

# ONE

KAISER PLAZA  
OAKLAND, CALIFORNIA

## LIVE. WORK. PLAY.

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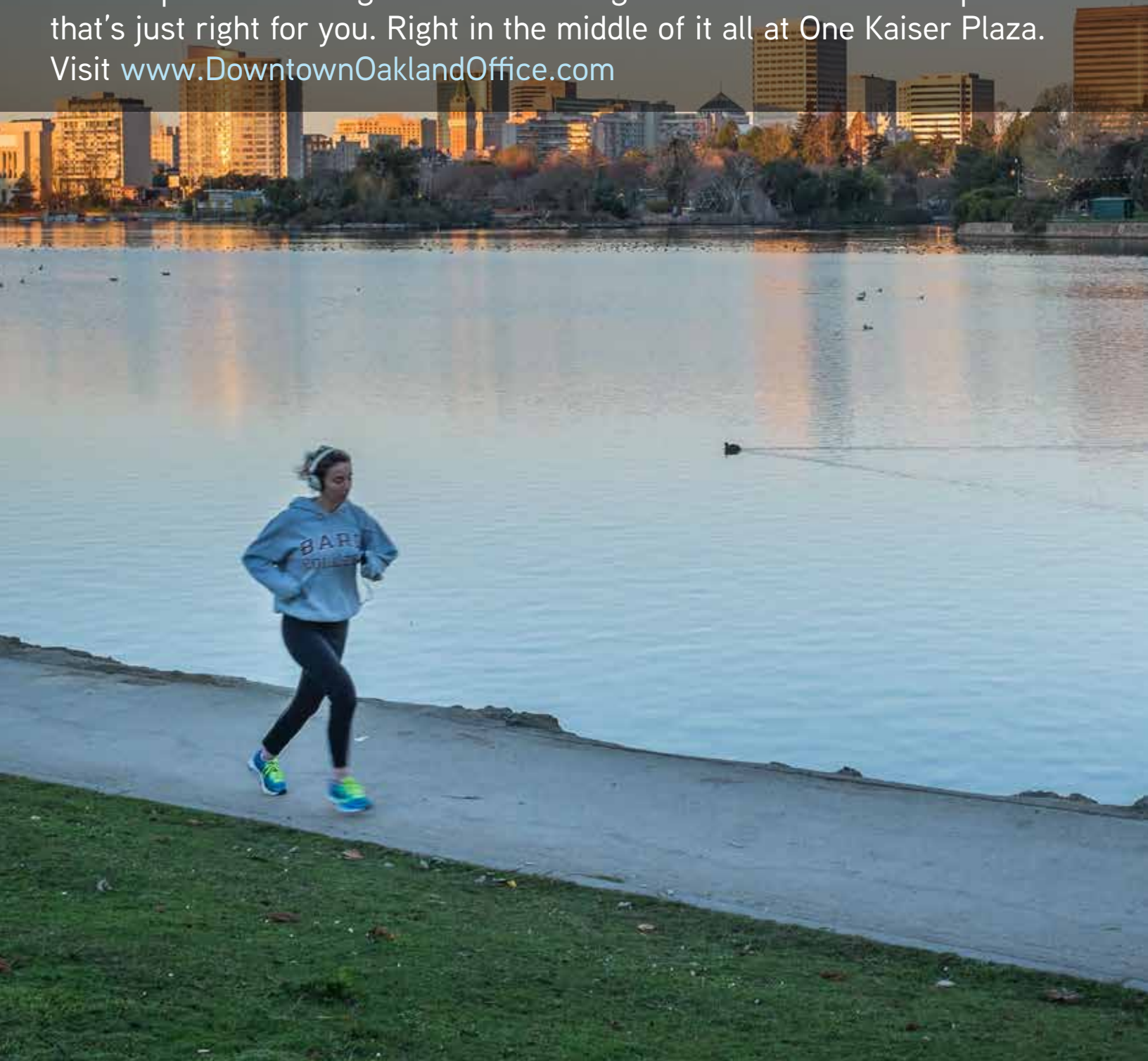
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Uptown is the hottest neighborhood in Oakland, with a new restaurant, indie boutique, or bar opening practically every other week. At Lake Merritt, joggers loop the perimeter, and rowers dip their oars. Oakland's largest indie bookstore, just around the corner, carries works by regional authors, and Splash Pad Park is the spot for the weekly farmers market. Don't settle in one spot for too long—there's a lot of ground to cover. Find a space that's just right for you. Right in the middle of it all at One Kaiser Plaza. Visit [www.DowntownOaklandOffice.com](http://www.DowntownOaklandOffice.com)







