



**1111**  
BROADWAY

## THE EAST BAY'S PREMIER OFFICE TOWER

NOW OPEN AT 1111 BROADWAY  
**BOCANOVA & HIGHWIRE**  
RESTAURANT COFFEE



[CLICK HERE](#)  
FOR VIRTUAL TOUR  
OF OUR NEW LOBBY





# PROPERTY GALLERY

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BROADWAY

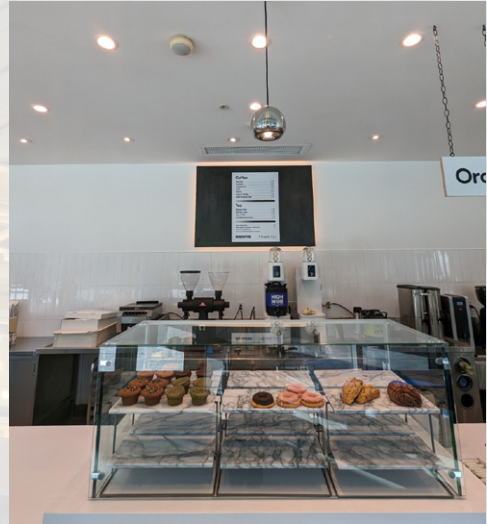




PROPERTY  
**GALLERY**

**1111**  
BROADWAY

**HIGHWIRE**  
COFFEE ROASTERS



**BOCANOVA**





# PROPERTY LOCATION



1111 Broadway is directly on top of the 12th Street City Center BART station

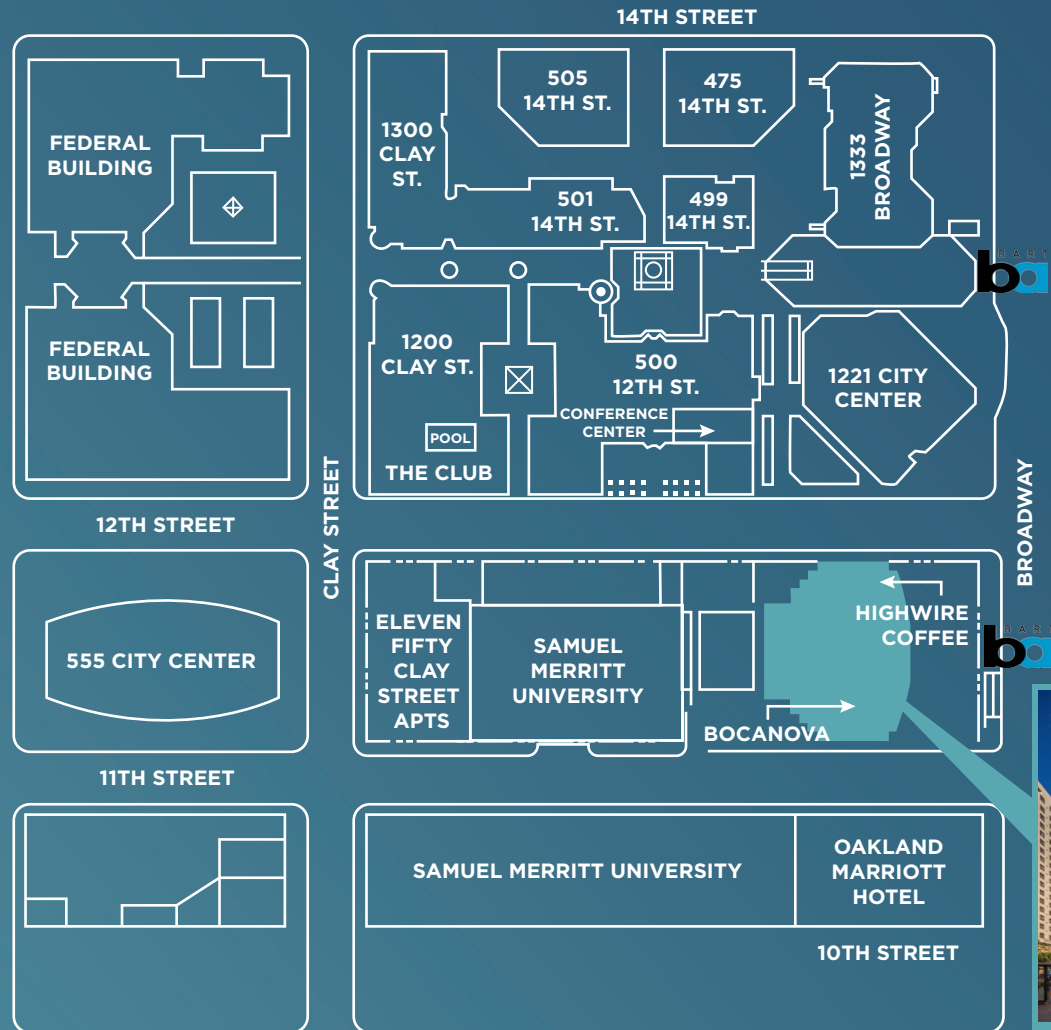


This Class A asset holds a LEED® Gold certification and its expansive, column-free design can accommodate a broad range of space configurations



The views in the Building are nothing short of breathtaking!

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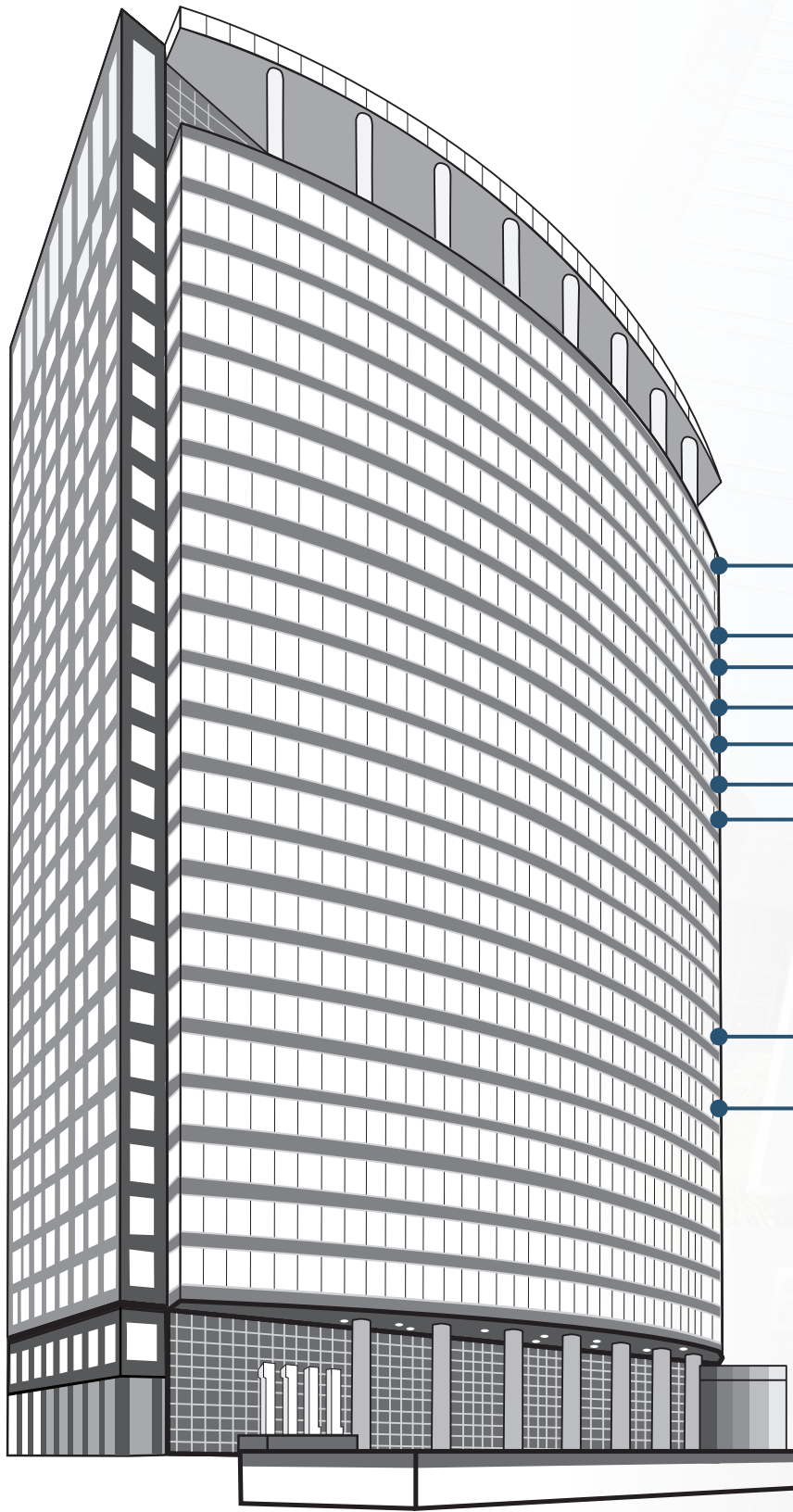


