

**TCP**  
**TOUCHSTONE**  
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**1611 TELEGRAPH AVENUE**  
**OAKLAND**

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# LATHAM SQUARE BUILDING

1611 Telegraph Ave,  
Oakland, CA 94612

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1611 TELEGRAPH  
AVENUE

LATHAM SQUARE BUILDING

1611

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**PROPERTY SUMMARY**





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OAKLAND

## PROPERTY SUMMARY



### RENTAL RATE

Negotiable

INDUSTRIAL GROSS



### USE

Multi-Use Property

OFFICE



### AVAILABLE

Immediately

100% MOVE-IN READY CONDITION



## BUILDING ATTRIBUTES



SEISMICALLY  
RETROFITTED BUILDING



ONSITE PROPERTY  
MANAGEMENT



TENANT  
CONFERENCE CENTER



FULL ELEVATOR MODERNIZATION  
COMPLETED IN 2020



AVAILABLE PARKING  
IN BUILDING



SECURE BIKE STORAGE,  
ADA SHOWERS AND LOCKERS



24/7 SECURITY



NEWLY RENOVATED LOBBY



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## PROPERTY PHOTOS







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**AVAILABILITIES & FLOOR PLANS**

1611

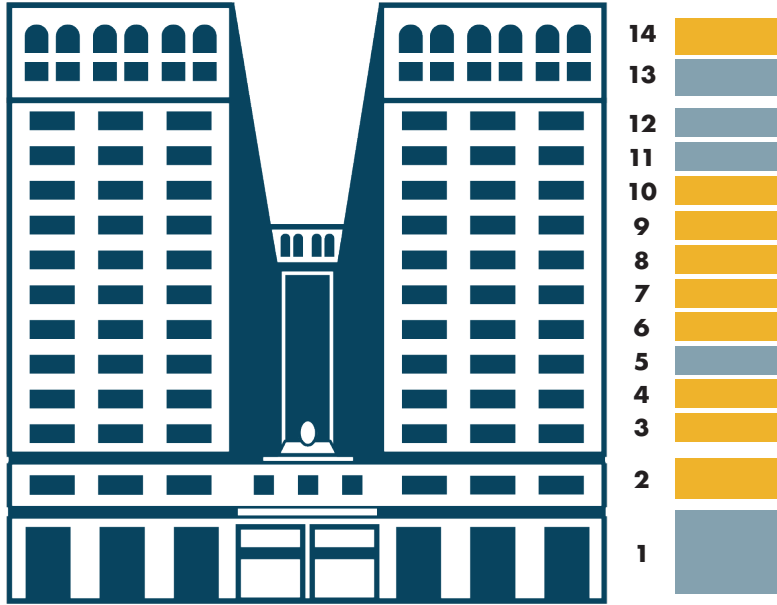
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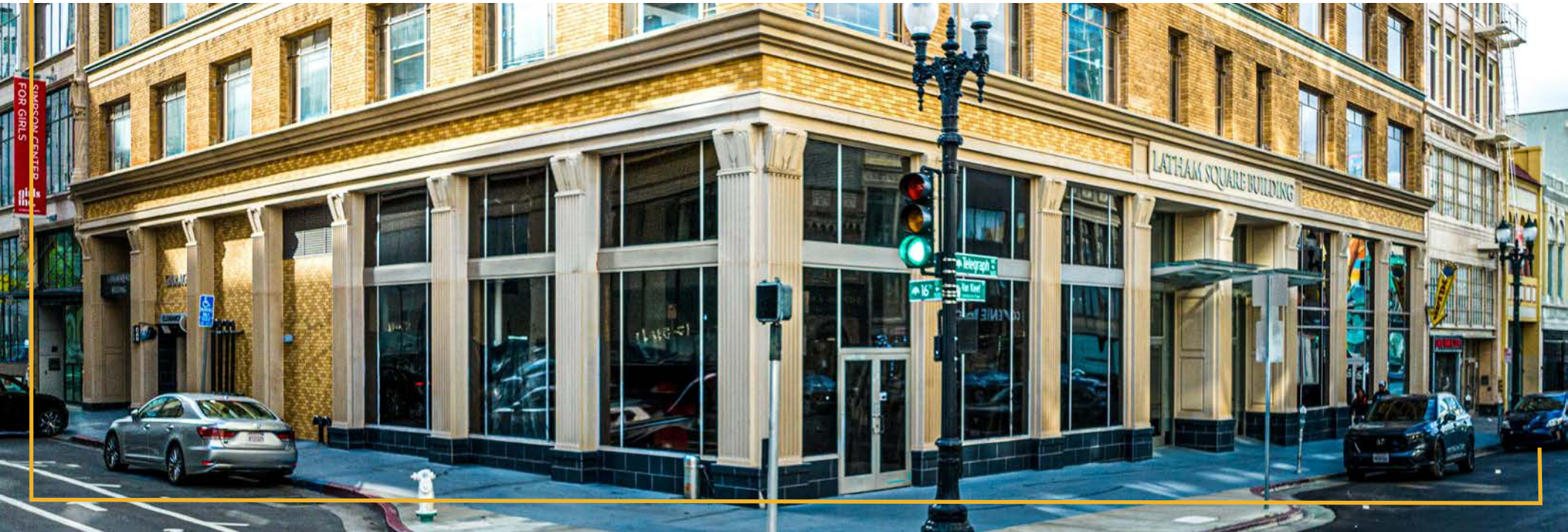


