

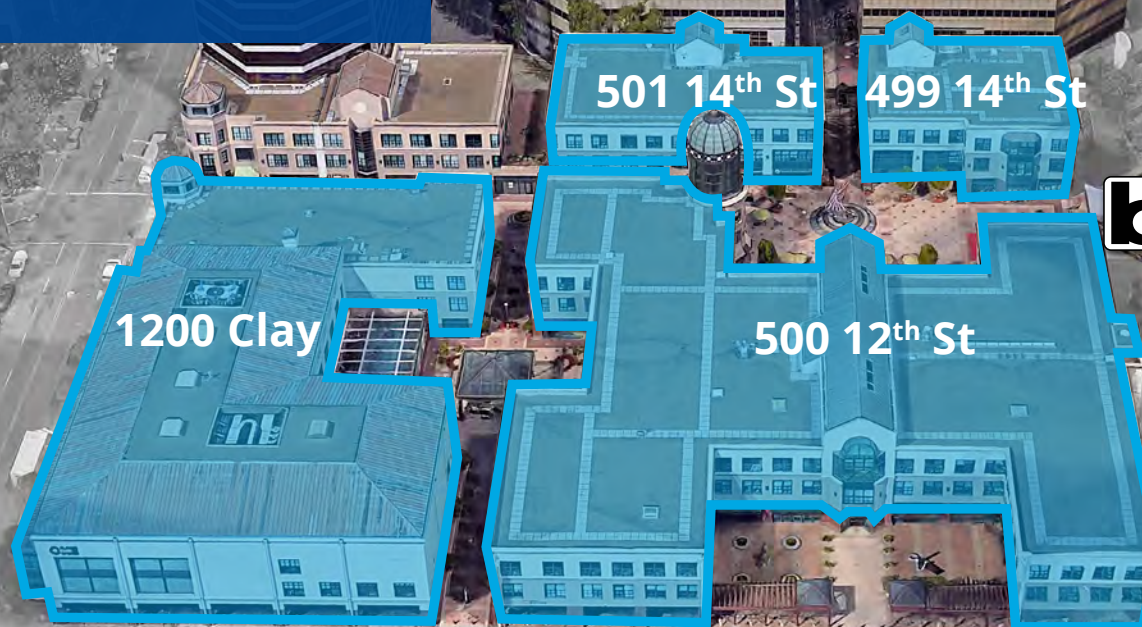
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Earn a \$3 per RSF/Year Commission for New Leases



CityCenter



Contact:

Sid P. Ewing

Senior Vice President
+1 510 433 5889
sid.ewing@colliers.com
CA License No. 01179264

Paul O'Drobinak

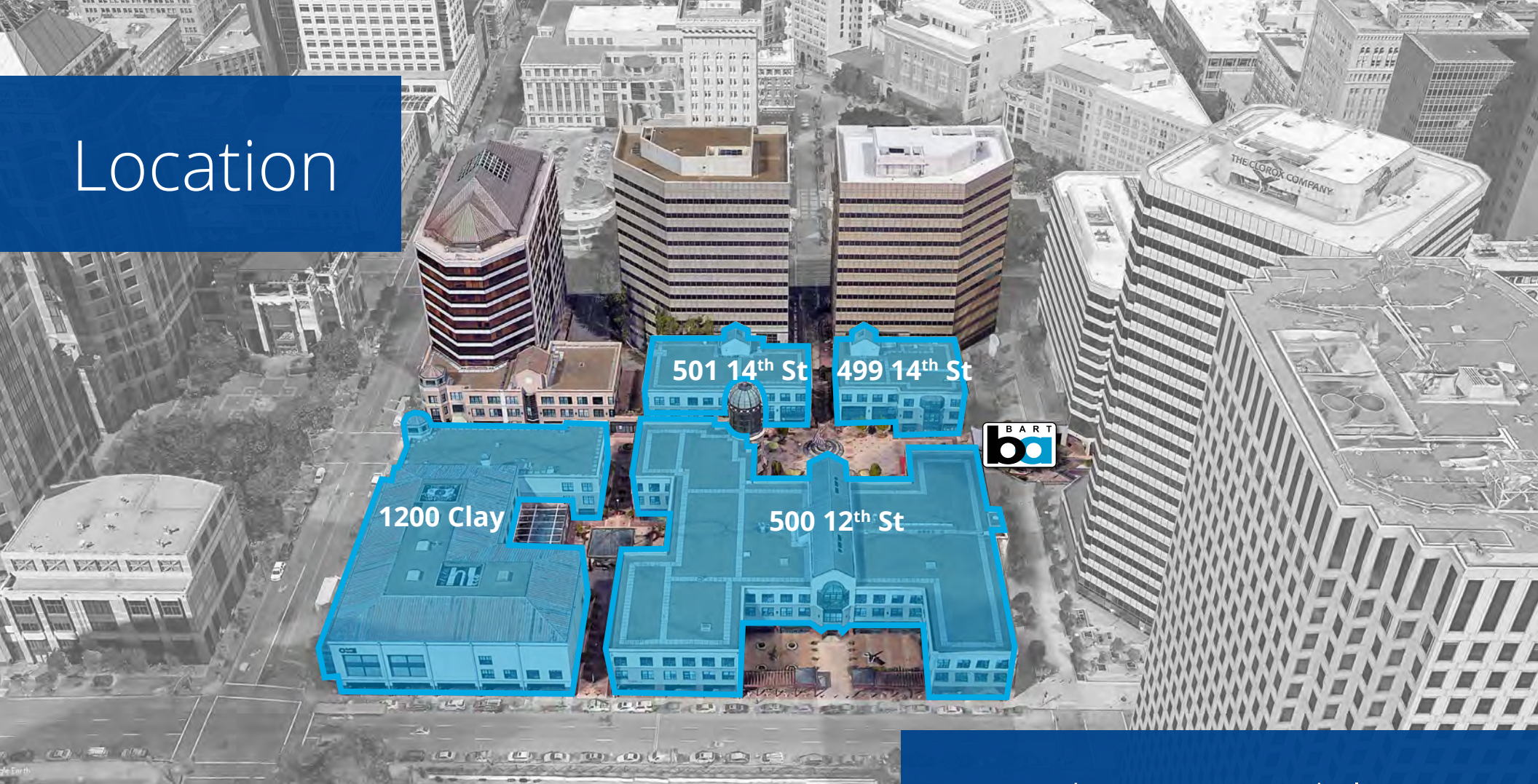
Senior Associate
+1 510 433 5818
paul.odrobinak@colliers.com
CA License No. 01983402

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1999 Harrison Street, Suite 1750
Oakland, CA 94612
colliers.com



Location



Project Features

- Iconic Oakland City Center location
- Exclusive entrance to City Center BART
- High-density location
- 5-star conference center in project
- Numerous amenities and restaurants immediately available
- High-end ±56,000 SF sports club with lap pool
- Operable windows
- Attractive plaza and park-like environment
- LEED certified
- Energy Star labeled
- Subterranean parking with charging stations
- Bike corral and locker
- 1/1,000 parking available