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# TOTAL AVAILABILITIES

**1111**  
BROADWAY



**Suite 2300** - 24,410 RSF - Available Now

**Suite 2040** - 2,040 RSF - Available Now

**Suite 1950** - 17,013 RSF - Available 6/1/24

**Suite 1900** - 8,194 RSF - Available Now

360°

**Suite 1800** - 13,583 RSF - Available Now

360°

**Suite 1700** - 24,480 RSF - Available 5/1/24

**Suite 1600** - 9,699 RSF - Available Now

360°

**Suite 1505** - 4,394 RSF - Available Now

360°

**Suite 1550** - 2,146 RSF - Available Now

360°

**Suite 1501** - 1,766 RSF - Available Now

**Suite 1515** - 1,589 RSF - Available Now

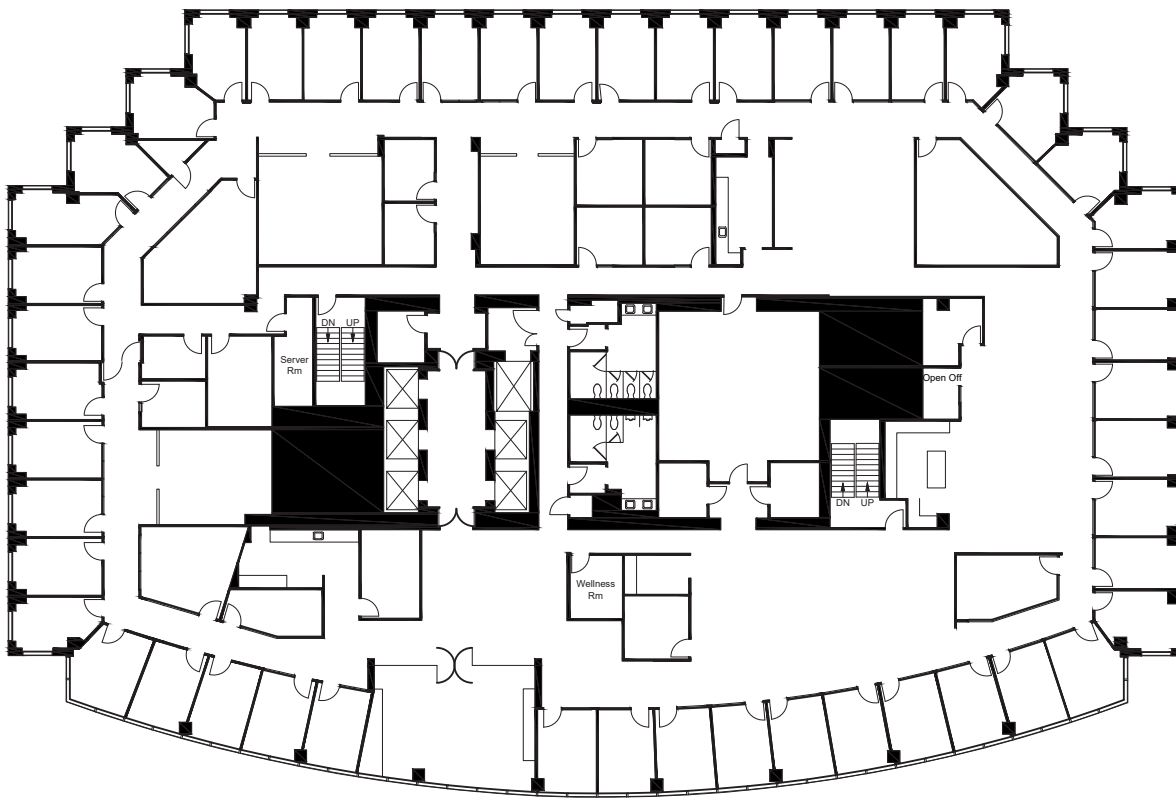
360°

**Suite 900** - 24,141 RSF - Available Now

**Suite 700** - 24,245 RSF - 5/1/24



## SUITE 2300



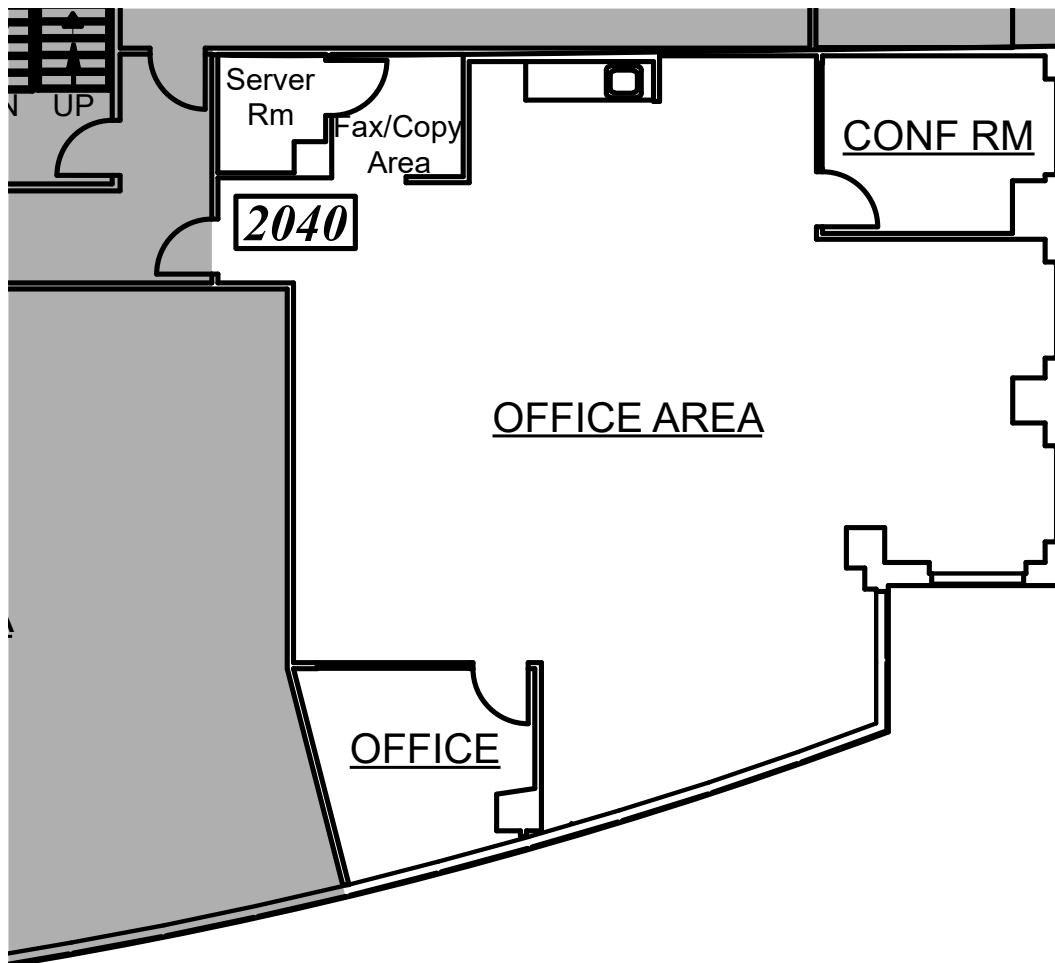
## FEATURES

- Floor: 23
- Area:  $\pm 24,410$  rsf
- Available Now
- Private office intensive space
- Multiple conference rooms
- 2 conference rooms, 1 boardroom
- Excellent views from every direction (SF, Oakland, GG & Bay Bridges, Lake Merritt, Estuary)
- 2nd to top floor of the building