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## AVAILABILITIES



| SUITE | SQUARE FEET | LEASE TYPE | DESCRIPTION                                                                                                                                                    |
|-------|-------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1400  | ±8,242 SF   | IG         | Full floor creative space with incredible views. Great mix of conference rooms, private offices and open area.                                                 |
| 1000  | ±8,237 SF   | IG         | Open plan with exposed concrete ceilings, brick walls and operable windows. A total of 6 meeting rooms, kitchen, and open area with ±50 benching workstations. |
| 936   | ±2,568 SF   | IG         | Mostly open creative full floor with 5 private offices.                                                                                                        |
| 920   | ±998 SF     | IG         | Small unit that's fully furnished with wi-fi.                                                                                                                  |
| 900   | ±4,906 SF   | IG         | Mostly open creative full floor with 5 private offices and kitchen.                                                                                            |
| 801   | ±537 SF     | IG         | Small unit that's fully furnished with wi-fi.                                                                                                                  |
| 700   | ±8,237 SF   | IG         | Open plan with exposed concrete ceilings, brick walls and operable windows. A total of 6 meeting rooms, kitchen, and open area with ±50 benching workstations. |
| 600   | ±8,237 SF   | IG         | Full floor creative space with plenty of open area.                                                                                                            |
| 400   | ±8,228 SF   | IG         | Mostly open creative full floor with 2 private offices, conference room and kitchen.                                                                           |
| 300   | ±8,228 SF   | IG         | Mostly open creative full floor with 4 private offices and kitchen.                                                                                            |
| 210   | ±837 SF     | IG         | Small, 3-room suite with exposed brick and concrete exterior walls and a kitchenette.                                                                          |
| 200   | ±8,584 SF   | IG         | Fully built-out creative suite with amazing finishes.                                                                                                          |