Urban Accessibility



Walker's Paradise

99



Very Bikeable

71



Excellent Transit

88



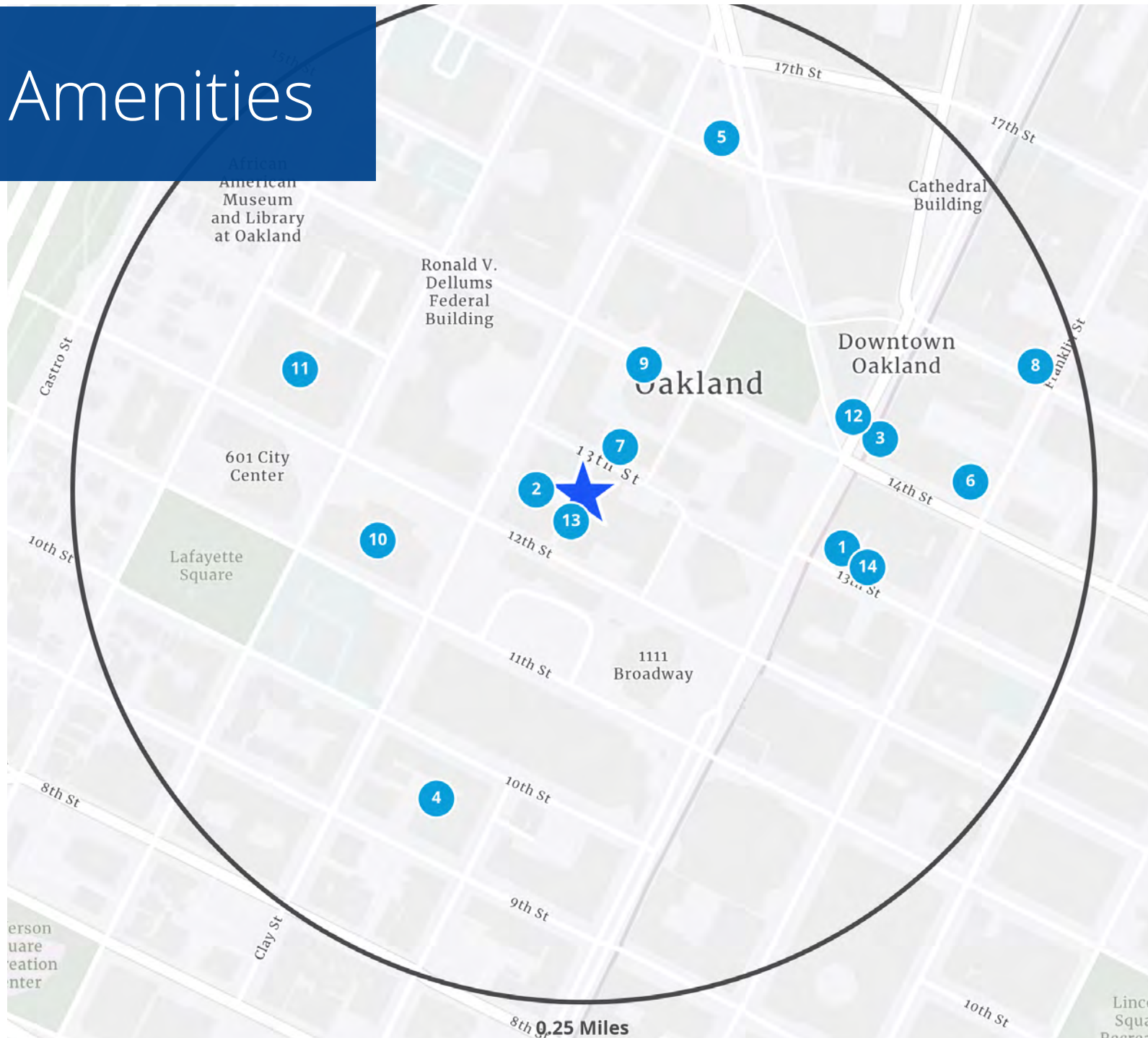
Existing Developments	Units/SF
State Building	700,589
Rotunda Building	242,000
Oakland City Hall Complex	240,000
Federal Building	1,025,000
1300 Clay	186,194
1200 Clay	18,775
505 14 th St.	169,847
475 14 th St.	182,092
405 14 th St.	90,000
City Center	25,803
555 City Center	487,224
Tribune Tower	88,120
436 14 th Street	136,000
1333 Broadway	239,822
1330 Broadway	328,427
1221 Broadway	504,855
1111 Broadway	553,210
Oakland Convention Center	80,000
Marriott City Center	482 rooms
Transpacific Centre	325,000
Westlake Building	66,100
Total	5,689,058+

Under Development or Approved	Units/SF
285 12 th St & 301 12 th St	416 Units
1510 Webster St	189 Units
TOTAL RESIDENTIAL	605 Units

City Center Employee Density

There are currently **±40,000** daytime
employees within $\frac{1}{2}$ mile.

Amenities



- | | |
|--|--|
| 1
OAKLAND STREET FOOD CO.
FAST • FRESH • LOCAL | 2
THE CLUB
HOUSE OF BARS |
| 3
GUS'S | 4
Huangcheng Noodle House |
| 5
HABES | 6
STANFORD PUNCH
Pure Real Power |
| 7
SIDEWALK
BURGER | 8
HATCH |
| 9
Rugel Street Cafe | 10
DENLOFT |
| 11
Big Guys Burger & Pizza | 12
awaken cafe |
| 13
SUSHI BAR | 14
Chipotle |

Project Availability

Address	Suite	RSF
499 14 th St.	118	±1,128
499 14 th St.	210	±3,175
499 14 th St.	220	±3,472
500 12 th St.	150	±4,280
500 12 th St.	150A	±2,073
500 12 th St	200	±33,154
500 12 th St	250	±2,770
500 12 th St.	270	±5,520
500 12 th St.	2 nd Floor	±41,444*
500 12 th St.	310	±6,778
500 12 th St.	320	±8,316
500 12 th St.	330	±2,951
500 12 th St.	340	±6,432
500 12 th St.	350	±4,263
501 14 th St.	3 rd Floor	±8,808