- Former Law Firm space

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## SUITE 2040



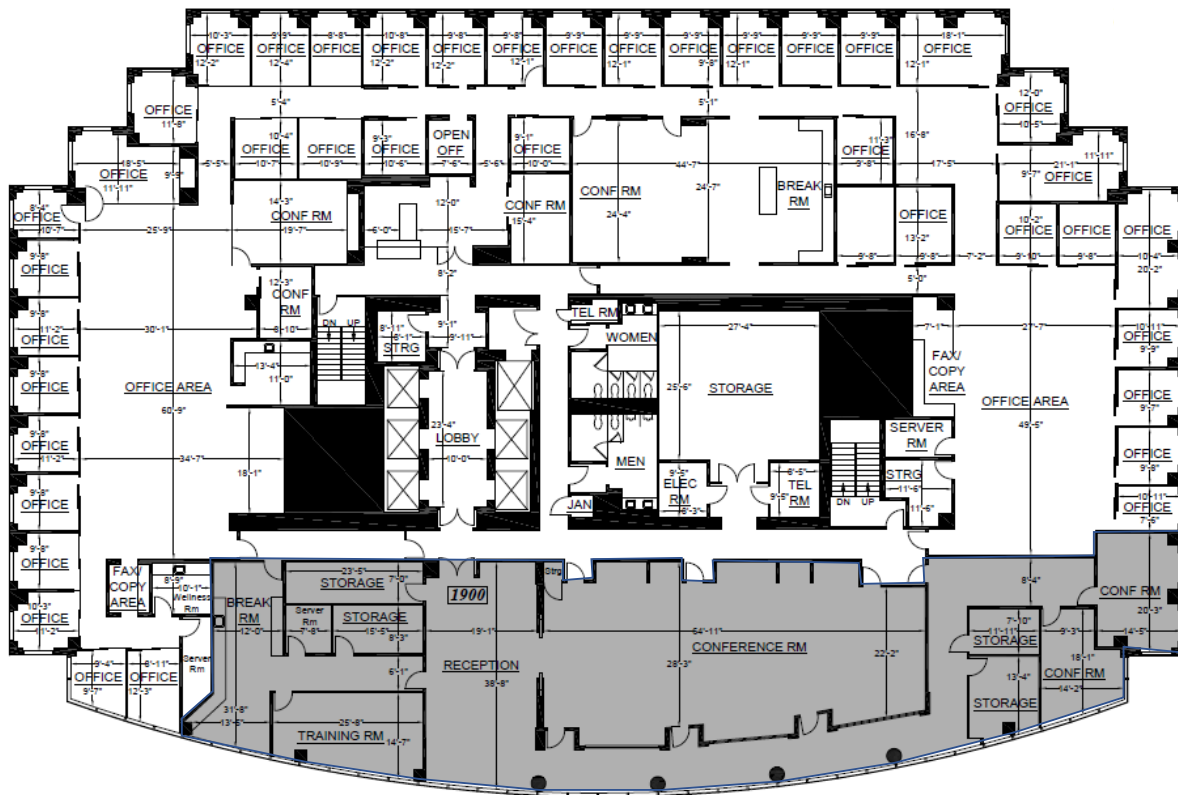
## FEATURES

- Floor: 20
- Area:  $\pm 2,040$  rsf
- Available Now
- 20th floor corner suite with expansive window-line
- Two (2) private offices, open kitchen and open area
- Excellent views overlooking city skyline and Lake Merritt

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## SUITE 1950



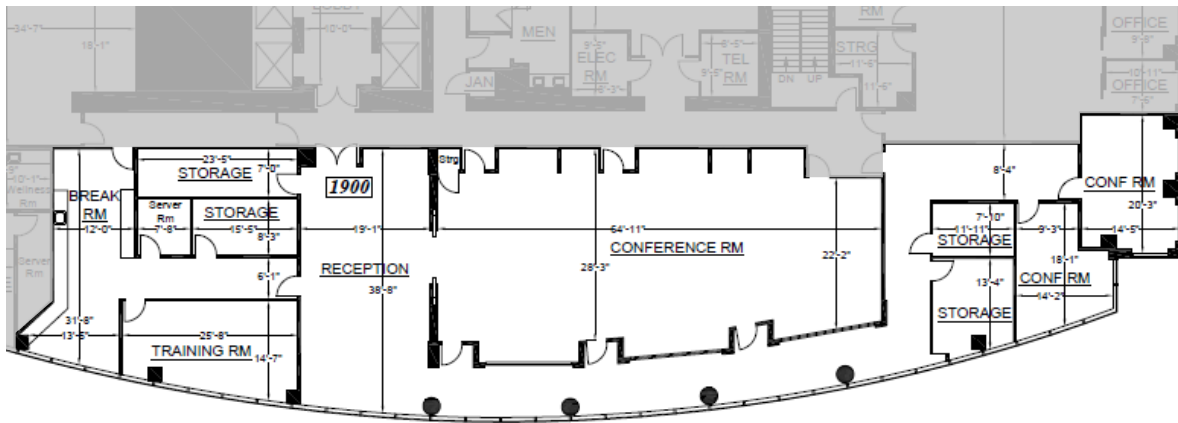
## FEATURES

- Floor: 19
- Area: ±17,013 rsf
- Available 6/1/24 (can be accelerated)
- Spectacular highly improved space with extremely high-end furnishings
- Unparalleled Western and Southern views of San Francisco, the Bay/ Estuary, Mt. Tamalpais, and the Golden Gate and Bay Bridges
- Formal reception area with double door entry off elevator lobby
- 41 glass window line private offices with sliding glass doors
- Multiple state of the art conference rooms
- Top of the line break room with island and accordion wall to large training room to create a ~600sf all-hands gathering space