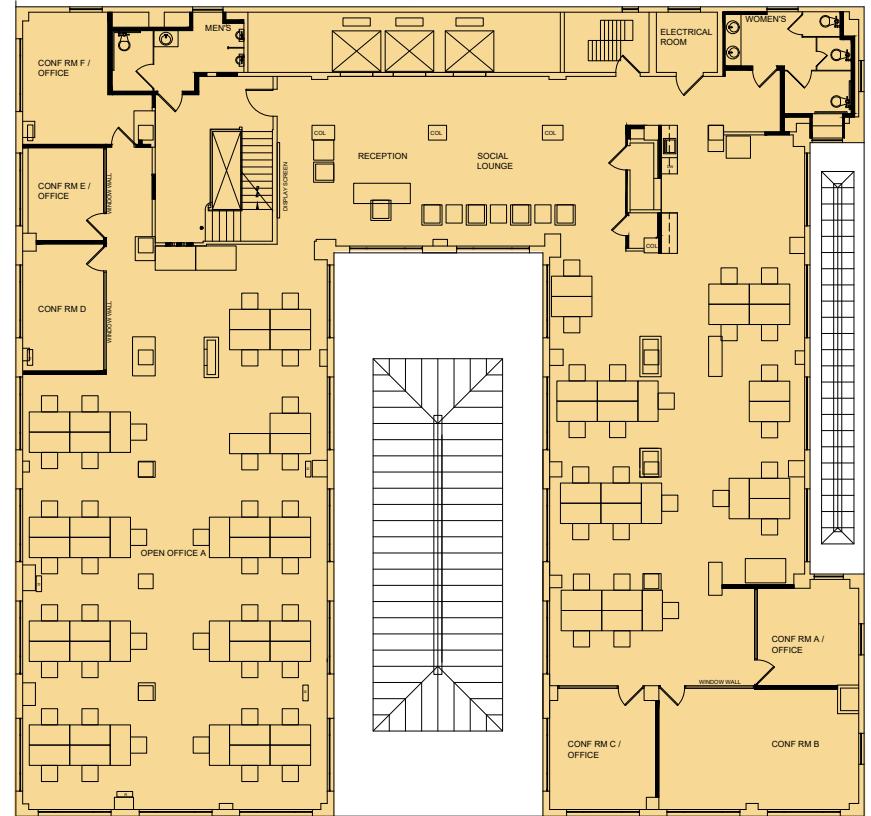
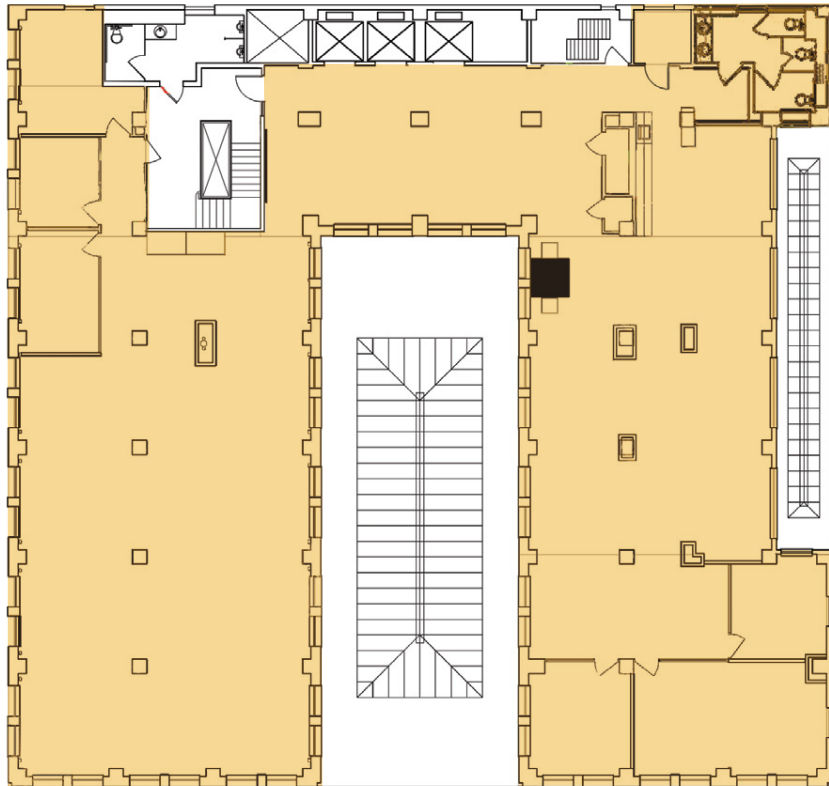




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## SUITE 1400 - ±8,242 SF

- Full Floor Creative Space
- Six (6) Private Offices / Meeting Rooms
- Restrooms and Kitchenette
- Incredible Views



## SUITE 1000 - ±8,237 SF

- Full Floor Creative Space
- Exposed Concrete Ceilings, Brick Walls And Operable Windows.
- Six (6) Private Offices / Meeting Rooms
- Restrooms and Kitchenette
- ±50 Benching Workstations





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## **SUITE 900 - ±4,906 SF**