# LOCAL AMENITIES

## RESTAURANTS/ENTERTAINMENT

- |                                 |                        |
|---------------------------------|------------------------|
| 1 Aroma cafe                    | 14 Max's               |
| 2 Awaken Café                   | 15 19th Street Station |
| 3 Axtlan Taqueria               | 16 Ozumo               |
| 4 Bar 355                       | 17 Plum Bar            |
| 5 Club 21                       | 18 Ozumo               |
| 6 Donut Savant                  | 19 Pho 84              |
| 7 Duende                        | 20 Pican               |
| 8 Flora                         | 21 Starbucks           |
| 9 Fox Theater                   | 22 The Terrace Room    |
| 10 The Hive with Drakes Brewing | 23 Tribune Tavern      |
| 11 Ichiro                       | 24 Unami Burger        |
| 12 Luka's Taproom & Lounge      | 25 Uptown Cafe         |
| 13 Lunch Box                    |                        |

## FINANCIAL

- 26 Bank of America
- 27 Chase Bank
- 28 Mechanics Bank
- 29 Wells Fargo
- 30 Union Bank

## TRANSPORTATION

- 31 12th Street BART
- 32 19th Street BART
- 33 AC Transit

# PROPERTY PROFILE

One Kaiser is located in the Heart of the Lake Merritt Market. With its close proximity to BART and easy access to I-580 and I-880, this premier Lake Merritt vantage point is a desirable office location within walking distance to well known restaurants Luka's Tap Room and Ozumo. Adding to One Kaiser's charm is one of Oakland's most dramatic 360 degree views spanning from Lake Merritt and the Oakland Hills to Downtown San Francisco and the Golden Gate Bridge.

## FACTS & STATS

- > Class A Office Type
- > Completed 1970
- > 28 stories
- > Responsive, on-site property management
- > 24/7 tenant access & security
- > Fiber Provided by AT&T
- > Thirteen passenger elevators
- > One freight elevator
- > 1/1,000 square feet parking

## SUSTAINABILITY

- > Energy Star Labeled



## AMENITIES

- > Located in the vibrant City Center submarket of Lake Merritt
- > Walking distance to 19th Street BART
- > Highest in East Bay for BART ridership with ±13,000 daily riders
- > Easy access to I-580 and I-880
- > Panoramic Views of San Francisco, the Bay Bridge and Oakland Hills
- > Dozens of shopping and dining options nearby
- > There are some 500 parking spaces in adjacent lots



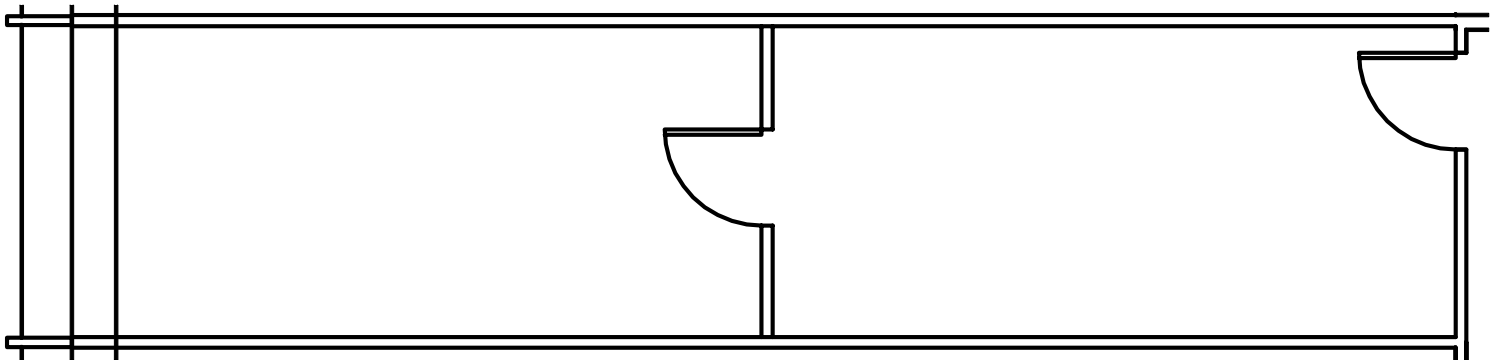
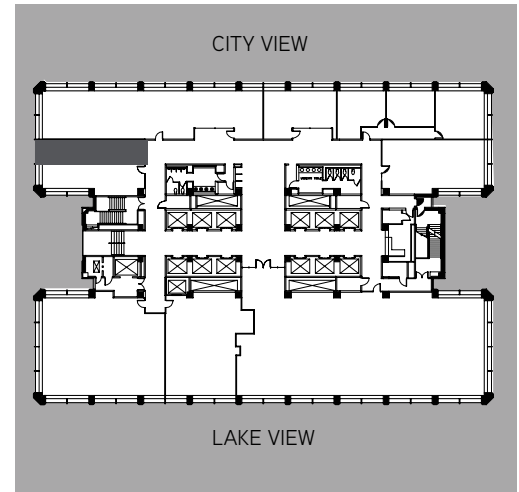