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## SUITE 1900



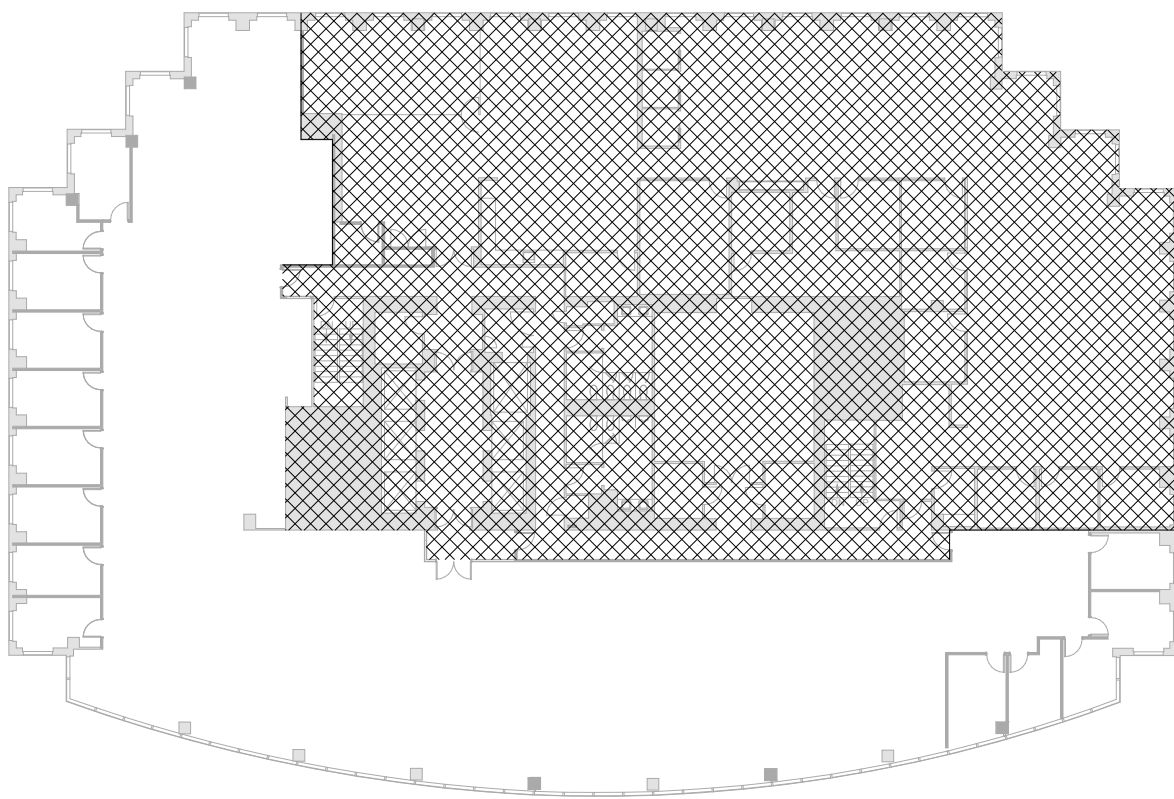
## FEATURES

- Floor: 19
- Area: ±8,194 rsf
- Available Now
- Configured as a state of the art training/conference center
- Can be converted into a beautiful 8,194 rsf suite with spectacular views
- Floor to ceiling uninterrupted glass line
- Double door entry off elevator lobby

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## SUITE 1800



### FEATURES

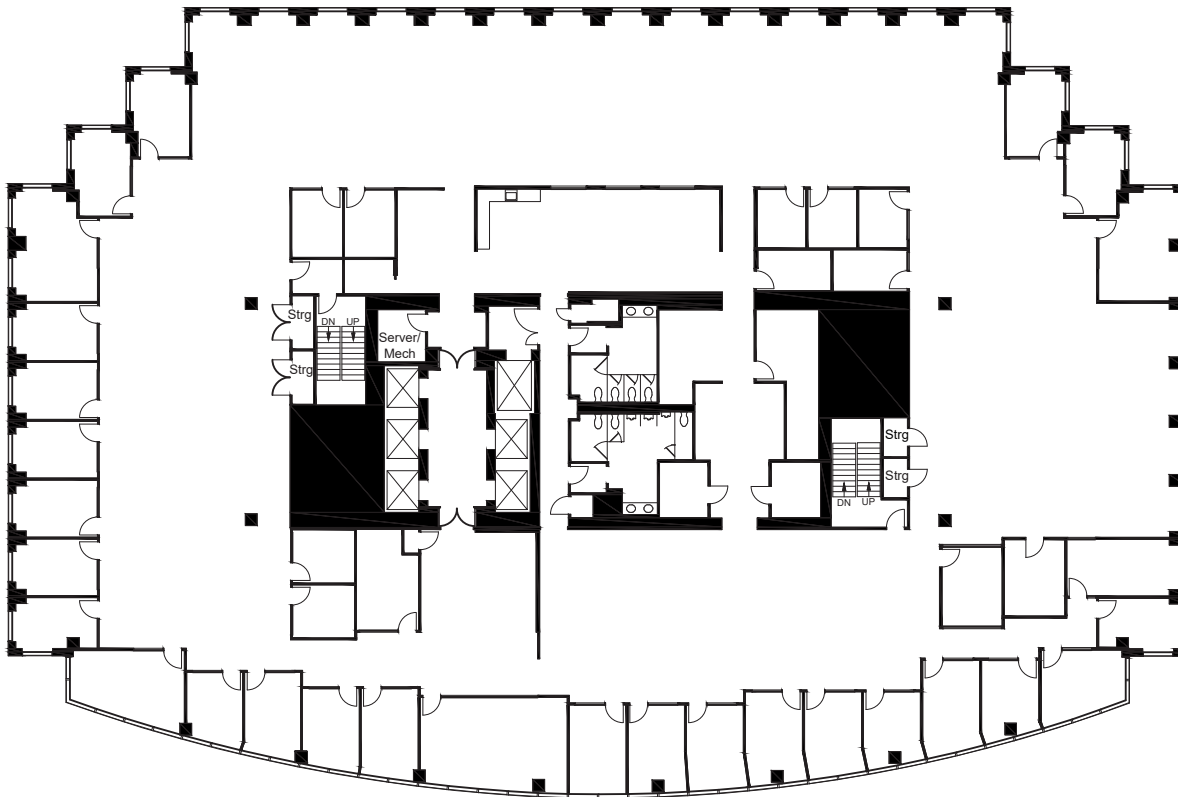
- Floor: 18
- Area:  $\pm 13,583$  rsf (divisible)
- Available Now
- Double door entry off elevator lobby
- Excellent views from every direction (SF, Bay, Estuary, Oakland Skyline)
- Divisible to  $\pm 3,000$  SF

**360°**

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## SUITE 1700



## FEATURES

- Floor: 17
- Area: ±24,480 rsf
- Available 05/01/24
- Full Floor
- Excellent views
- Excellent mix of glass private offices, conference rooms and open area.