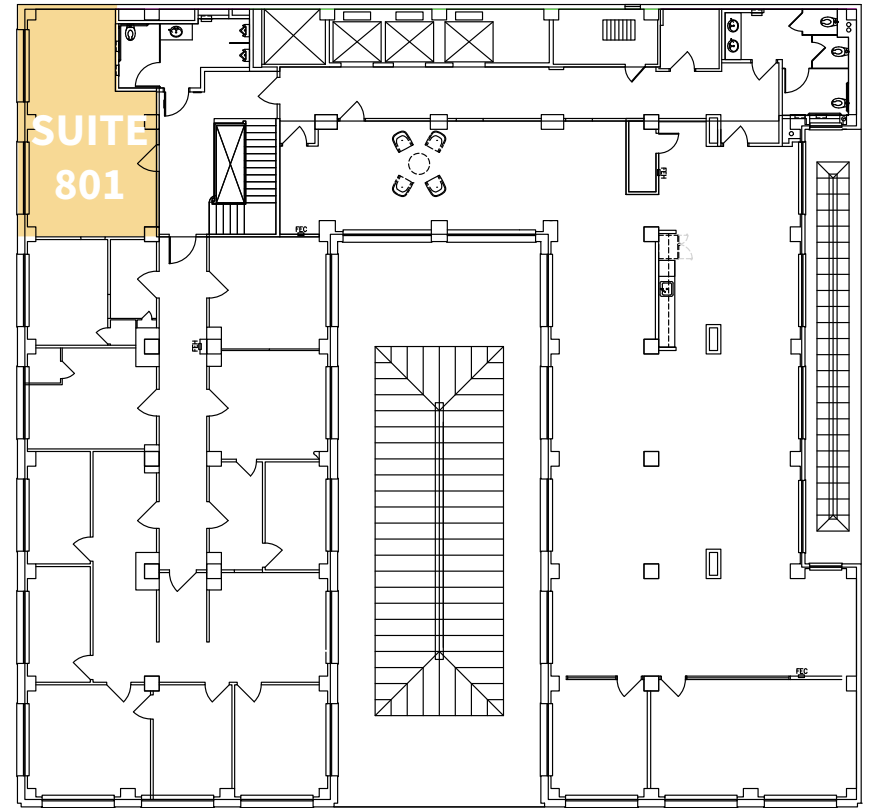
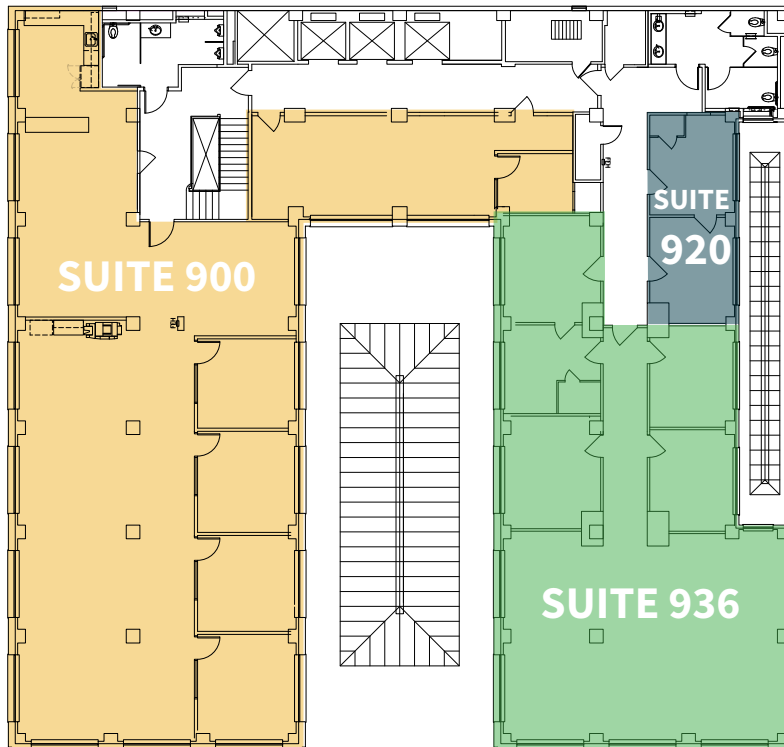
- Five (5) Offices
- Kitchenette