*Contiguous



Floor Plan | 499 14th St, Suite 118

±1,128 RSF



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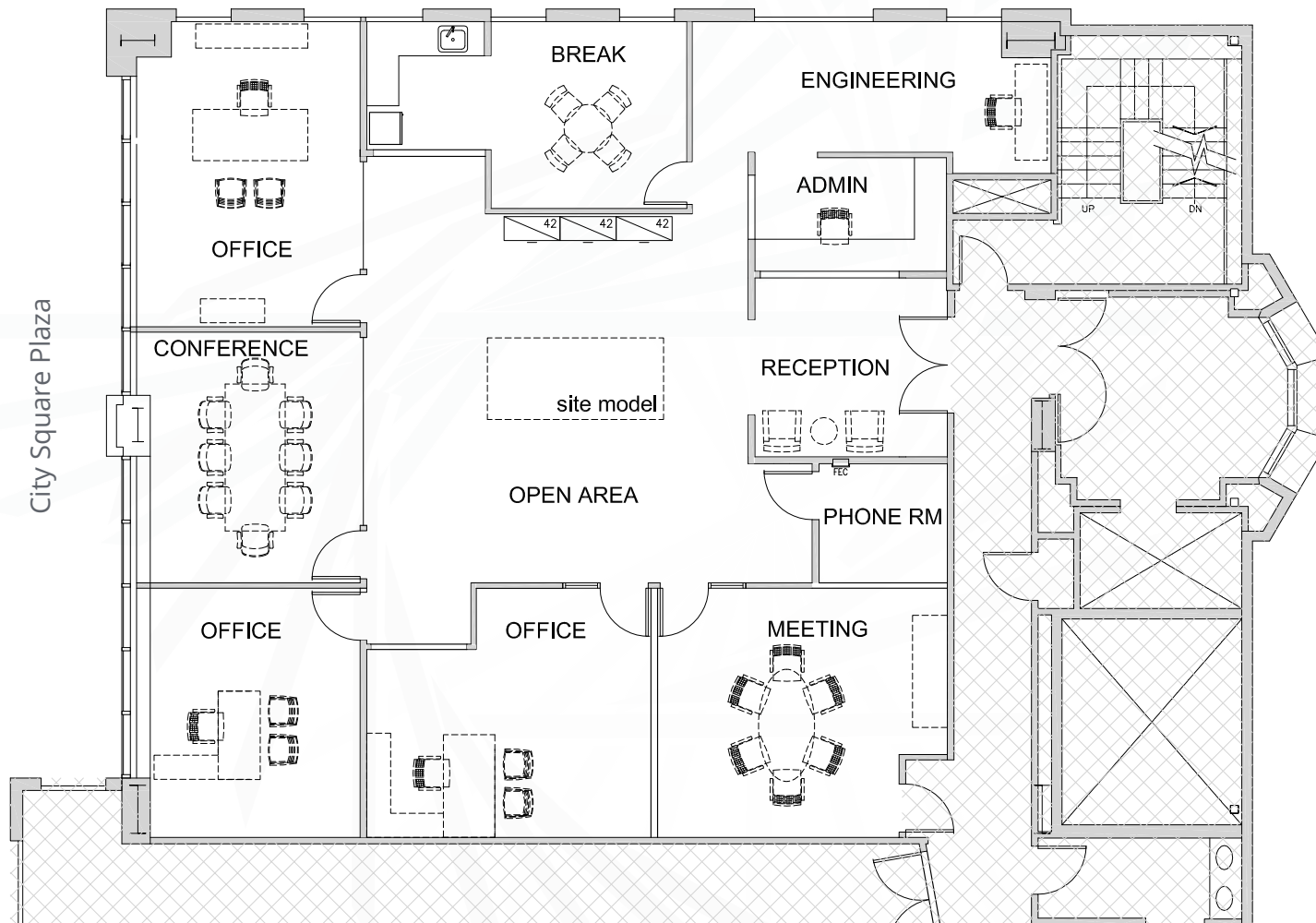


Floor Plan | 499 14th St, Suite 210

±3,175 RSF

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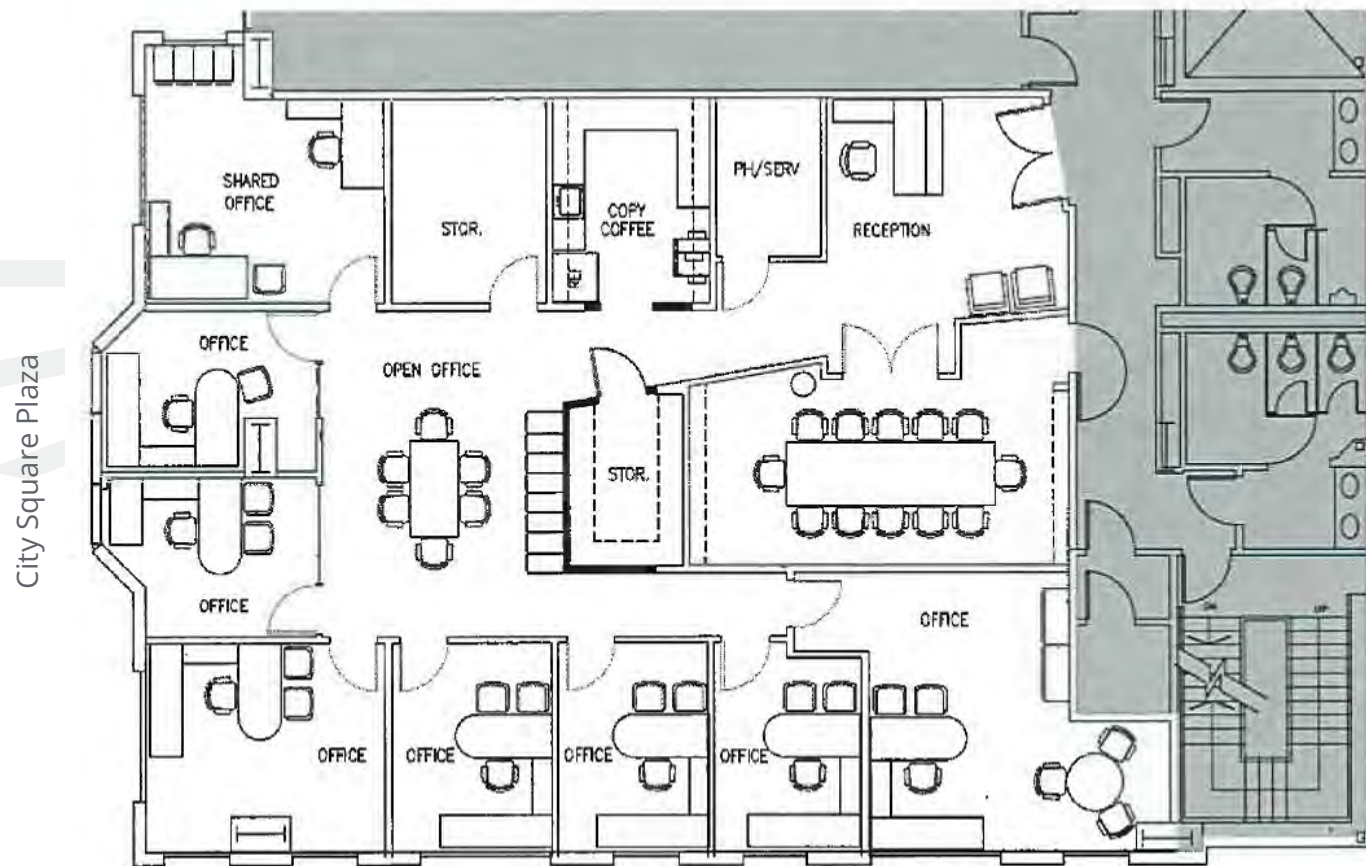
THE
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Floor Plan | 499 14th St, Suite 220