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## SUITE 1600



## FEATURES

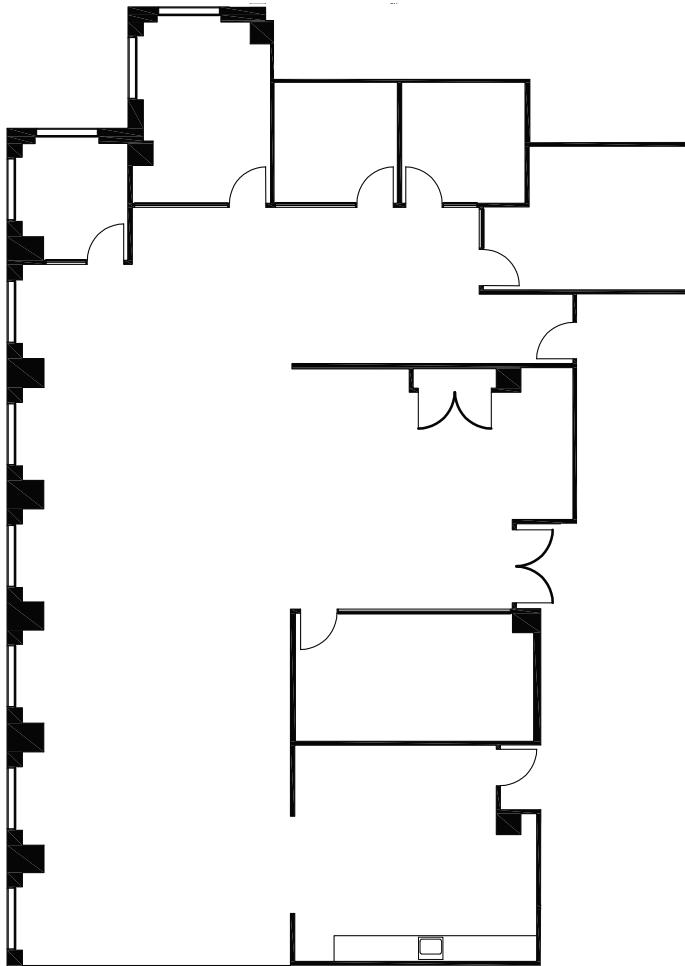
- Floor: 16
- Area: ±9,699 rsf
- Available Now
- Fully furnished
- Double door entry off elevator
- Ideal professional services suite
- 15 private offices
- 1 large and 1 medium conference room
- Secure reception area (can be opened-up)
- 36 workstations (all furniture available)
- Incredible views of San Francisco, SF Bay, GG and Bay Bridges, Mt. Tam, etc.



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## SUITE 1505



## FEATURES

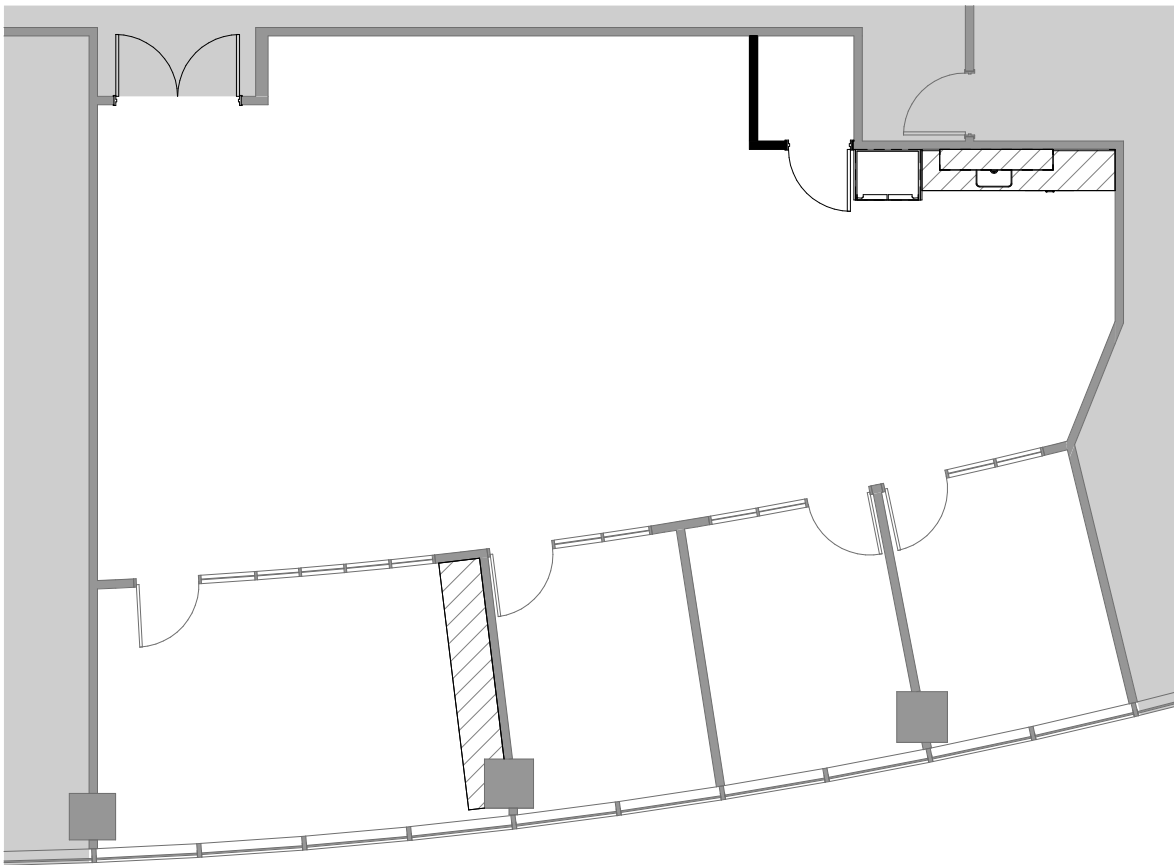
- Floor: 15
- Area:  $\pm 4,394$  rsf
- Available Now
- Brand new spec suite
- 4 private offices
- Large conference room
- Medium conference room
- Open kitchen
- Open space for ~30 workstations