## **SUITE 920 - ±998 SF**

- Fully Furnished
- Wifi Included

## **SUITE 936 - ±2,568 SF**

- Five (5) Offices



## **SUITE 801 - ±8,237 SF**

- Creative Suite
- Open Area
- Incredible Views

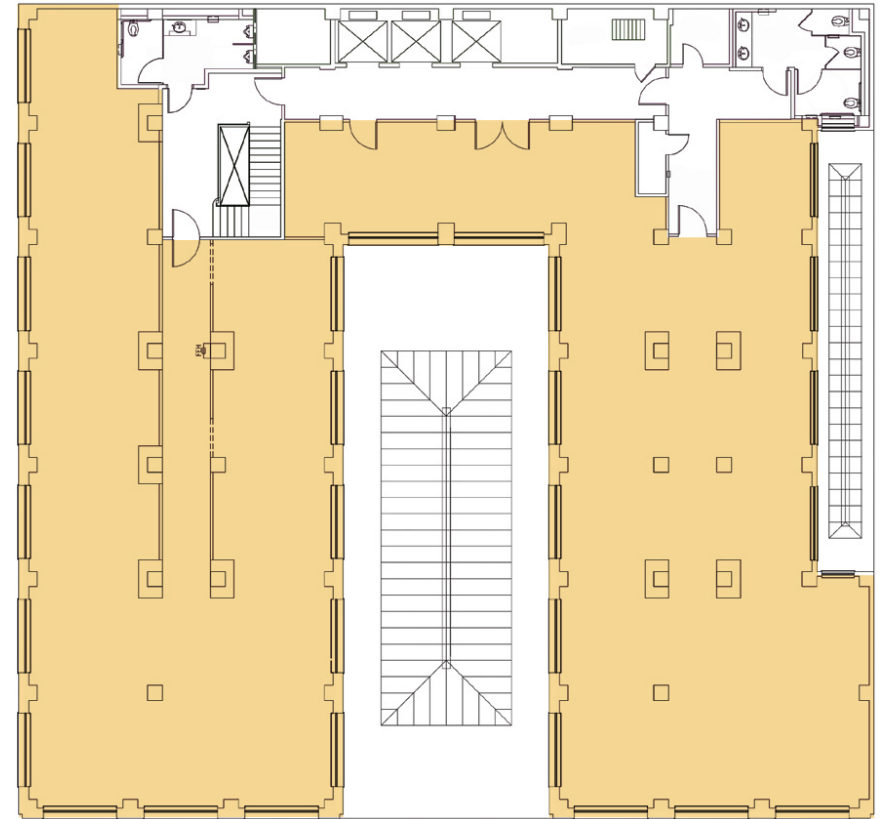
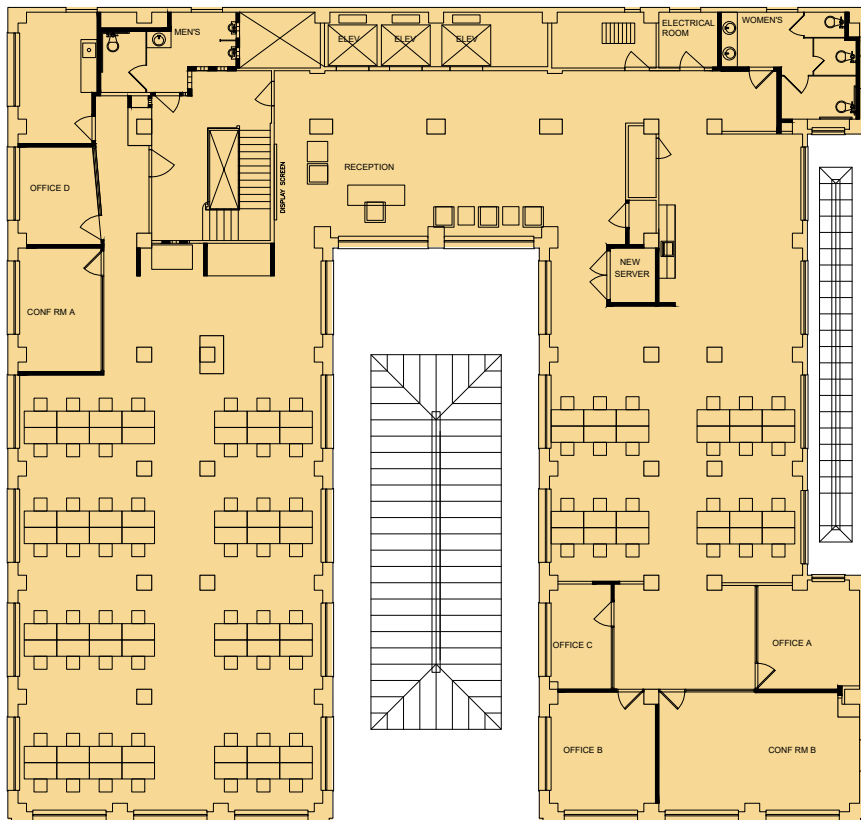




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## SUITE 700 - ±8,237 SF

- Full Floor Creative Space
- Exposed Concrete Ceilings, Brick Walls And Operable Windows.
- Six (6) Private Offices / Meeting Rooms
- Restrooms and Kitchenette
- ±50 Benching Workstations



