

FOR LEASE

±17,200 RSF CREATIVE OFFICE | ±2,000 – ±11,245 RSF RETAIL



\$4.00/SF/yr
For leases with terms
up to five (5) years

THE LESLIE BUILDING

427 13TH STREET | 1240 BROADWAY
Oakland, CA

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 **Transwestern**

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427 13th Street | 1240 Broadway



Built in 1930, the Leslie Building preserves its early 20th century architecture complete with stone façade and ornate sculpture. The property was recently modernized and earned a LEED-platinum rating, with upgrades to efficient HVAC, plumbing, and lighting.



Historic building constructed in 1930



3-story office and retail



Formerly the LUX movie theatre that opened in 1948



Located in central downtown

OFFICE HIGHLIGHTS

This is a one-of-a-kind, LEED-certified office space at the corner of Broadway in the heart of downtown Oakland, featuring exposed historic features and abundant natural light with views of downtown and featuring a dedicated lobby and elevator core.

427 13th Street: ±17,200 RSF



17,200 RSF creative office available



High ceilings & abundant natural light



Space for approximately 110 employees



Open plan with 5 conference rooms



Exposed brick and timber



Ultra-efficient HVAC



Dedicated lobby



Elevator core

RETAIL HIGHLIGHTS

This retail store is part of a 3-story office and retail building that is highly visible with a great deal of foot traffic at the corner of 13th Street, just steps away from 12th St BART station and across from City Center, surrounded by residential and commercial buildings. 1240 Broadway also has an existing vent shaft, 19' ceilings, front 2 sides that can be demised, and is ideal for a retail store, coffee shop, restaurant, or other retail business.

1240 Broadway: ±2,000 – ±11,245 RSF



Ideal corner for restaurant space



Full basement with bathroom / shower



Prominent corner



19' high ceilings



Divisible down to 2,000 RSF

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**IN THE HEART OF
DOWNTOWN OAKLAND**



LOCATION HIGHLIGHTS



Walk Score
100



Transit Score
100



Bike Score
89

IDEALLY LOCATED

- ▶ Steps to 12th St BART entrance, Broadway 'B' shuttle, and other transit options
- ▶ Across from City Center, a 12-block complex with office, Marriott Hotel, restaurants, parking and free noontime concerts year-round
- ▶ ½ block away from City Hall and Frank Ogawa Plaza
- ▶ Surrounded by 10.7M SF of office and 7K of residential units
- ▶ Central Bay Area location

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FLOOR PLAN

427 13TH STREET **2ND FLOOR** (Office)

Continuous to the
3rd floor via open stairwell
and elevators.

