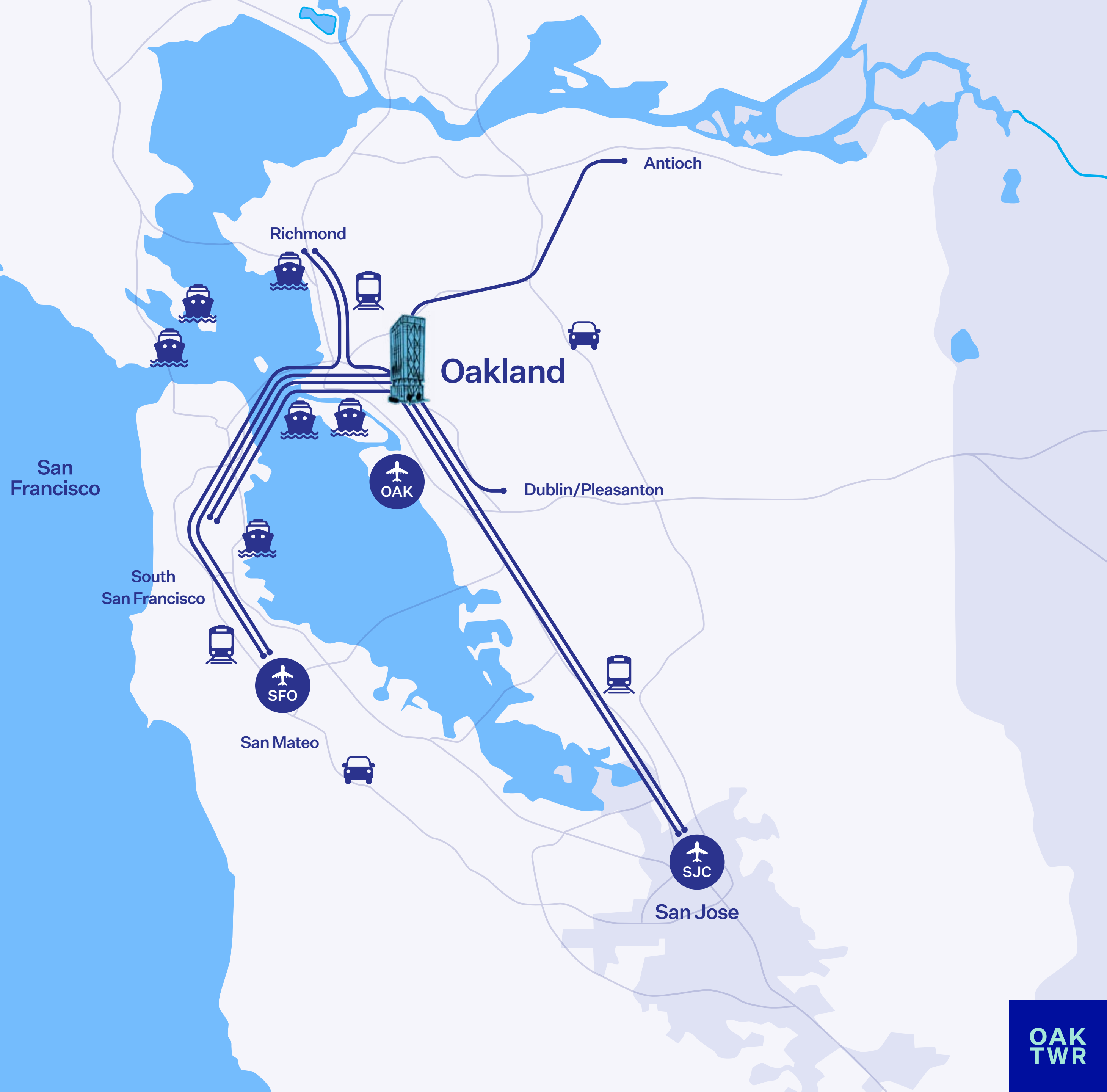
- 11 Rotary Nature Center**
Interpretive center for Lake Merritt's feathered population

OAK
TWR

The Middle of Everywhere.

With a central location in the regional transportation network, Oakland Tower provides convenient access.

-  Sits above the 19th Street BART Station
-  Close to AC Transit, the Free B Shuttle, Amtrak, and SF Bay Ferry
-  Miles of paths, greenways, and bike lanes
-  Scooter or bike rentals just a swipe away
-  Adjacent to I-80, I-580, I-880, and Route 24
-  Oakland Airport is a 20-minute drive—or 30 by BART



The Opportunity



Oakland Tower offers a rare Class A office opportunity in one of the nation's most desirable markets, with 32 floors of customizable leasing possibilities.



Meet the Team

Hines is a privately owned global real estate investment, development and management firm, with 75 years of success among 285 cities in 28 countries and \$90.3 billion¹ of investment assets.

We believe great buildings prioritize people, communities, and our planet. We're realizing that vision through an Environmental, Social, and Governance Lens (ESG):

- Improves the built environment
- Prioritizes people and communities
- Ensures business resilience

¹ Includes global Hines organization as well as RIA AUM as of December 31, 2021

Project Timeline.



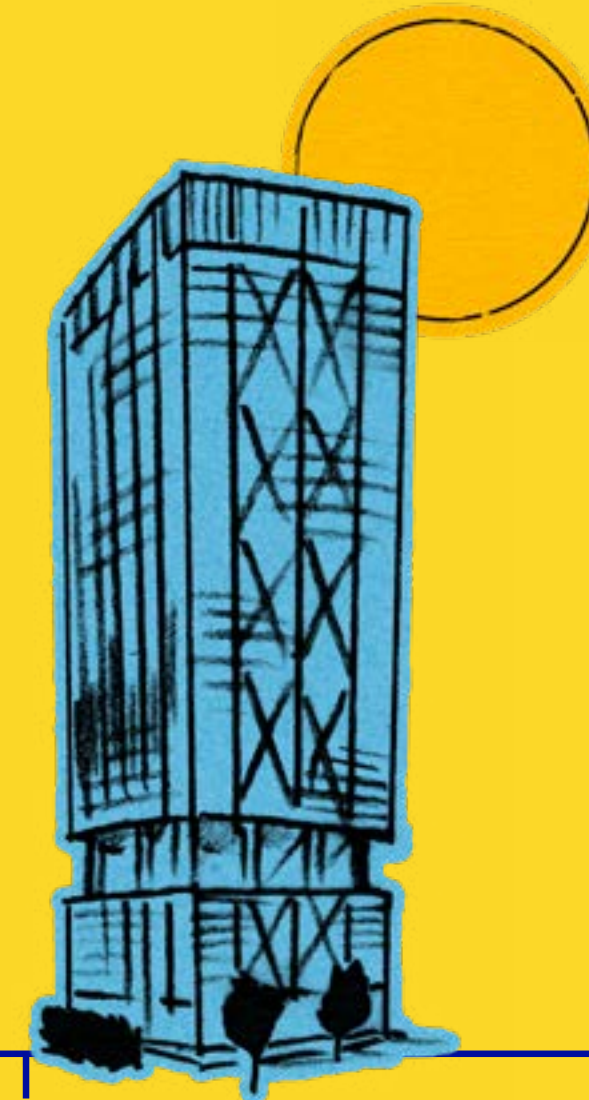
Land
Acquired

Application
Submitted

Project
Approved

Construction
Begins

Project
Completion
& Initial
Occupancy



2019

2020

2021

2022

2023

2024

2025

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