## SUITE 600 - ±8,237 SF

- Full Floor Creative Space
- Open Area
- Incredible Views

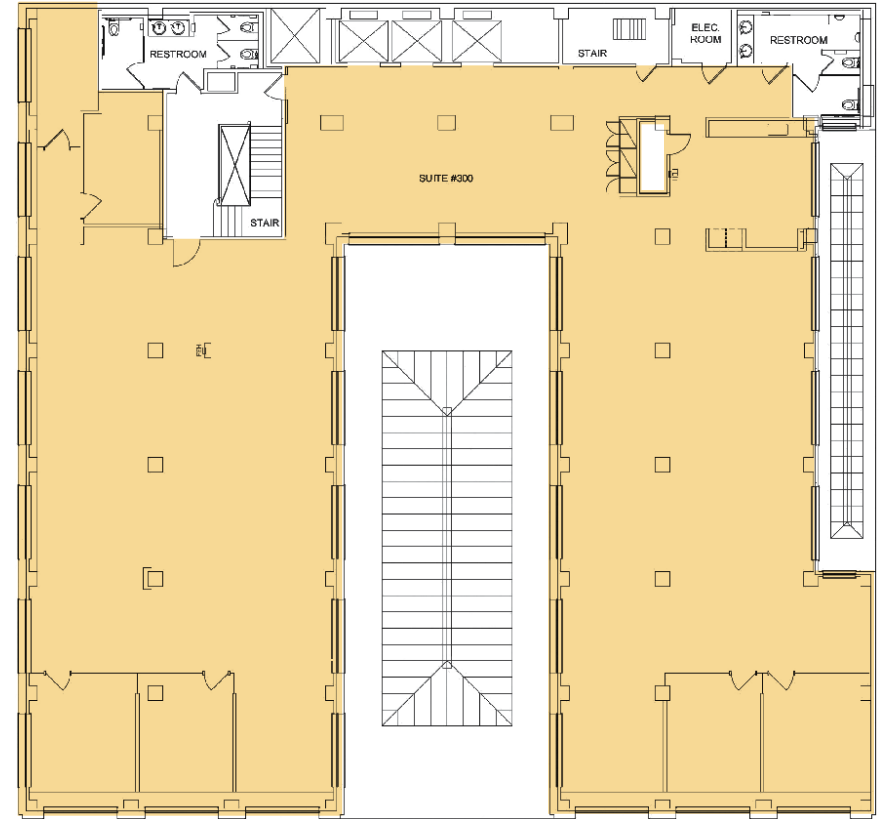
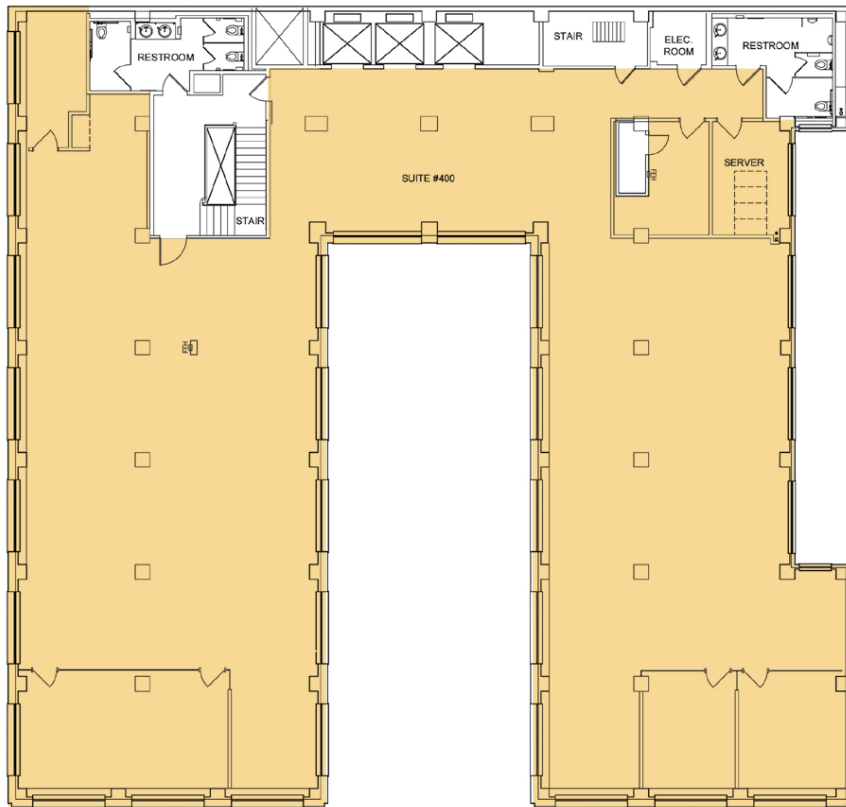




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## SUITE 400 - ±8,228 SF

- Full Floor Creative Space
- Two (2) Private Offices / Meeting Rooms
- Kitchenette



## SUITE 300 - ±8,228 SF

- Full Floor Creative Space
- Four (4) Private Offices / Meeting Rooms
- Kitchenette



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## SUITE 200 - ±9,584 SF

- Fully Built-Out Creative Suite
- Amazing Finishes

## SUITE 210 - ±837 SF

- Three (3) Room Suite with Exposed Brick and Concrete Walls
- Shared Kitchenette.







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## LOCATION OVERVIEW & AMENITIES





# 1611 TELEGRAPH AVENUE OAKLAND

## DESIRABLE NEW CONSTRUCTION RESIDENTIAL OPTIONS NEARBY

The Oakland CBD offers several attractive residential options for its employees, including several Class A mid and high-rises that have delivered in the past five years, yielding 6,000 best-in-class units to the area.