# AVAILABLE SPACE

## SECOND FLOOR



SUITE 215 - ±591 SF



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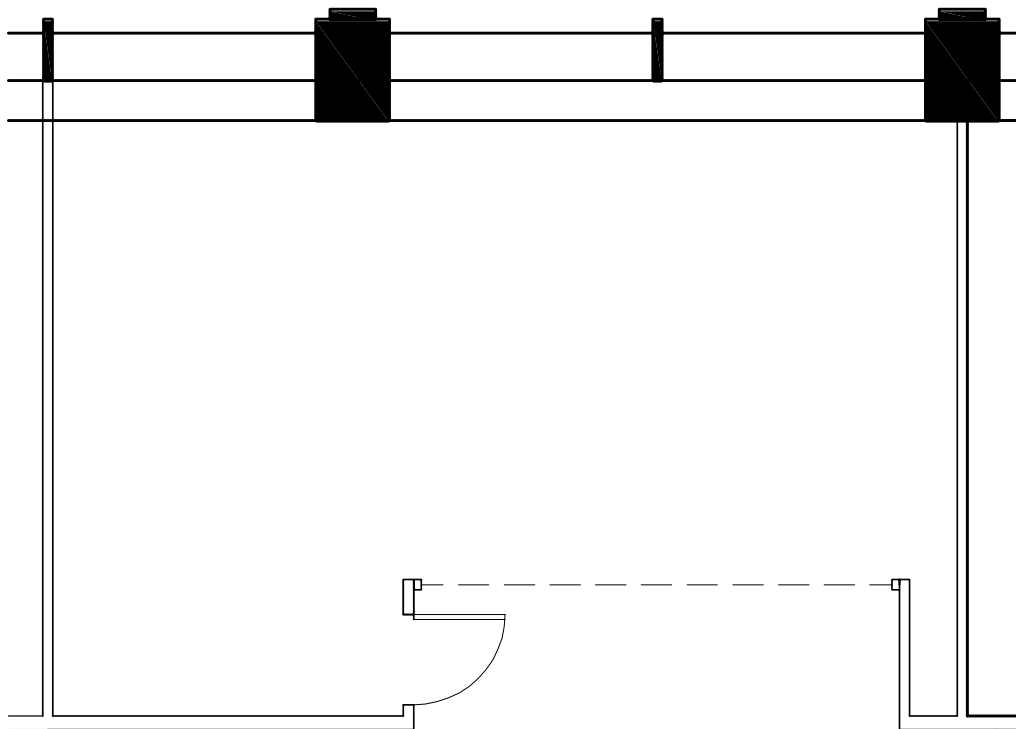
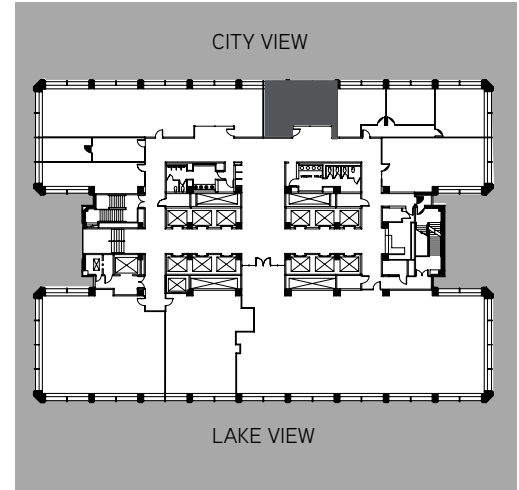
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## SECOND FLOOR