±3,472 RSF

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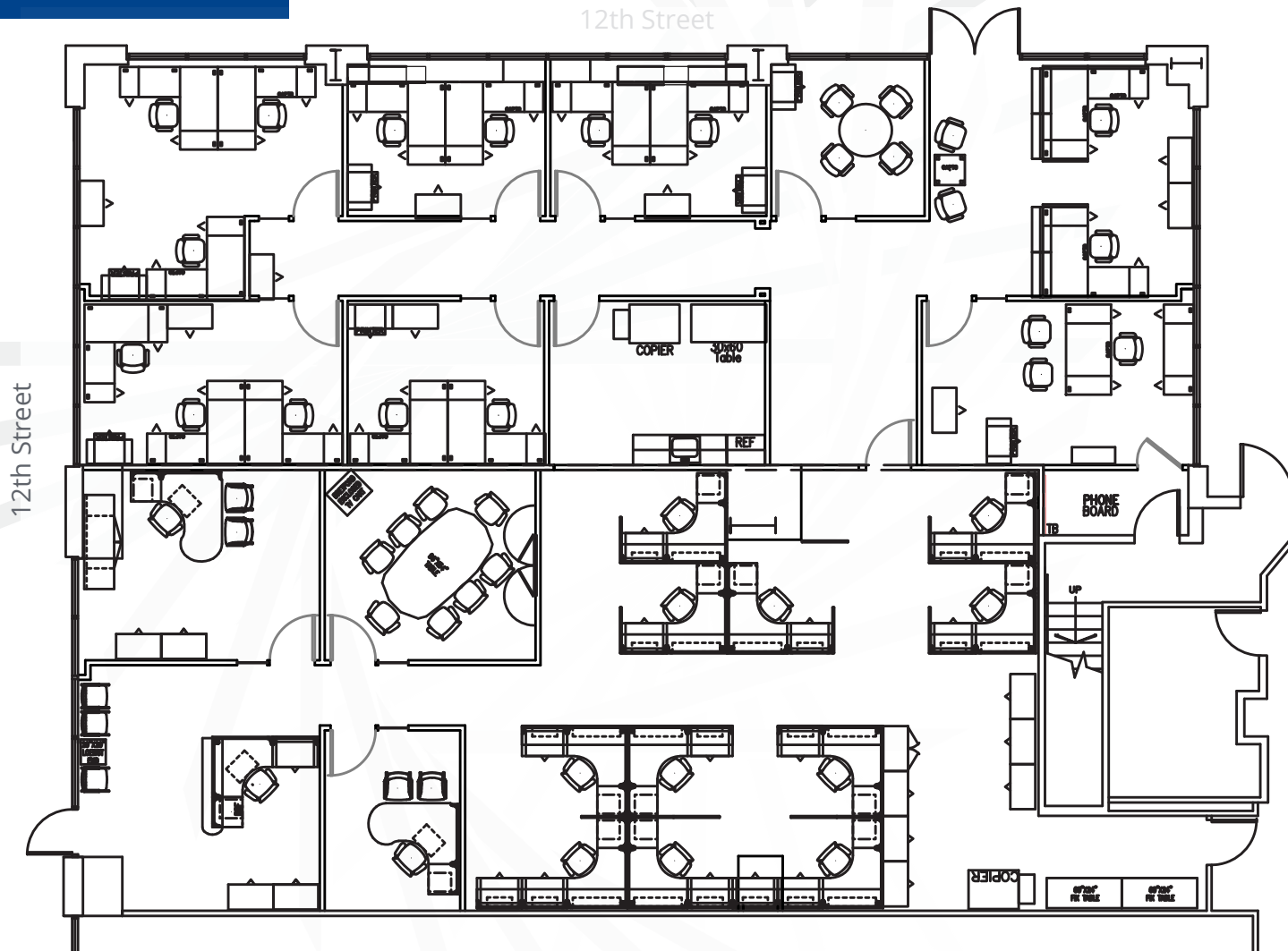
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Floor Plan | 500 12th St, Suite 150

±4,280 RSF

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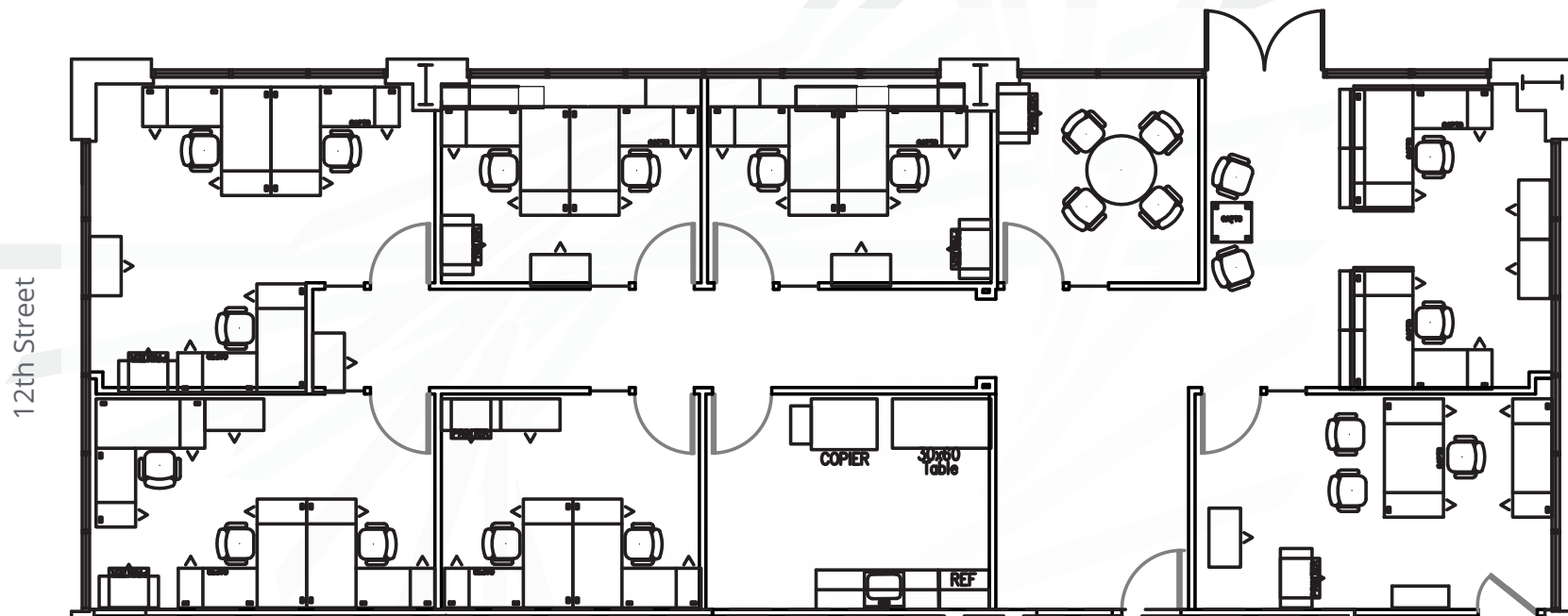
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Floor Plan | 500 12th St, Suite 150A