|    | PROPERTY                   | # UNITS      | YEAR BUILT |
|----|----------------------------|--------------|------------|
| 1  | 1900 Broadway              | 452          | 2024       |
| 2  | Vespr                      | 419          | 2022       |
| 3  | Forma                      | 223          | 2022       |
| 4  | Eleven Fifty Clay          | 288          | 2021       |
| 5  | 1717 Webster               | 247          | 2021       |
| 6  | Atlas                      | 633          | 2020       |
| 7  | 17th & Broadway            | 254          | 2019       |
| 8  | Zo Apartments              | 206          | 2019       |
| 9  | Lydian                     | 261          | 2021       |
| 10 | Hanover Broadway           | 254          | 2019       |
| 11 | Webster Eleven             | 333          | 2021       |
| 12 | 19th & Harrison            | 224          | 2020       |
| 13 | Residences at Lake Merritt | 173          | 2022       |
|    | <b>TOTAL</b>               | <b>3,967</b> |            |



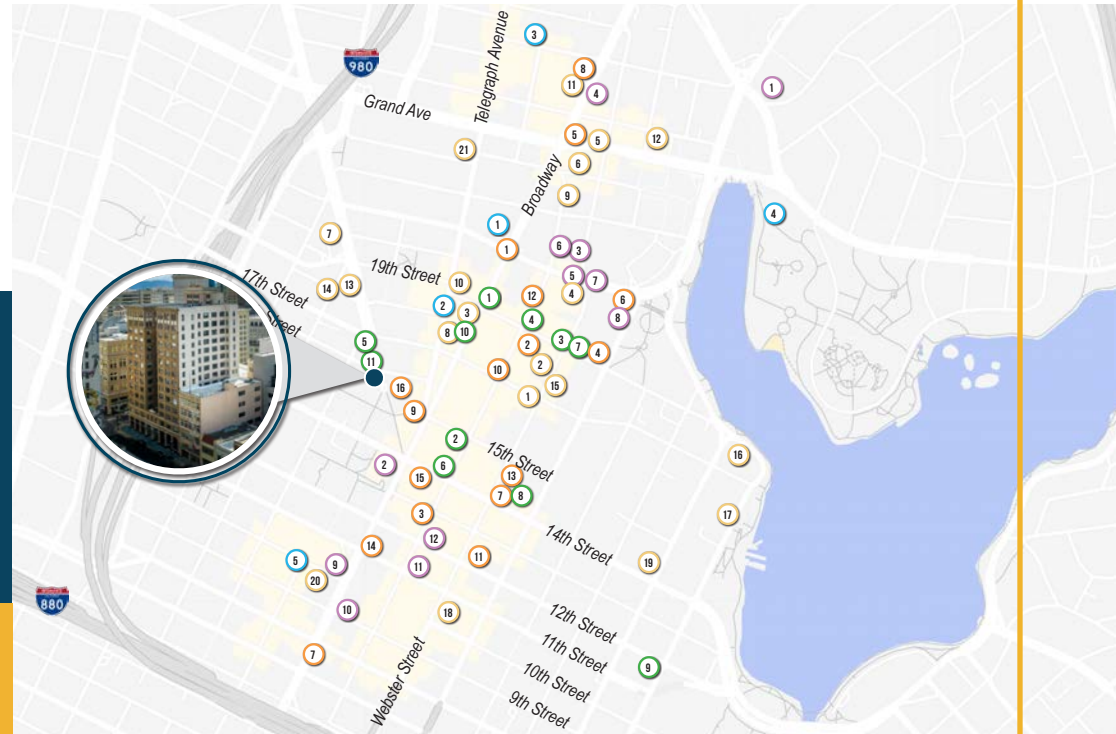


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## EXCEPTIONAL ACCESS TO AMENITIES & TRANSIT

The Property is ideally located in the heart of Downtown Oakland's expanding retail and residential corridor. Broadway serves as one of the primary arteries connecting Downtown to Uptown, providing access to the City's highest concentration of retail with a diverse mix of restaurants, coffee shops and bars. Additionally, the Property enjoys immediate access to the 12th Street BART Station and is one mile from the on and off ramps to Interstates 880 and 580, providing the ideal work destination.

**180+** **50+** **40+**  
RESTAURANTS CAFES BAR & LOUNGES



### PROMINENT RESTAURANTS

- 1 Aburaya
- 2 Parlour
- 3 Duende
- 4 Tacos La San Marquena
- 5 AlaMar Kitchen & Bar
- 6 Mela Bistro
- 7 Hopscotch
- 8 Itani Ramen
- 9 Agave Uptown
- 10 Xolo
- 11 Drake's Dealership
- 12 Trueburger
- 13 Shinmai
- 14 Plenty
- 15 Molcajete Cocina
- 16 The Terrace Room
- 17 Lake Chalet
- 18 Shandong
- 19 Blue Nile
- 20 Bocanova
- 21 The Moxy