SUITE 220 - ±873 SF



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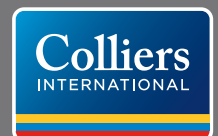
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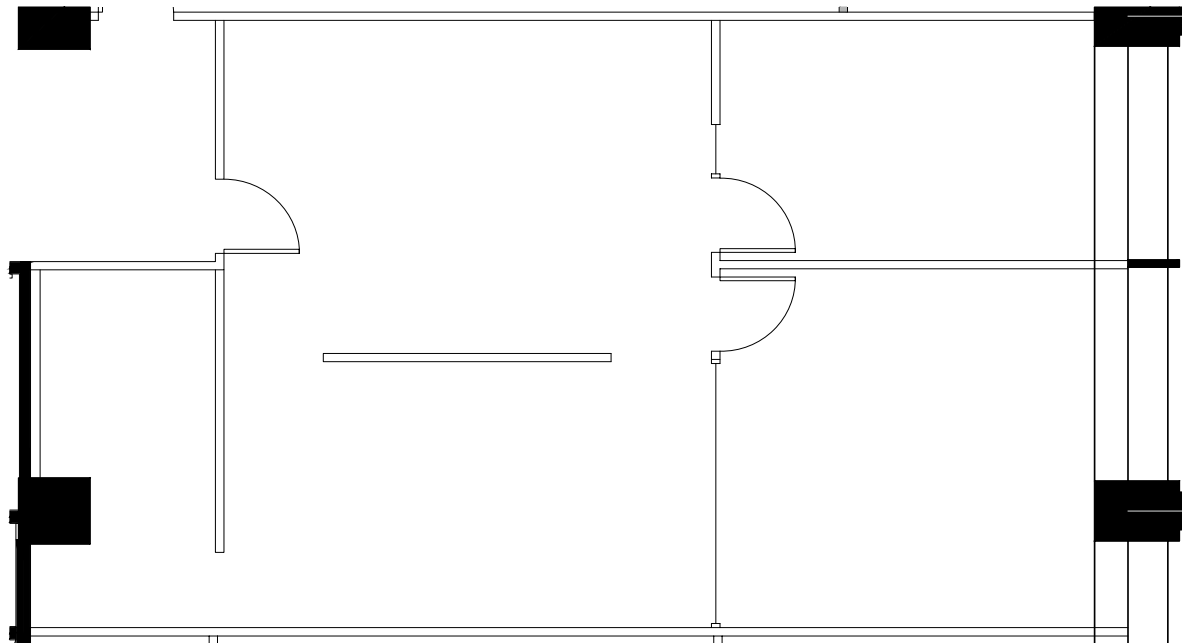
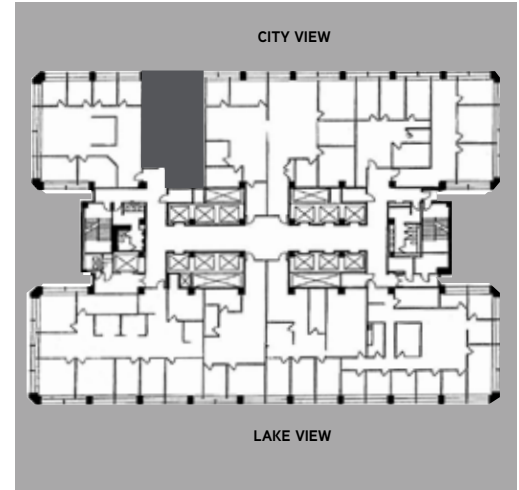


# AVAILABLE SPACE

## FOURTH FLOOR



SUITE 405 - ±1,300 SF



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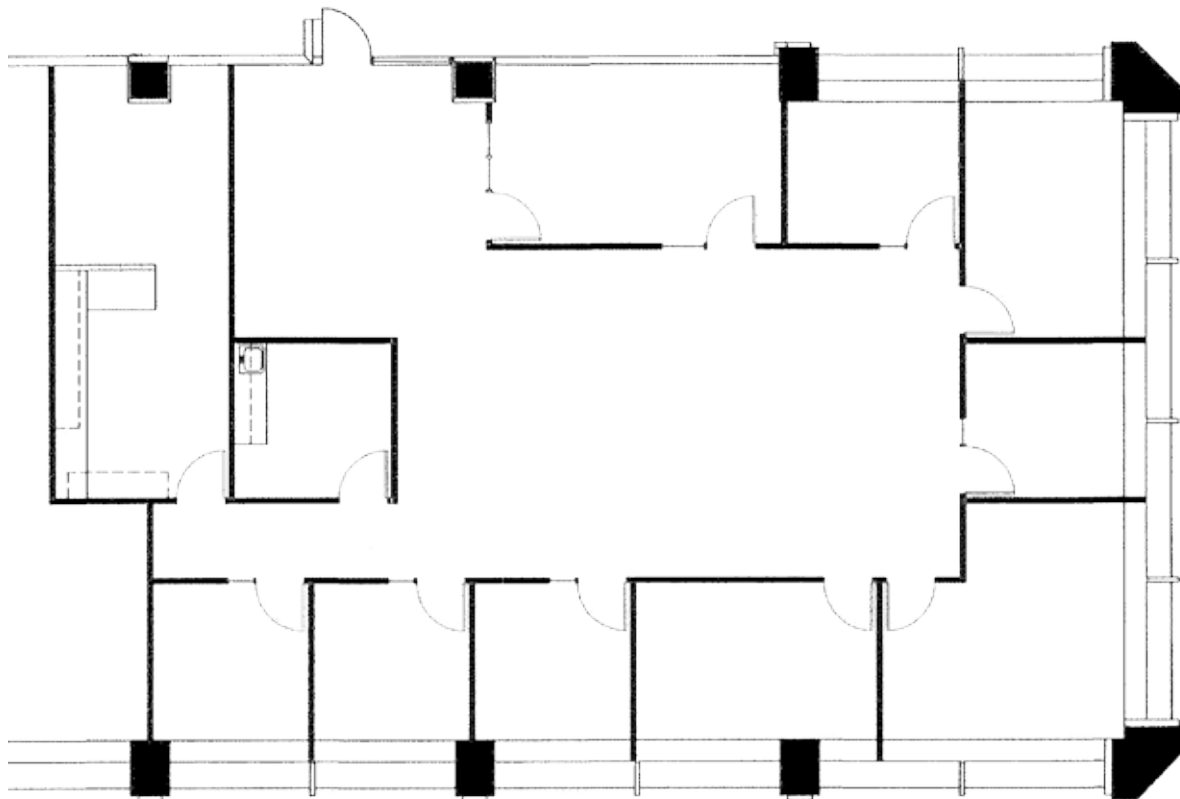
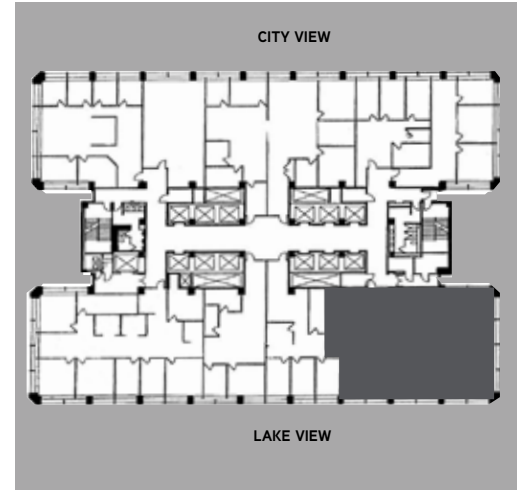
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## FOURTH FLOOR