±2,073 RSF



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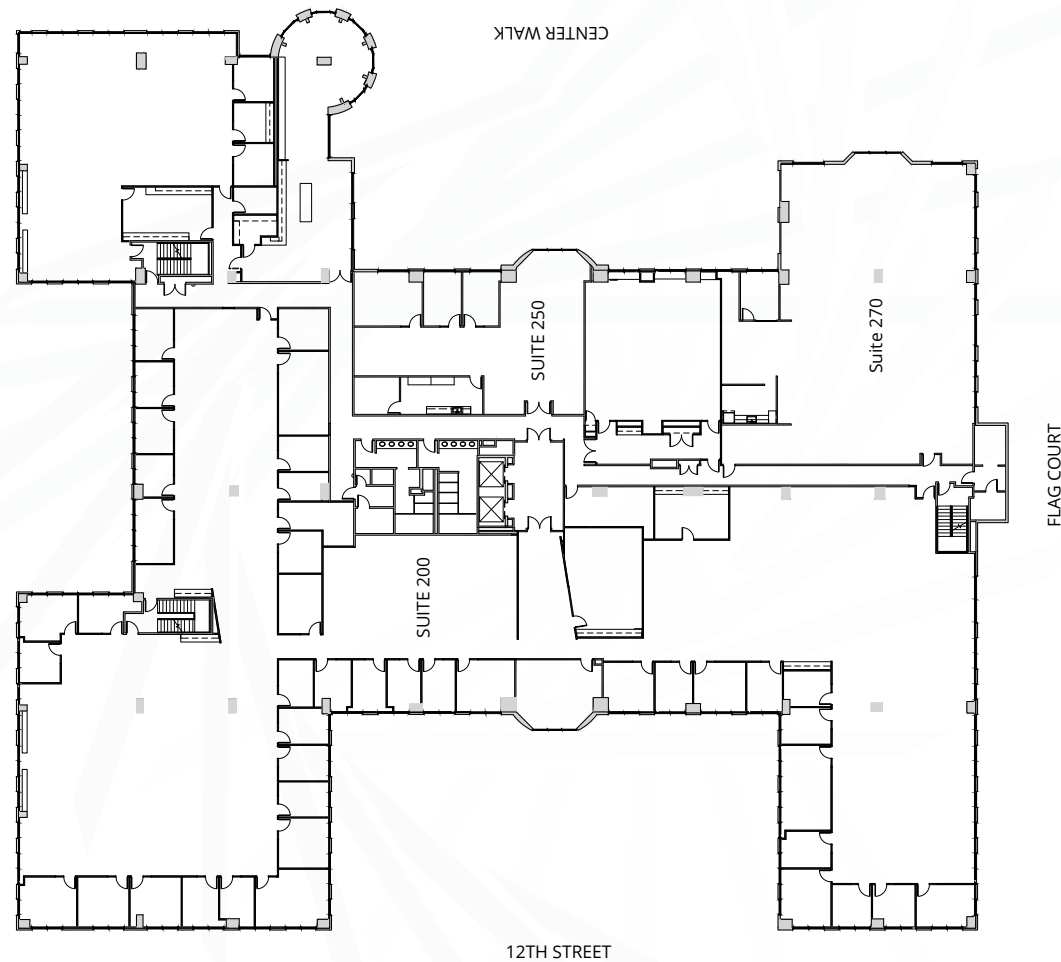


Floor Plan | 500 12th St, Suite 200

±33,154 RSF



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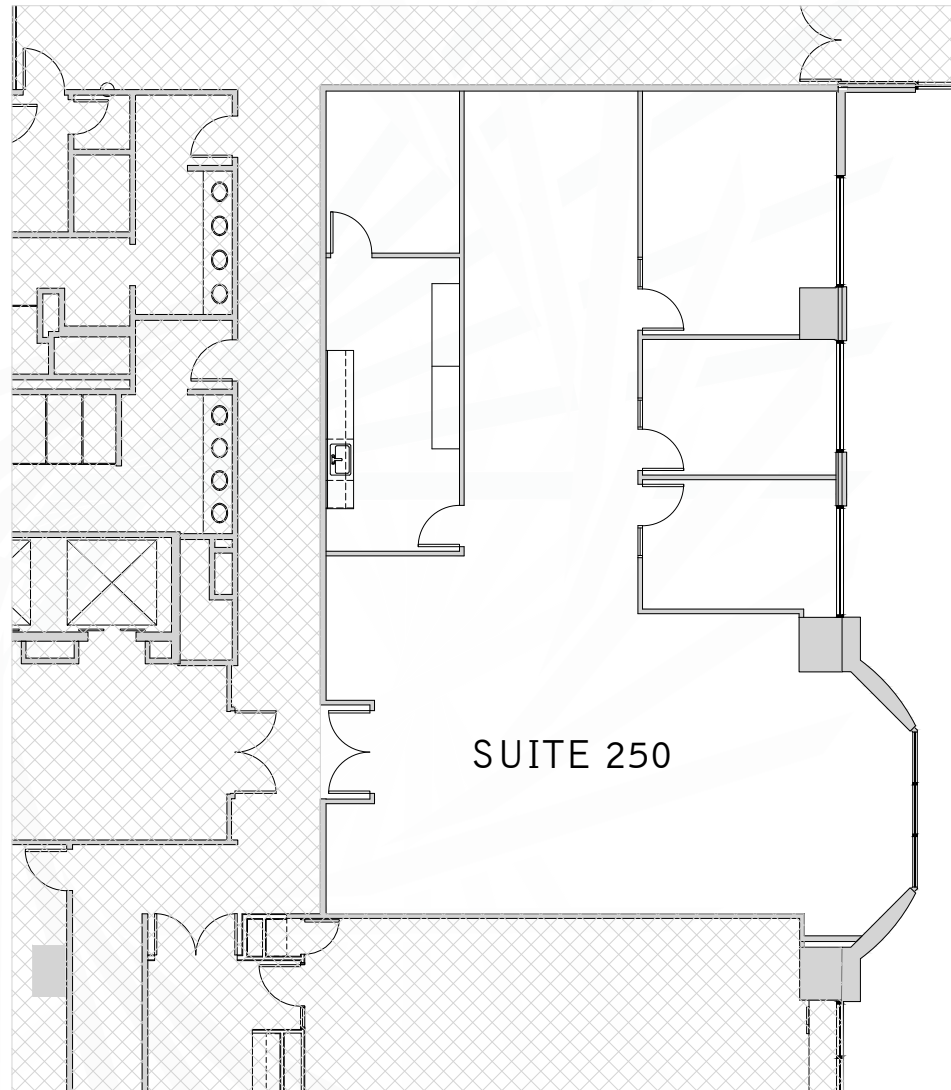