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## SUITE 1550



## FEATURES

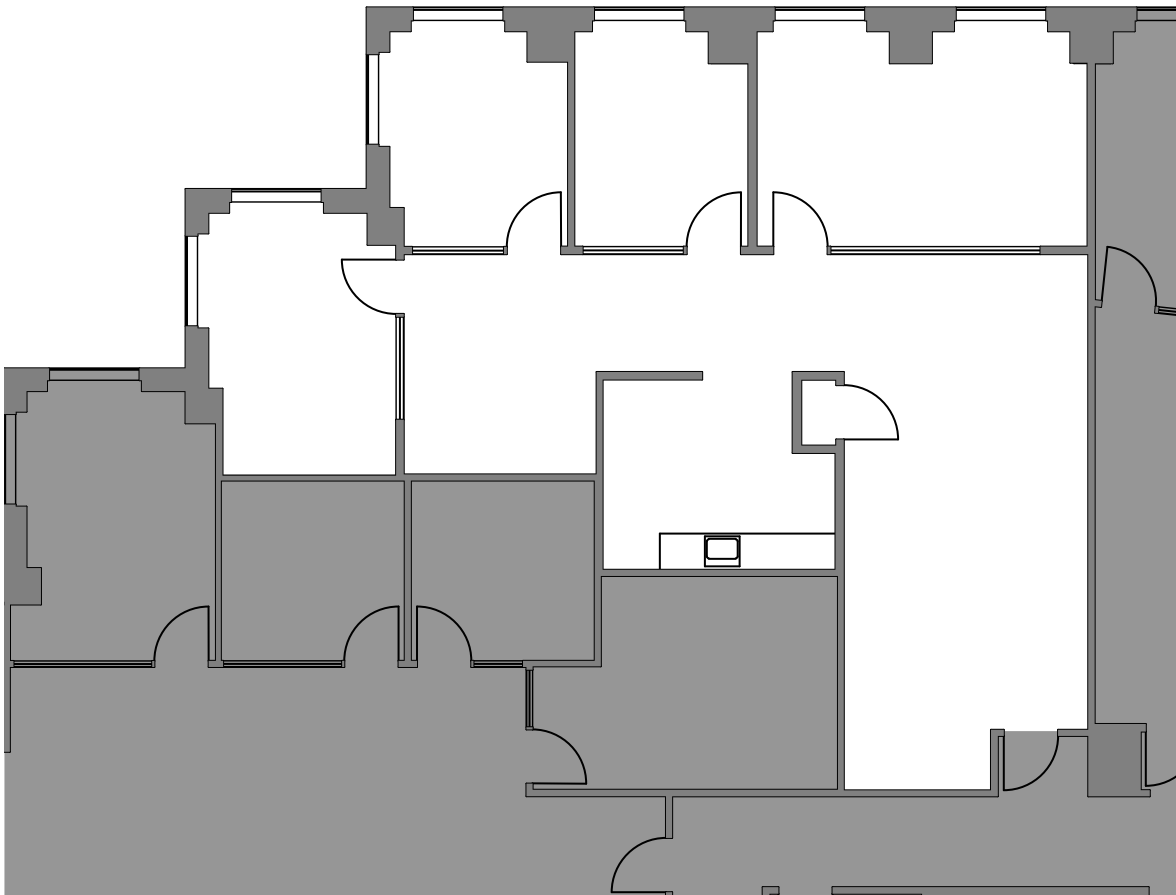
- Floor: 15
- Area:  $\pm 2,146$  rsf
- Available Now
- Market Ready Spec Suite
- 15th floor suite with expansive windowline
- Glass conference room, three (3) private offices, open kitchen and open area
- Excellent views overlooking city skyline and Lake Merritt

**360°**

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## SUITE 1501



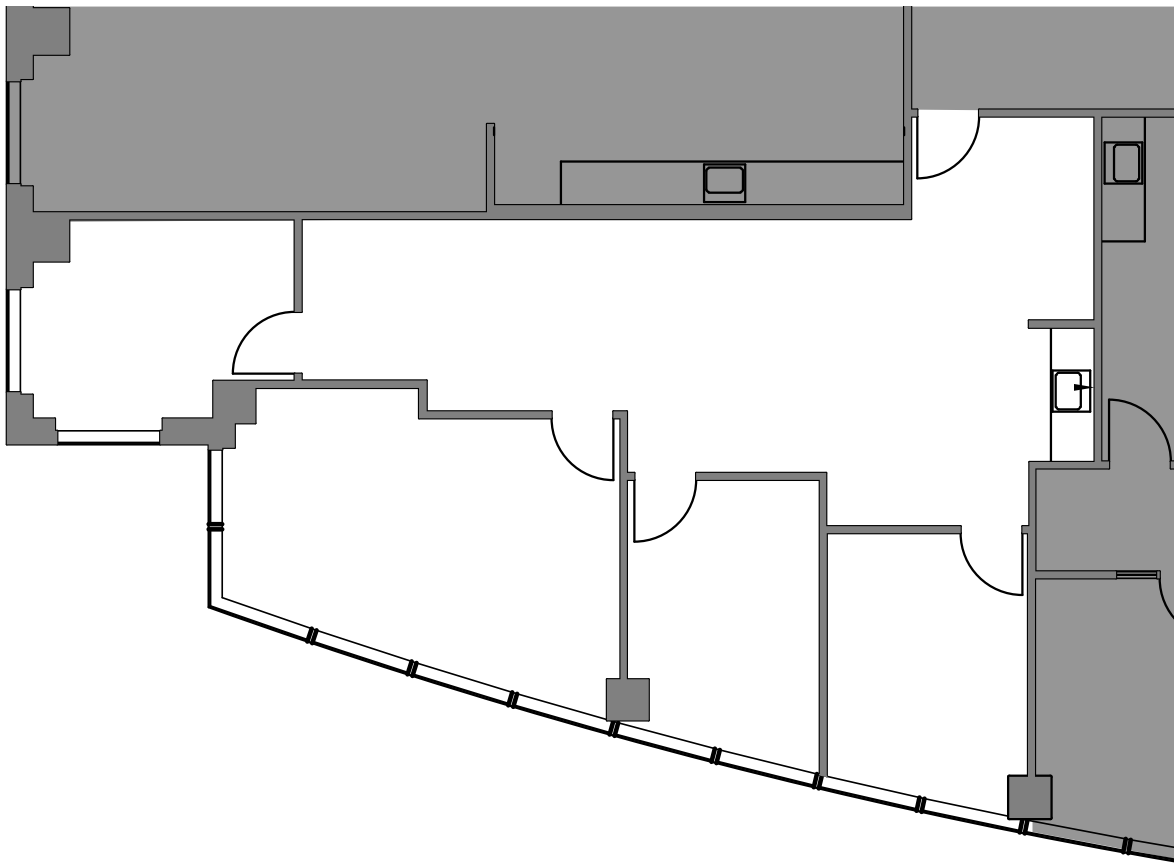
### FEATURES

- Floor: 15
- Area:  $\pm 1,766$  rsf
- Available Now
- Rare corner suite with incredible western views of SF, SF Bay, and both GG and Bay bridges
- Build-out includes conference room, 3 private offices, break room, open space and a reception area