SUITE 445 - ±3,530 SF



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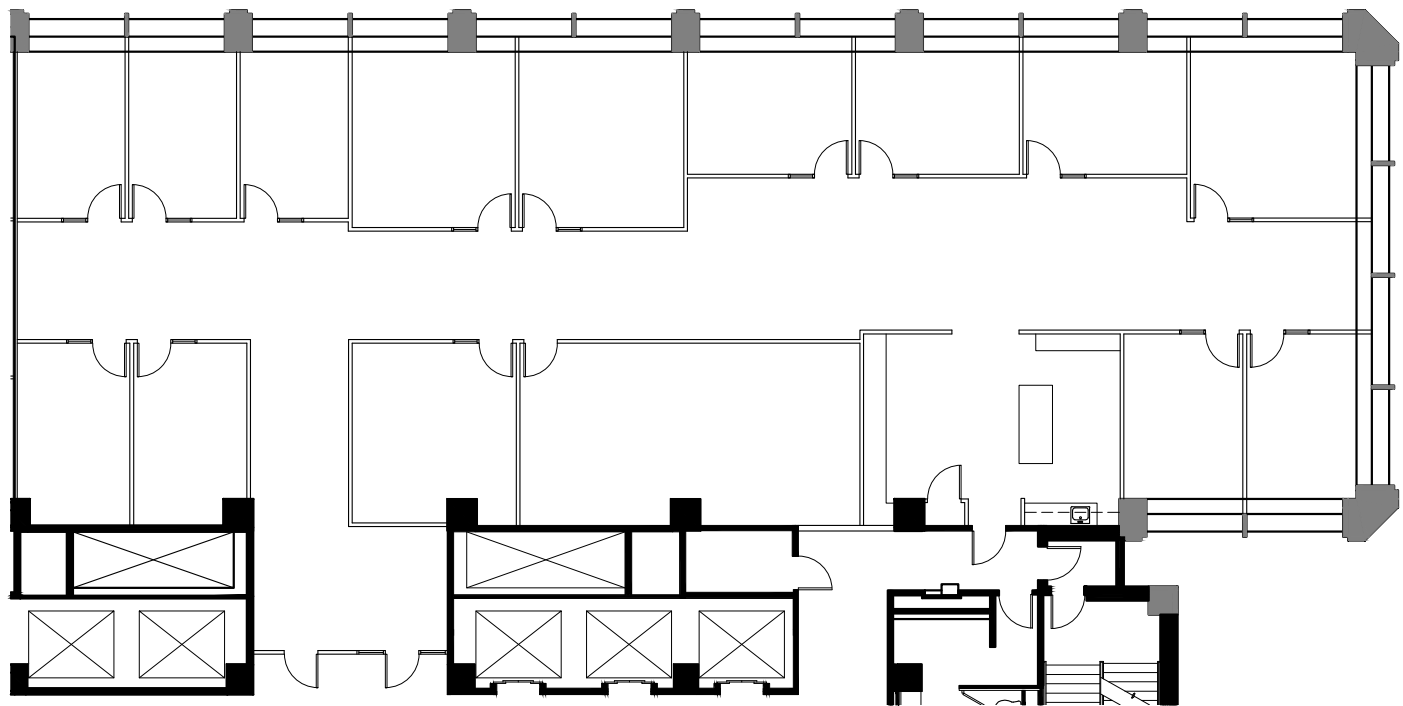
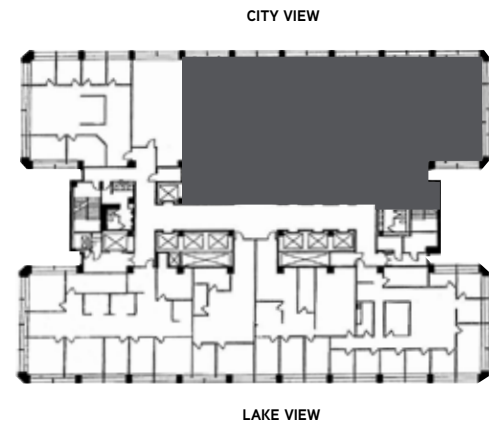