 Available
Office Space



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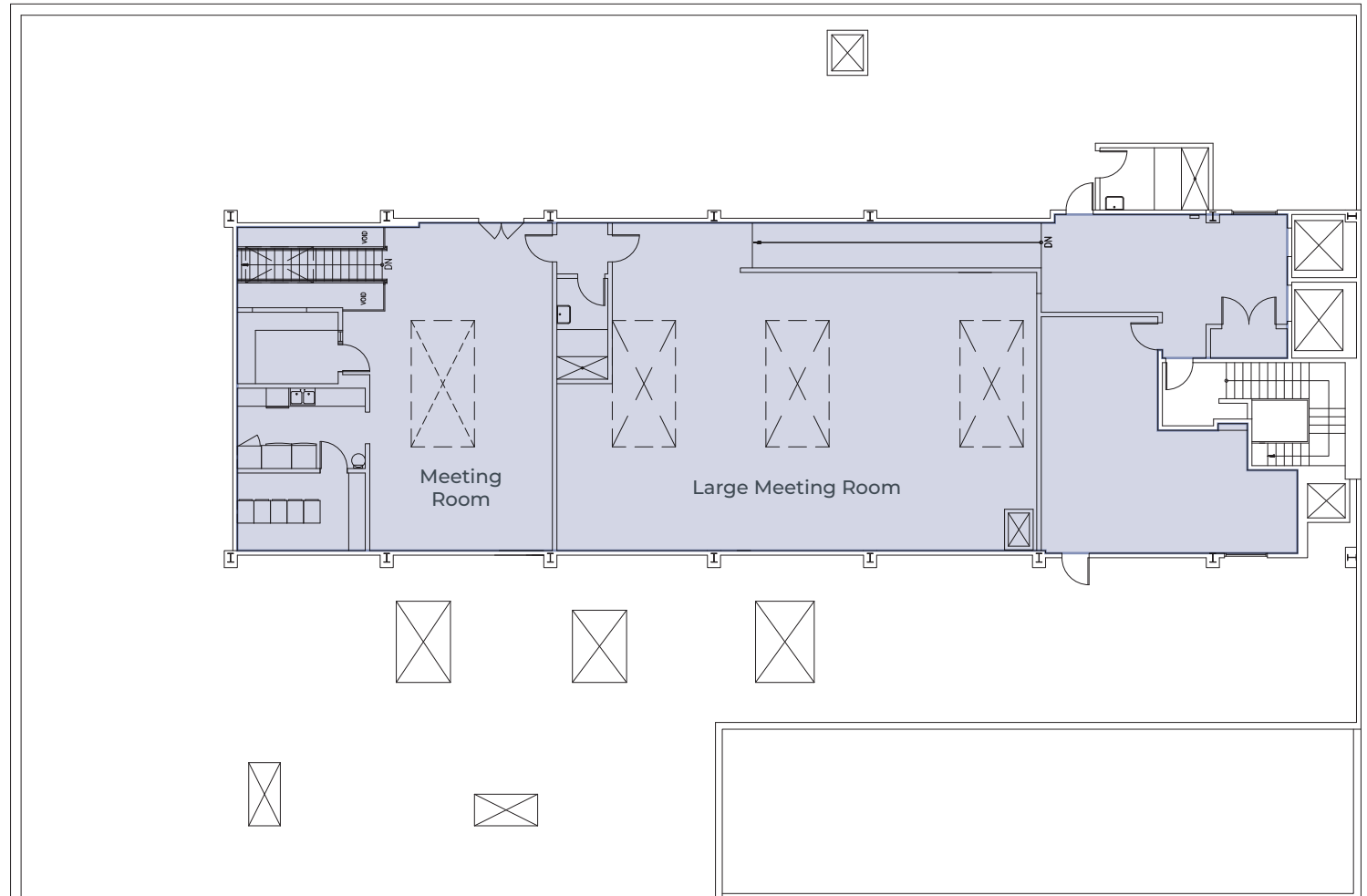


FLOOR PLAN

427 13TH STREET
3RD FLOOR
(Office)

Elevator served

■ Available
Office Space



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**CREATIVE
OFFICE SPACE**
in Downtown Oakland
±17,200 RSF

The property features an office layout that is ideal for a single-tenant tech or creative firm that wants to utilize the private stand alone entrance, large open areas, private offices and conference rooms that feature an exposed ceiling and abundant natural light from gorgeous window line and skylights.