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## SUITE 1515



### FEATURES

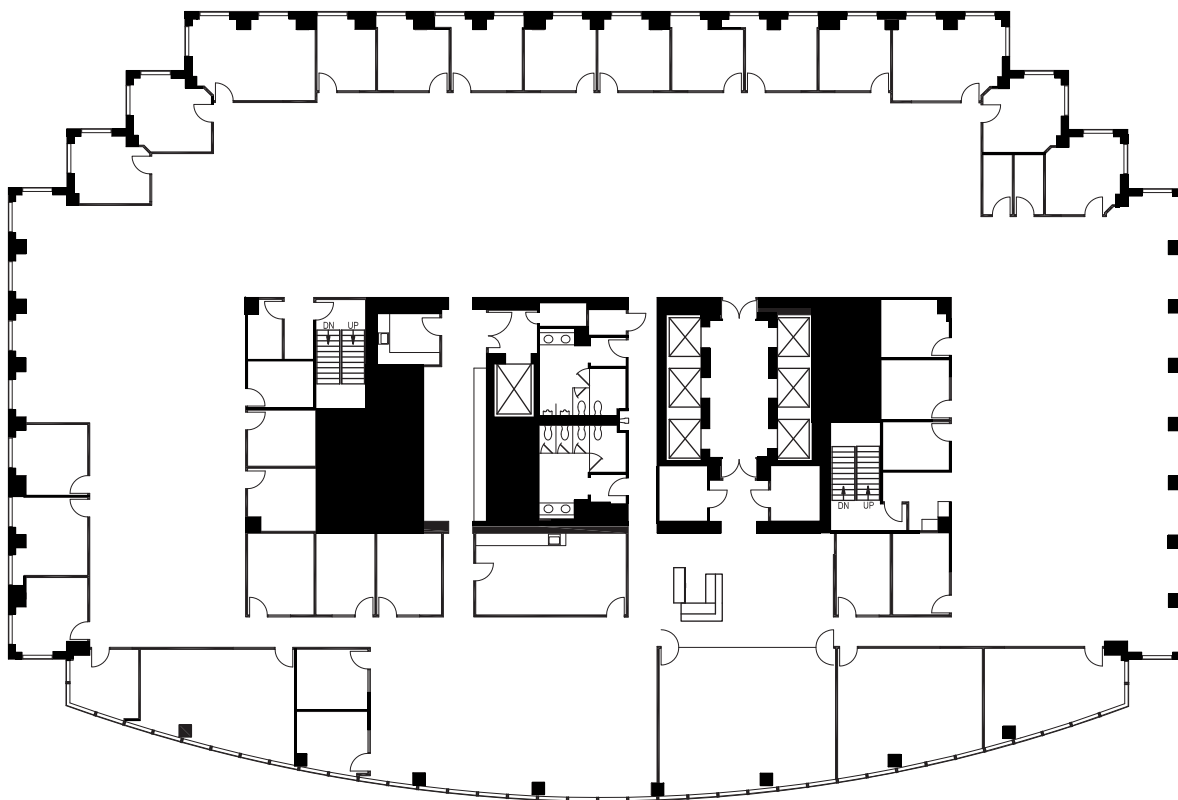
- Floor: 15
- Area:  $\pm 1,589$  rsf
- Available Now
- Rare corner suite with incredible eastern views
- Build-out includes 3 private offices, a conference room, open break area and open space

**360°**

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## SUITE 900



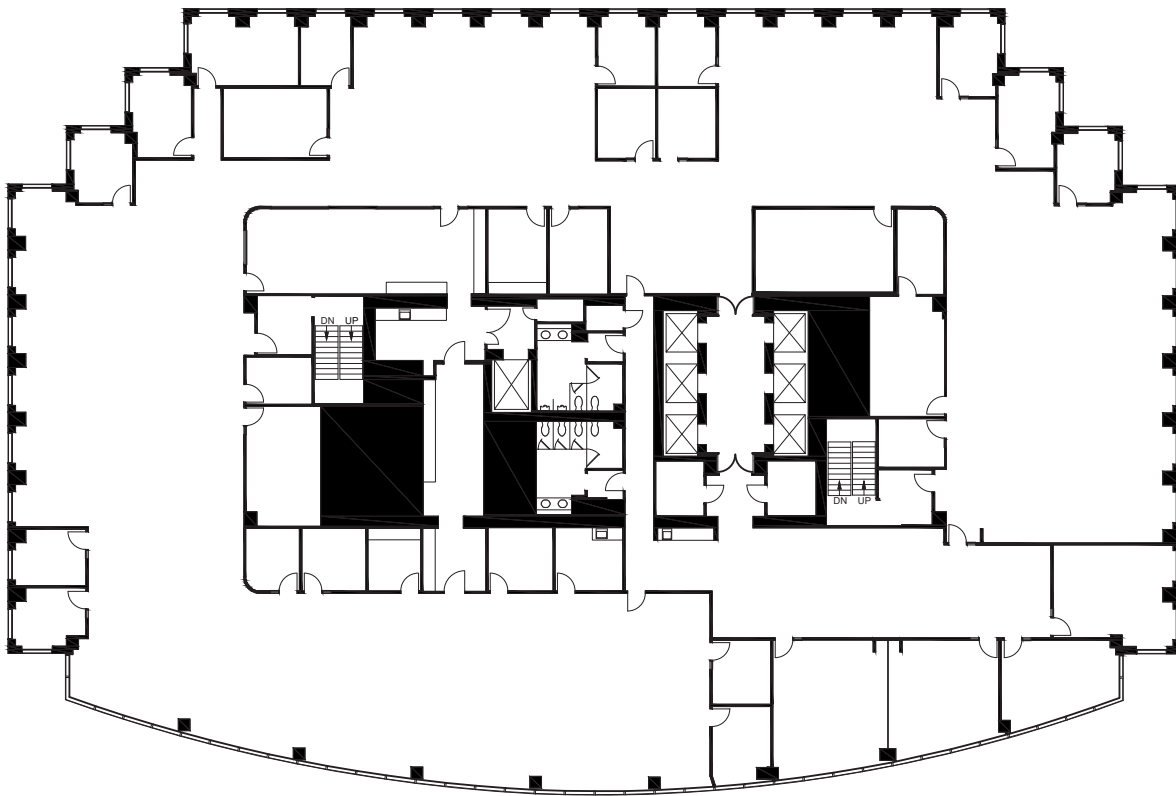
## FEATURES

- Floor: 9
- Area: ±24,141 rsf
- Available Now
- Full Floor
- Excellent views
- Excellent mix of glass private offices, conference rooms and open area.

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## SUITE 700



## FEATURES

- Floor: 7
- Area: ±24,245 rsf
- Available 05/01/24
- Fully furnished/Plug & Play ready
- Full Floor
- Excellent views
- Excellent mix of glass private offices, conference rooms and open area.

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# AMENITIES

- Immediate BART access
- Highwire Coffee Roasters Cafe now open
- Bocanova Cocina Panamericana now open
- 5 Star conference center
- 60K SF sports club/fitness center across the street
- Plentiful parking in the building and City Center garage
- Newly landscaped plaza and walkways
- Convenient access to AC transit, Broadway shuttle, freeways and ferries
- Next to Marriott Hotel and Oakland Convention Center
- Bicycle parking in building
- Locker rooms and showers
- EV charging stations
- 24/7 on-site lobby attendants, community benefit district cleaning & safety ambassadors dedicated to the building
- Real time traffic and transit screens conveniently located in the elevator lobby

# EQUIEM

1111 Broadway's engaging tenant portal helps employees stay connected to the workplace and local community. Key features include:



## Tenant Communications

Access to the latest updates from property management about building events, amenities and community news



## Health and Wellness

On demand and live classes to support employee wellbeing, ranging from meditation to yoga and dance



## Covid-19 Mitigation

Access to the latest protocols to ensure the safety of all building occupants and visitors



## Building Services

Access to our tenant handbook, vendor access requests and conference room booking







## FACTS & STATS

- Full lobby renovation in 2019
- New outdoor park off lobby
- All new destination dispatch elevators
- Property Management on-site
- 24/7 tenant access & security
- Tech-ready infrastructure and service
- Three levels of underground parking with two dedicated elevators
- WiredScore Platinum Certified
- 2024 BOMA Recipient of the Total Office Building of the Year (TOBY) Award