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SUITE 625 - ±6,921 SF



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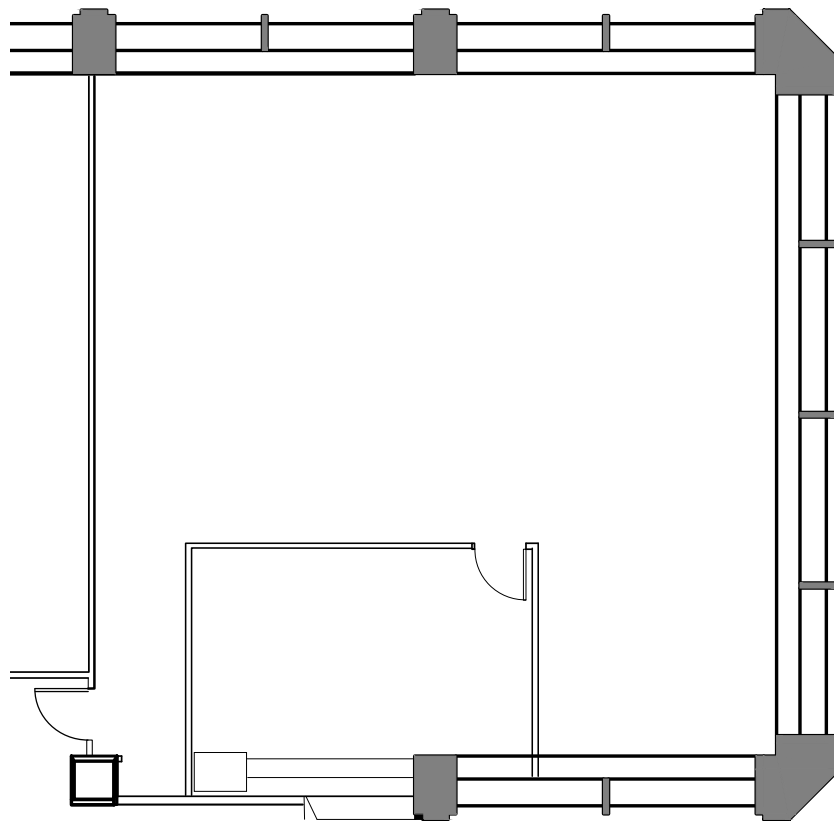


SUITE 1030 - ±2,267 SF

CITY VIEW



LAKE VIEW



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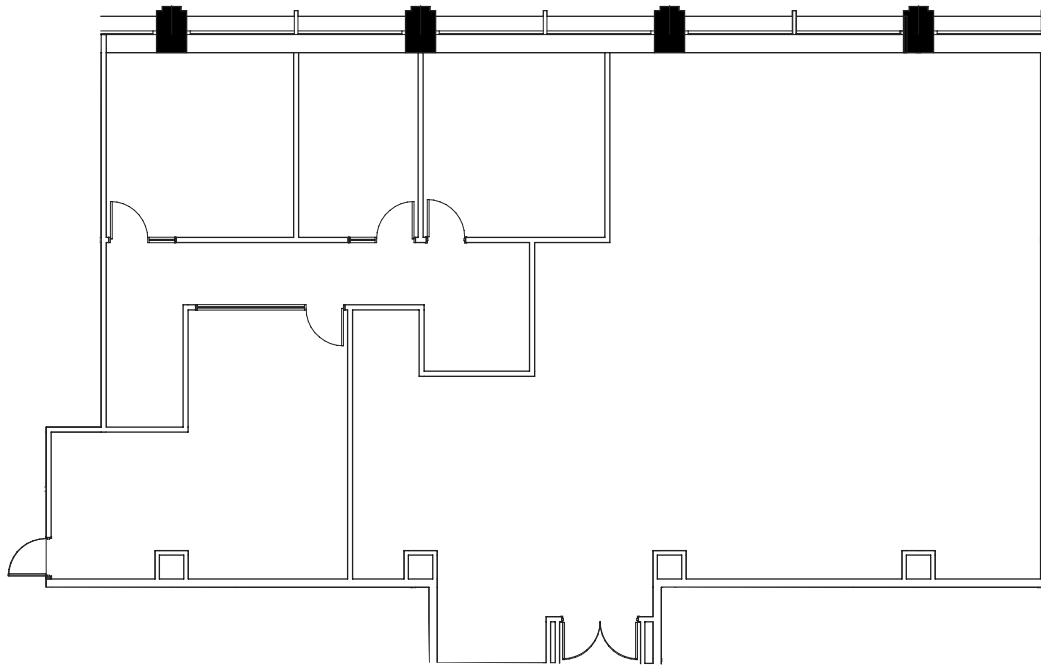
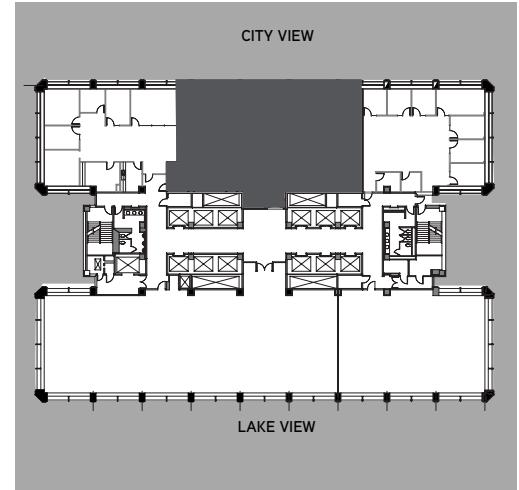
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## THIRTEENTH FLOOR