Floor Plan | 500 12th St, Suite 250

±2,770 RSF



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City Square Plaza

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Floor Plan | 500 12th St, Suite 270

±5,520 RSF



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City Square Plaza

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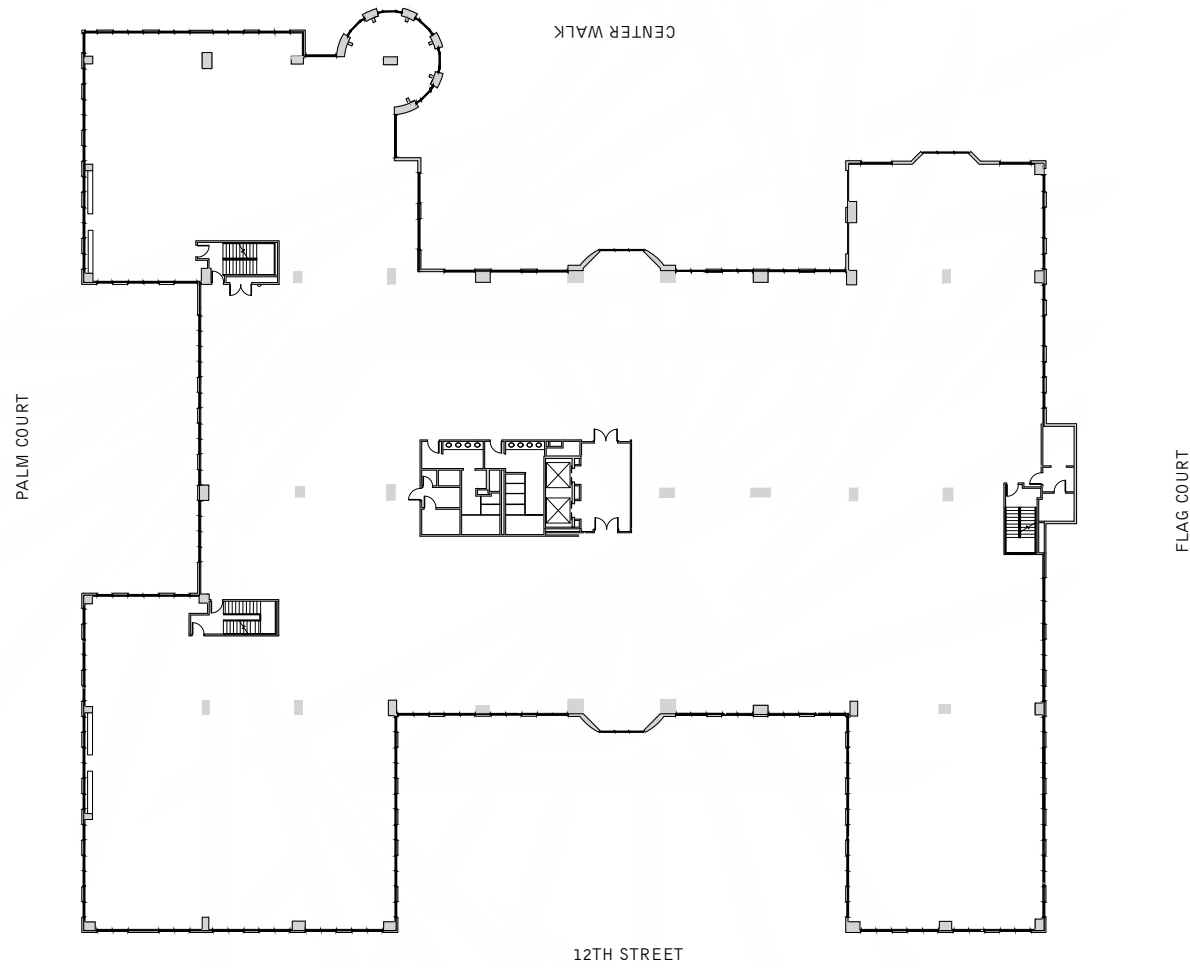


Floor Plan | 500 12th St: Entire 2nd Floor

±41,888 RSF | ±38,179 USF



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Floor Plan | 500 12th St, Suite 310

±6,778 RSF

City Square Plaza



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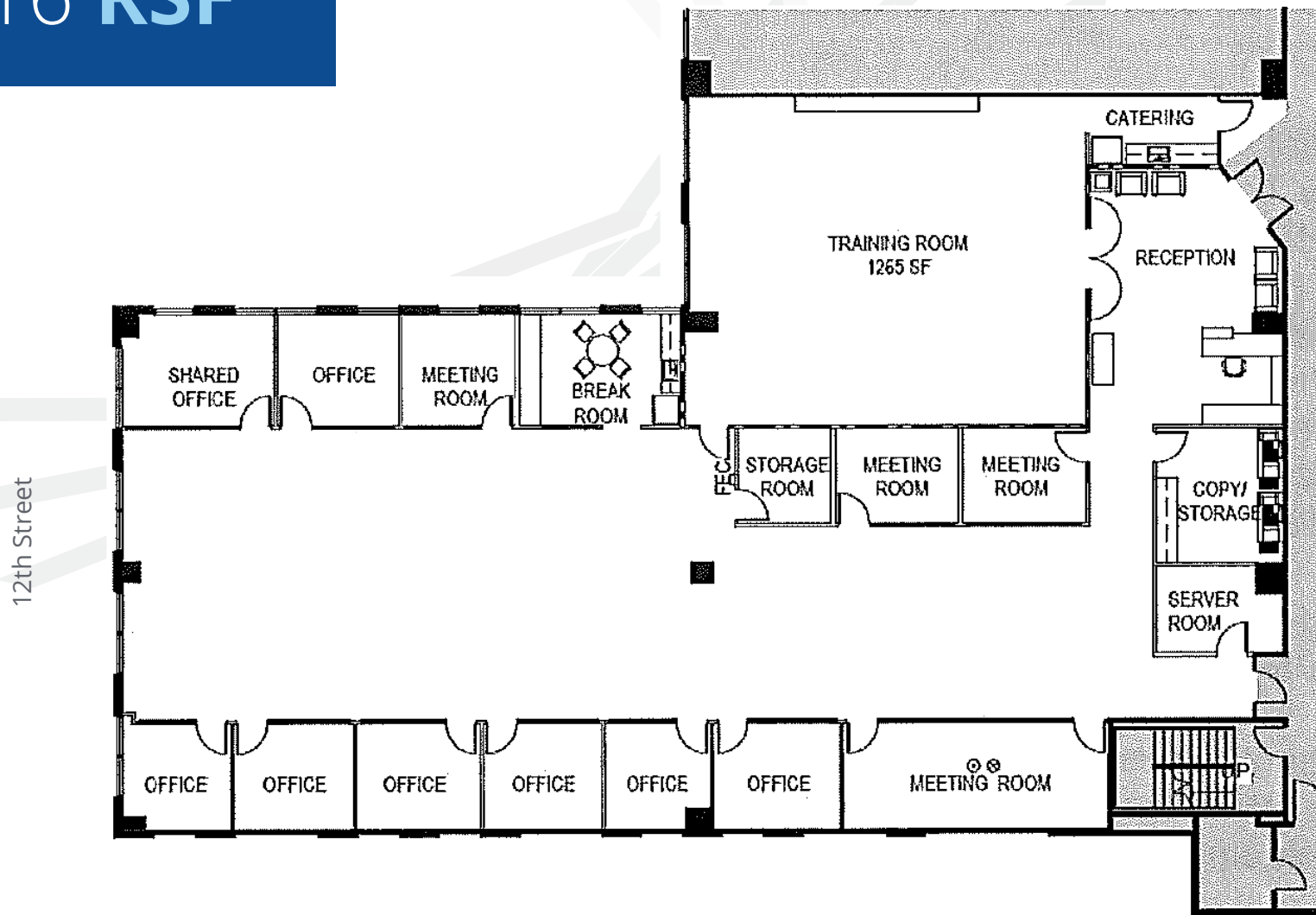