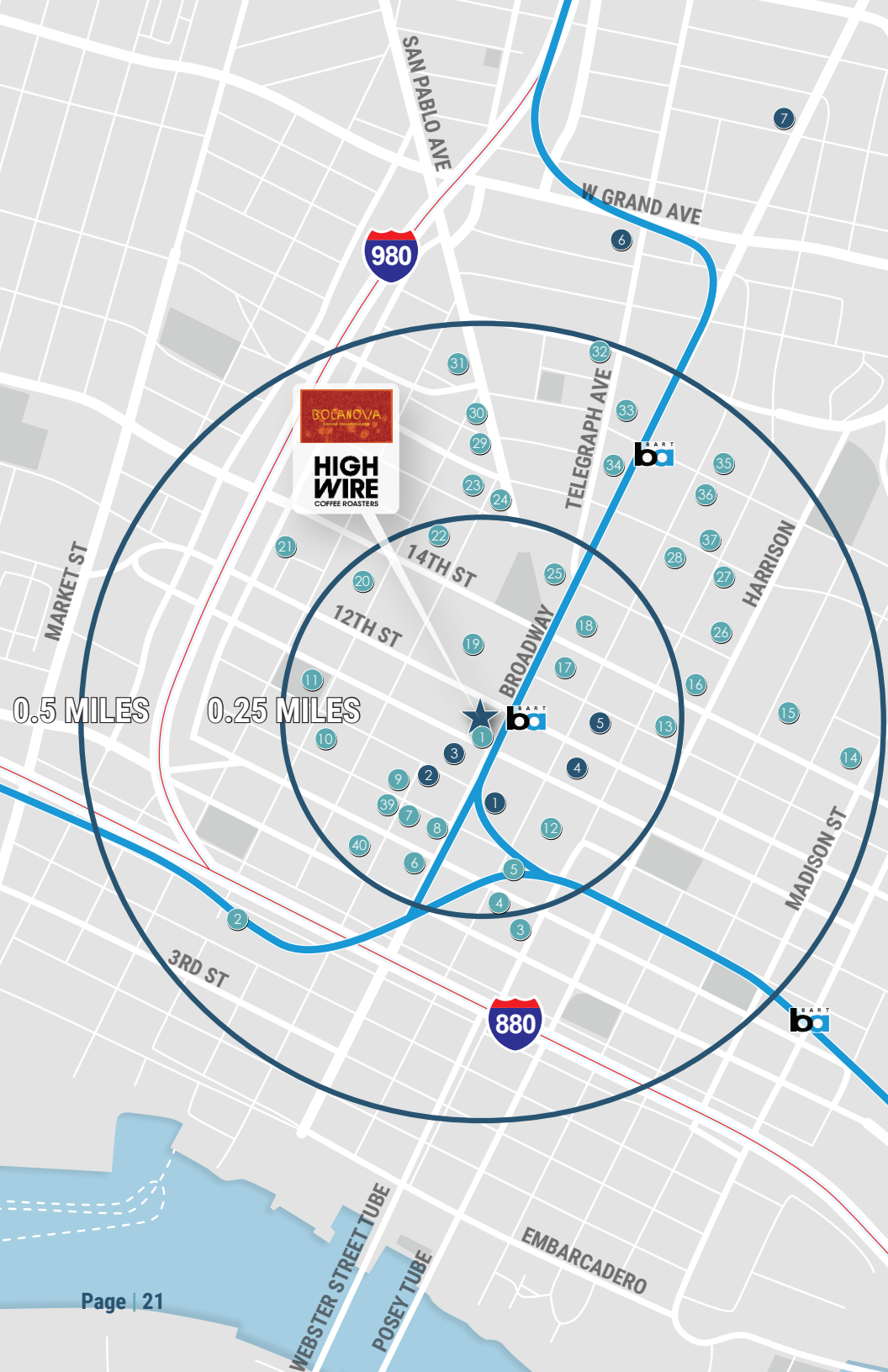
## ESG / SUSTAINABILITY

- LEED Gold Certified
- Energy Star Certified
- BOMA Earth Award Winner
- Eco-friendly cleaning program
- Assistance with “green” electronics disposal
- Programs for recycling & composting

## HVAC

- Our HVAC system is currently operating with maximum outside air, this reduces the need for re-circulated air in the building and is recommended by the CDC, OSHA and American Society of Heating and Air Conditioning Engineers (ASHRAE)
- Our Merv-15 filters have a 89-90% dust spot efficacy rate and are over 30-times more efficient at capturing micro particles than standard air filters





# WALKING AMENITIES



## RESTAURANTS

- |                                 |                            |
|---------------------------------|----------------------------|
| 1. Bocanova                     | 23. Naan n Curry           |
| 1. Highwire Coffee              | 24. World Famous HotBoys   |
| 2. BRIX 581                     | 25. Awaken Cafe & Roasting |
| 3. Imperial Soup                | 26. Tamarack               |
| 4. New Gold Medal               | 27. Senor Sisig            |
| 5. Tao Yuen Pastry              | 28. Sobre Mesa             |
| 6. Gyu-Kaku Japanese BBQ        | 29. Curry Up Now           |
| 7. Square Pie Guys              | 30. Shinmai                |
| 8. sweetgreen                   | 30. Plenty                 |
| 9. Miss Ollie's                 | 31. Hopscotch              |
| 10. Annapurna                   | 31. Belly                  |
| 11. Galeto Brazilian Steakhouse | 32. Hotbird                |
| 12. Peony Seafood               | 33. Xolo Taqueria          |
| 13. Luckyduck Bicycle Cafe      | 33. Duende                 |
| 13. Tay Ho                      | 34. Itani Ramen            |
| 14. Mo' Joe Cafe                | 35. Falafel Boy            |
| 15. Fresh & Best II             | 35. Genji Japanese         |
| 16. The Bistro                  | 36. Lotus Falafel          |
| 16. Maya Halal Taqueria         | 37. Pho 84                 |
| 17. Mockingbird                 | 37. Aburaya                |
| 17. Oakland Street Food Co.     | 38. Caffè 817              |
| 18. Trap Kitchen                | 39. Ratto's                |
| 18. Gus's World Famous          | 40. Graffiti Pizza         |
| 19. Bagel Street Cafe           |                            |
| 19. Oak Harvest Kitchen         |                            |
| 19. Zella's Soulful Kitchen     |                            |
| 19. Ladle & Leaf                |                            |
| 19. La Salsa                    |                            |
| 19. Fountain Cafe               |                            |
| 19. City Center Pizzeria        |                            |
| 20. C&C Mun-Cheeze Pizza        |                            |
| 20. Roasted and Raw             |                            |
| 21. Rio California              |                            |
| 22. Taqueria La Venganza        |                            |

## HOTELS

- |                          |
|--------------------------|
| 1. Courtyard by Marriott |
| 2. Washington Inn        |
| 3. Oakland Marriott      |
| 4. Hampton Inn           |
| 5. Ramada by Wyndham     |
| 6. Moxy Oakland          |
| 7. Kissel Uptown Oakland |





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## THE EAST BAY'S PREMIER OFFICE TOWER

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