SUITE 1310 - ±4,474 SF



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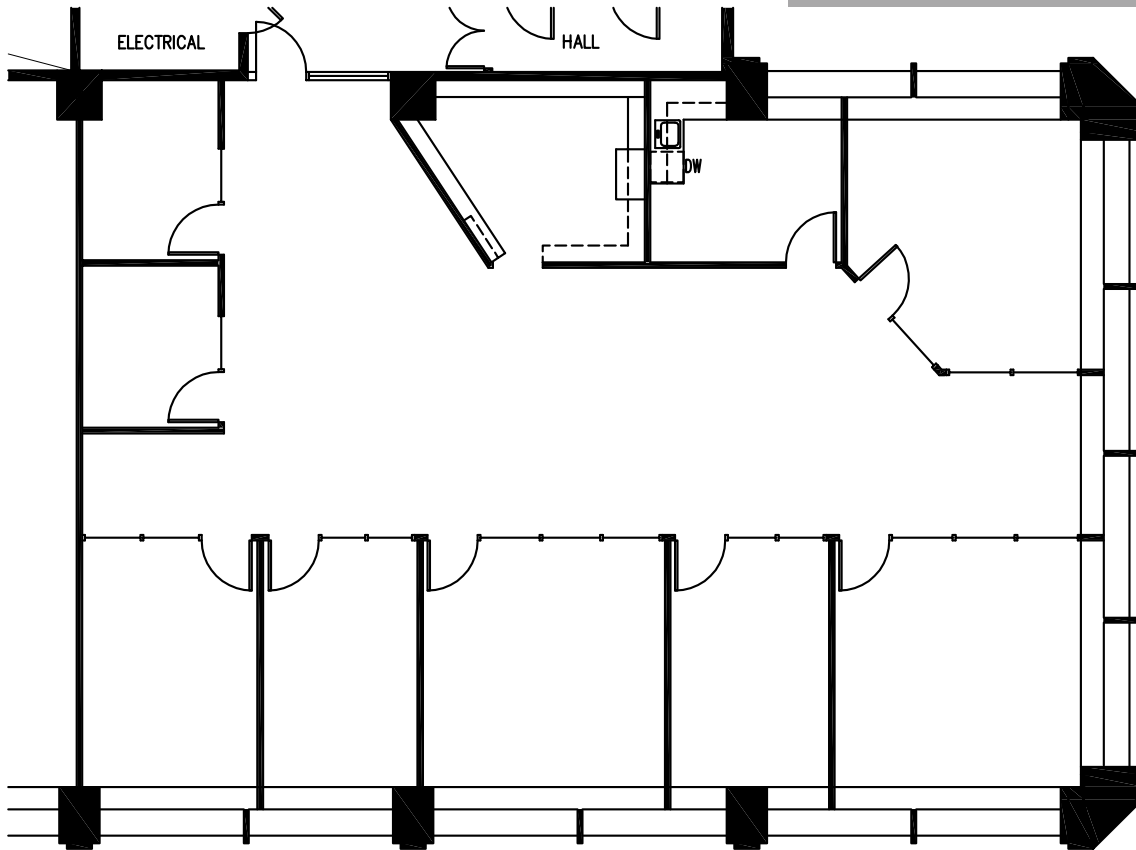
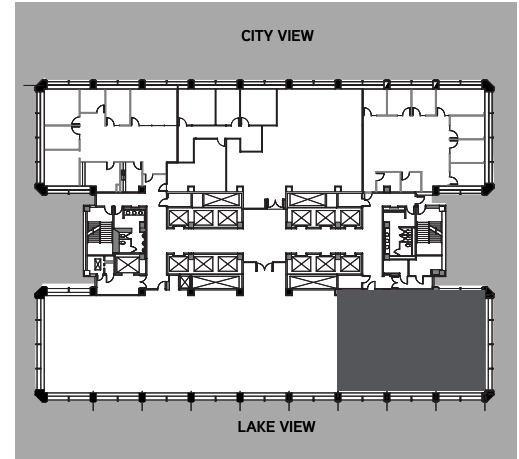