Floor Plan | 500 12th St, Suite 320

±8,316 RSF

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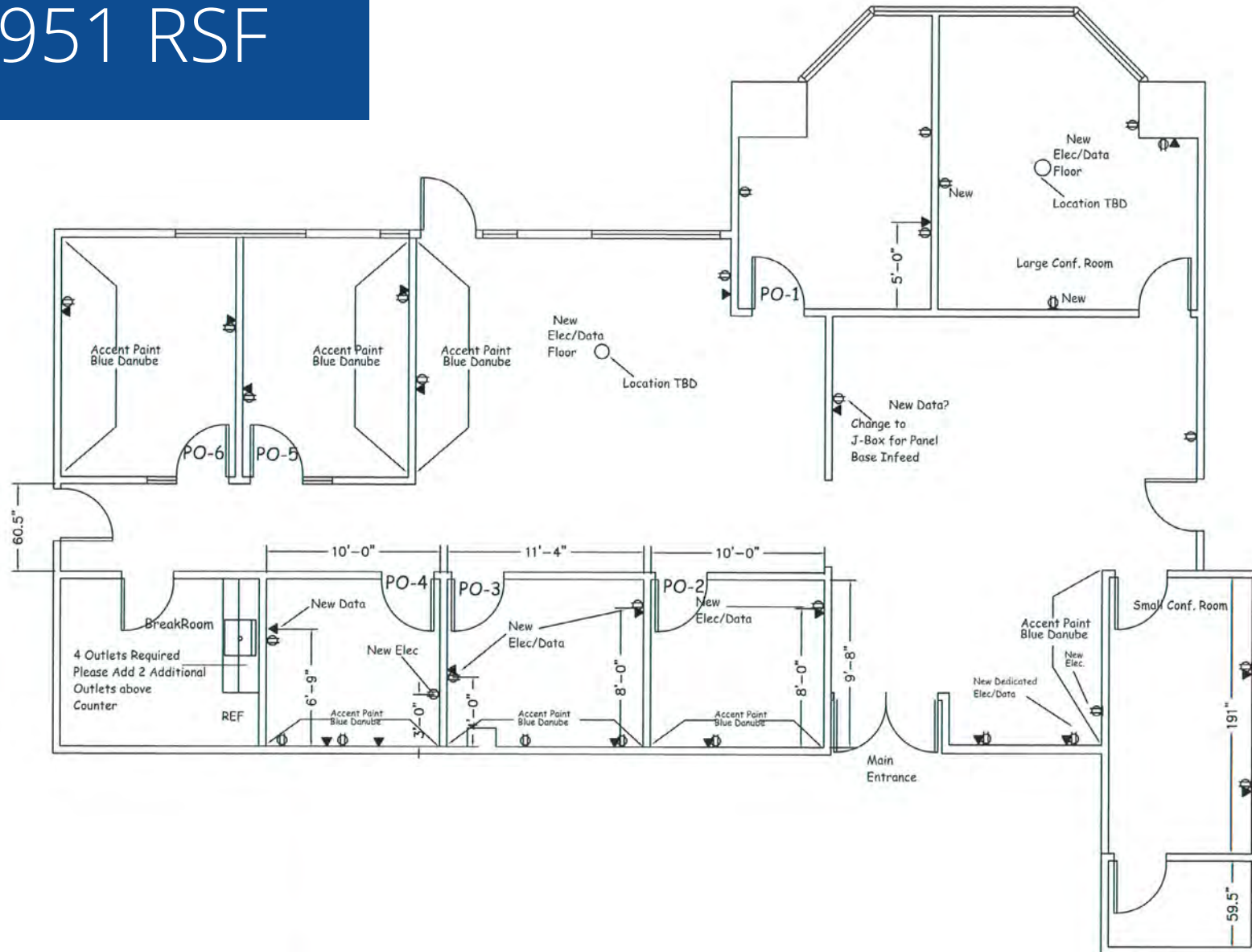
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±2,951 RSF