THE LESLIE BUILDING

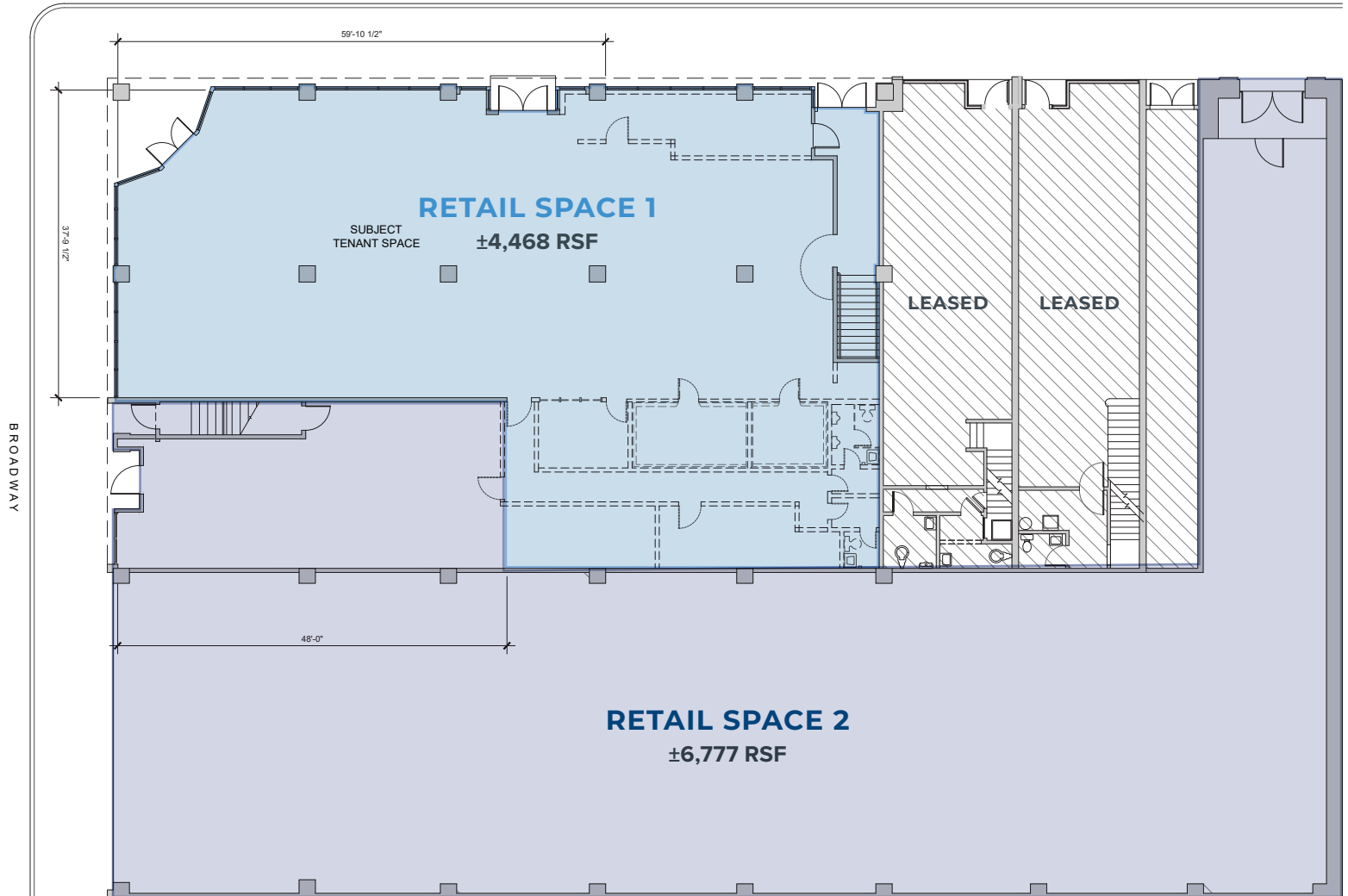
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FLOOR PLAN

1240 BROADWAY
1ST FLOOR
(Retail)

-  **Available Retail Space 1**
±2,000 – ±4,468 RSF
-  **Available Retail Space 2**
±6,777 RSF



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AMPLE AMENITIES

Downtown Oakland's retail scene is thriving with new restaurants, galleries, bars and boutiques and The Leslie Building adds to that with the availability of an existing corner restaurant site as well as a rare, large-level retail space.



- 1 Samuel Merritt University
- 2 UC Office of the President
- 3 Tribune Tower
- 4 Oakland Tower
- 5 The Clorox Building
- 6 12th St BART Station
- 7 Oakland City Hall