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## FOURTEENTH FLOOR



SUITE 1450 - ±3,325 SF



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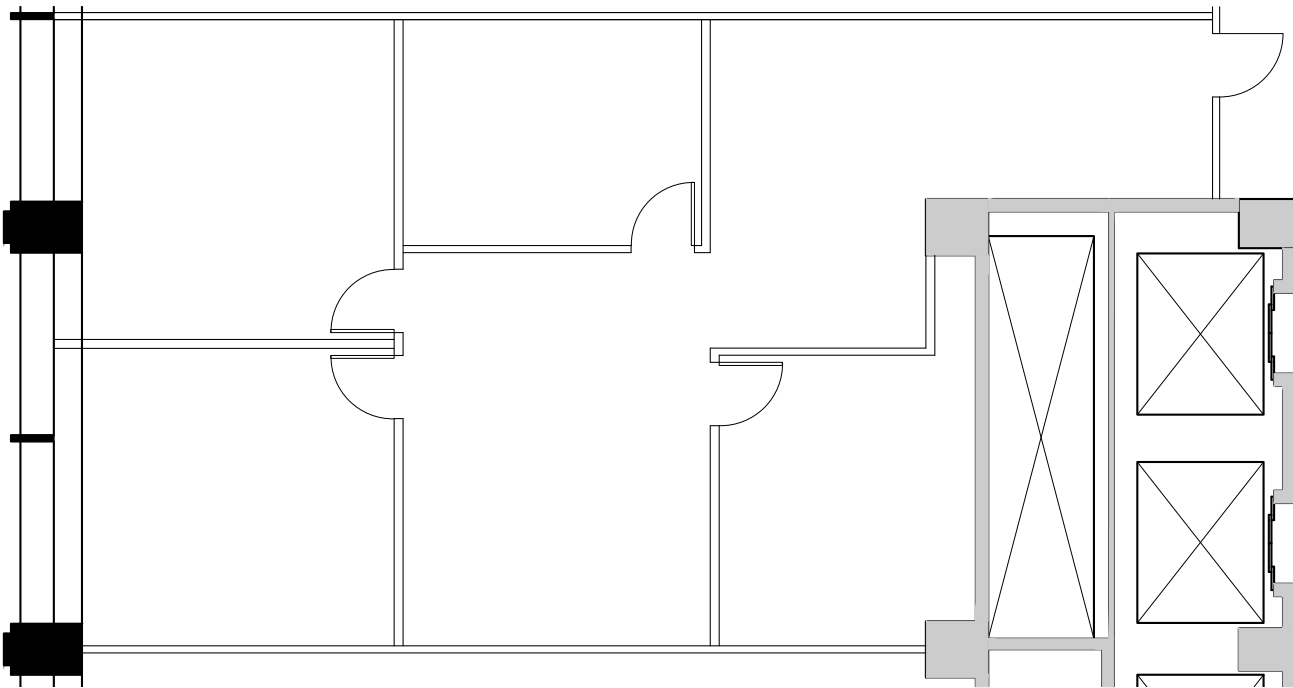
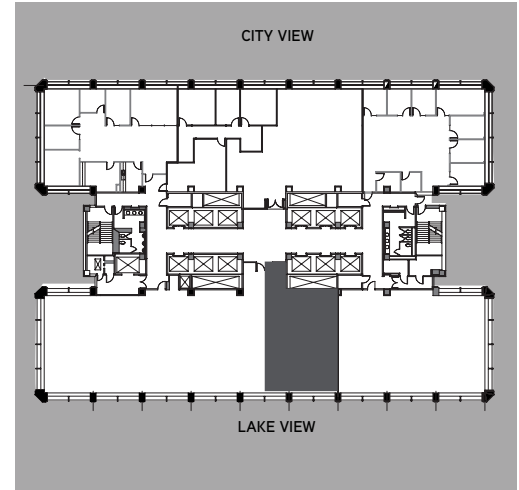
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## FOURTEENTH FLOOR



SUITE 1465 - ±1,797 SF



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