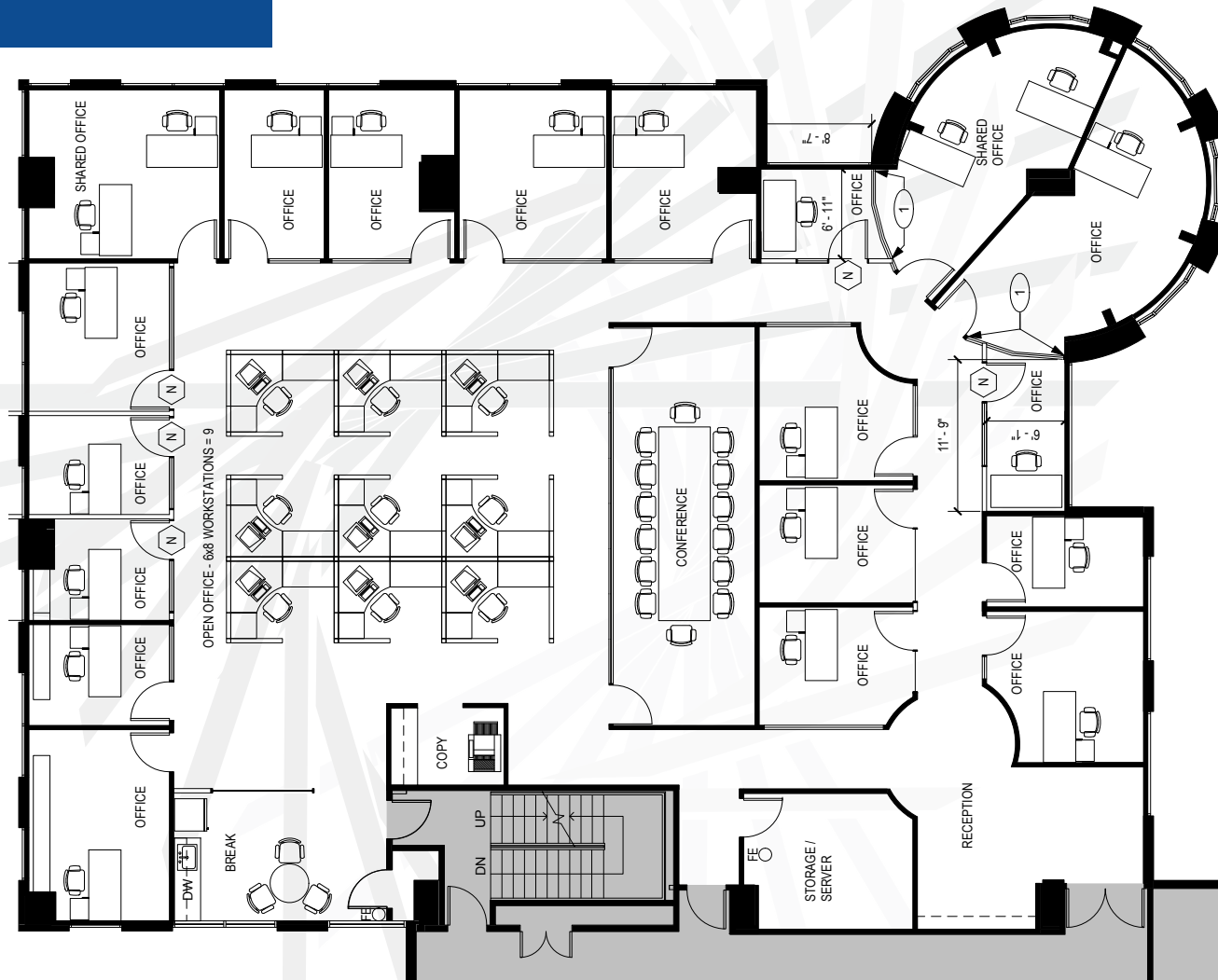


Floor Plan | 500 12th St, Suite 340

±6,432 RSF



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Floor Plan | 500 12th St, Suite 350

Creative open office condition, ready for additional improvements

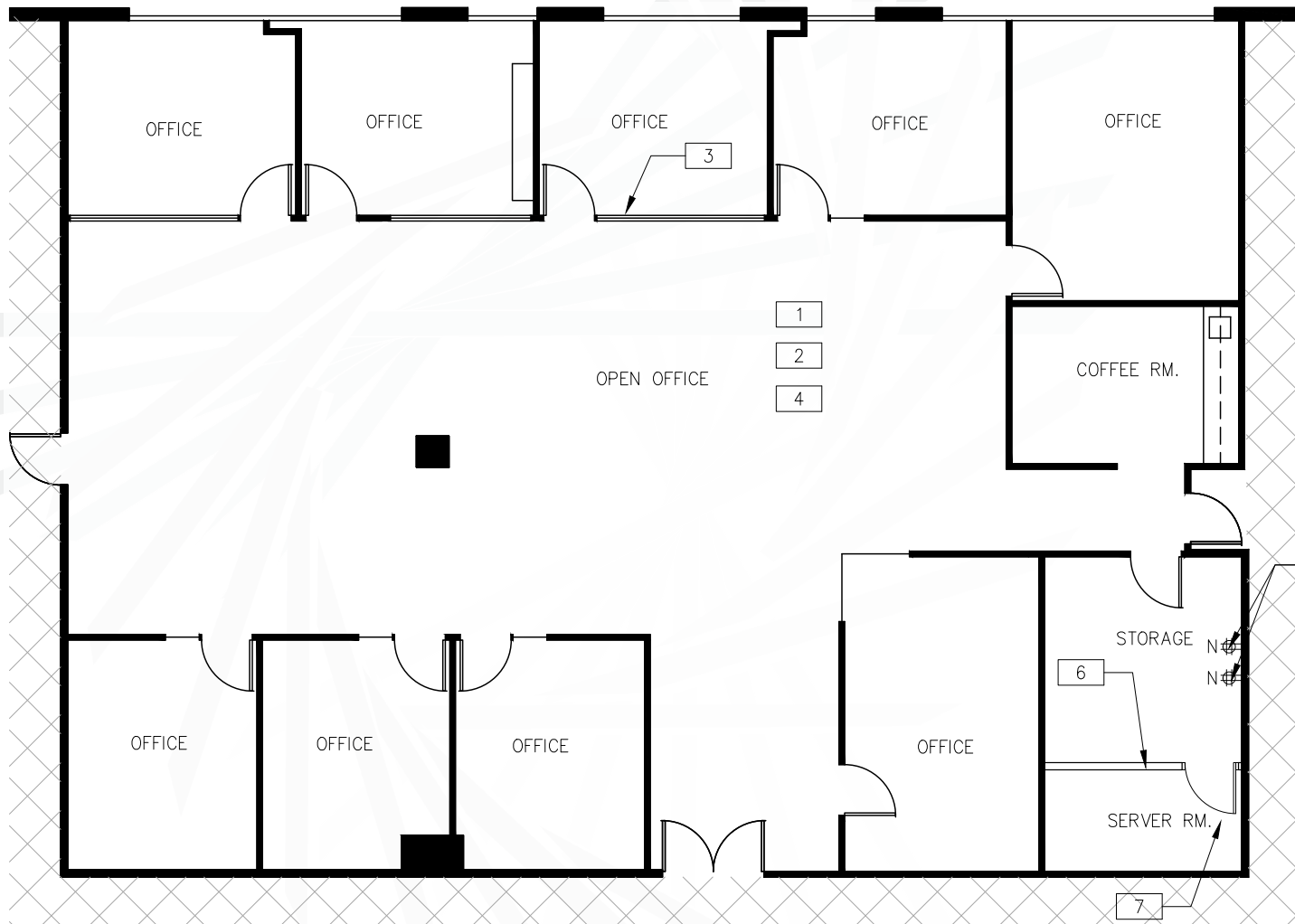


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±4,263 RSF

City Square Plaza

Spec layout



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Floor Plan | 501 14th St, 3rd Floor

±8,808 RSF

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CA License No. 01983402

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