### NEARBY CAFES

- 1 Tierra Mia Coffee
- 2 Modern Coffee
- 3 Modern Coffee
- 4 Aroma Café
- 5 Farley East
- 6 Starbucks
- 7 KulTuah Café
- 8 Sweet Bar Bakery
- 9 Awaken Café & Roasting
- 10 Yokee Tea
- 11 Luckyduck Bike Café
- 12 Coco Café'
- 13 Café' Uccello
- 14 The Caffè' by Mr. Espresso
- 15 Brewja Coffee
- 16 Café' Teatro

### NEARBY BARS & LOUNGES

- 1 First Edition
- 2 The Hatch Oakland
- 3 Bar 355
- 4 Drexl
- 5 Café Van Kleeft
- 6 The Golden Bull
- 7 19th Street Station
- 8 Halftime Sports Bar
- 9 Mad Oak Bar
- 10 The Miranda
- 11 Bar Shiru

### POINTS OF INTEREST

- 1 Paramount Theatre
- 2 Fox Theater
- 3 The New Parkway Theater
- 4 The Gardens at Lake Merritt
- 5 Oakland City Center

### LOCAL AMENITIES

- 1 Whole Foods
- 2 Walgreens
- 3 24 Hour Fitness
- 4 Oakland YMCA
- 5 Chase Bank
- 6 Wells Fargo
- 7 U.S. Bank
- 8 Mechanics Bank
- 9 Marriott City Center
- 10 Courtyard Marriott
- 11 Hampton Inn
- 12 Ramada by Windham

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Amtrak Capitol Corridor is a 168-mile passenger route that operates in Northern California. The route runs from Auburn to San Jose across 18 stops. It is the fourth busiest Amtrak route by ridership. The Oakland Jack London Square station is one mile south of 1440 Broadway.



SF Bay Ferry

San Francisco Bay Ferry serves cities throughout the Bay Area with eight terminals across San Francisco, Alameda, Oakland, South San Francisco, and Vallejo. The Bay Ferry has experienced a tremendous surge in ridership and now boasts more than 2 million riders annually. Passengers can also connect to Golden Gate transit ferries in San Francisco. Jack London Square, Oakland's main ferry terminal, is one mile south of 1440 Broadway.

## TRANSPORTATION ACCESS



The BART system is the major public regional commuter transportation system in the Bay Area. BART consists of a heavy rail system connecting most major municipalities with 50 stations in four Bay Area counties. Nearly every train in BART's entire system stops at one of three Oakland CBD stops. 1440 Broadway is 1/2 block from the 12th Street BART Station.



AC Transit is a public transit agency that primarily serves the western portion of Alameda and Contra Costa counties in the East Bay and downtown San Francisco. The fleet is comprised of more 600 buses that run 150 routes with more than 5,500 total stops. Daily ridership is approximately 109,000. More than a dozen AC Transit buses stop within a quarter mile of 1440 Broadway.



1440 Broadway is convenient to several interstate freeways including I-980, I-880, I-580, and I-80 that provide easy access to the East Bay, South Bay, and San Francisco.

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## UPTOWN STATION

Uptown Station is a landmark mixed-use project in the former Sears building that was recently renovated and fully leased to Square. The building is above the 19th Street BART station and features over 355,000 square feet of Class A creative office space and over 28,000 square feet of retail and market space in an open-air environment.



## THE HIVE

The Hive is a mixed-use development in the heart of Uptown that includes 100,000 square feet of commercial and retail space and 104 apartments on a site formerly occupied by car dealerships. The commercial space, half retail and half office, is fully leased to a number of tenants including Drake's Brewery.



## FOX THEATRE

The Fox Oakland Theatre is a historic 2,800-seat concert hall built in 1929 that underwent a \$75 million restoration in 2009. Today, the Fox Theatre operates as a popular live concert venue in Oakland's Uptown District.



## PARAMOUNT THEATRE

Designed by renowned architect Timothy Pleuger, Oakland's Paramount Theatre is one of the finest examples of Art Deco design in the United States. The theatre now serves all the arts, including the Oakland Symphony, popular music concerts, variety shows, theatre, and movies.

## POINTS OF INTEREST



## JACK LONDON SQUARE

Named after famed author Jack London, a native Oaklander, Jack London Square is one of Oakland's oldest and most vibrant destinations. Situated along the Oakland/Alameda estuary, the waterfront allows for access to a plethora of recreational activities including kayaking, biking and strolling. Jack London Square also offers world-class dining, shopping, entertainment, and exciting events year-round.



## LAKE MERRITT

Lake Merritt is a large heart-shaped tidal lagoon in the center of Oakland that serves as the City's top recreational destination. Its 3.4 mile scenic shoreline, surrounded by gardens, parks, walking paths, and boating centers, allow visitors to enjoy the outdoors walking, jogging, biking, or out on the water.





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