155 GRAND AVENUE

LAKE MERRITT TOWER



NEWMARK

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Property Specifications

THE SUBJECT PROPERTY HAS THE FOLLOWING FEATURES

Ownership Entity	California Nurses Association
Completed	1990
Architect	Skidmore Owings Merrill
Building SF	214,099
Floors	10-Story
Lot Size	1.58 Acres
Building Exterior	Glass and Masonry
Structural Framing	Steel
Structural Foundation	Concrete and Steel
Slab to Slab	12' 9"
Parking	219 Spaces - Subterranean Level
Typical Floor Plates	22,000 Square Feet
HVAC	Dual Deck with a Supply & Return
Awards	LEED Gold Certification
Hours	Mon-Fri, 8am - 6pm
Amenities	• On-Site Security, 24 hrs/7 days • Bicycle Racks • On-Site Car Charging Stations • AM/PM BART Shuttle Service • 10 Minute Walk to/from BART • Circular Dropoff / Pick-Up Driveway
Elevators	• 4 Passenger Elevators to Floors 1-10 • Freight Elevator with a Permissible Load of 4,000 lbs is Accessed via the Loading Dock • 1 Passenger Elevator from Parking Garage to Lobby
Management	Lake Merritt Management 155 Grand Avenue, Suite 105 Oakland, CA 94612





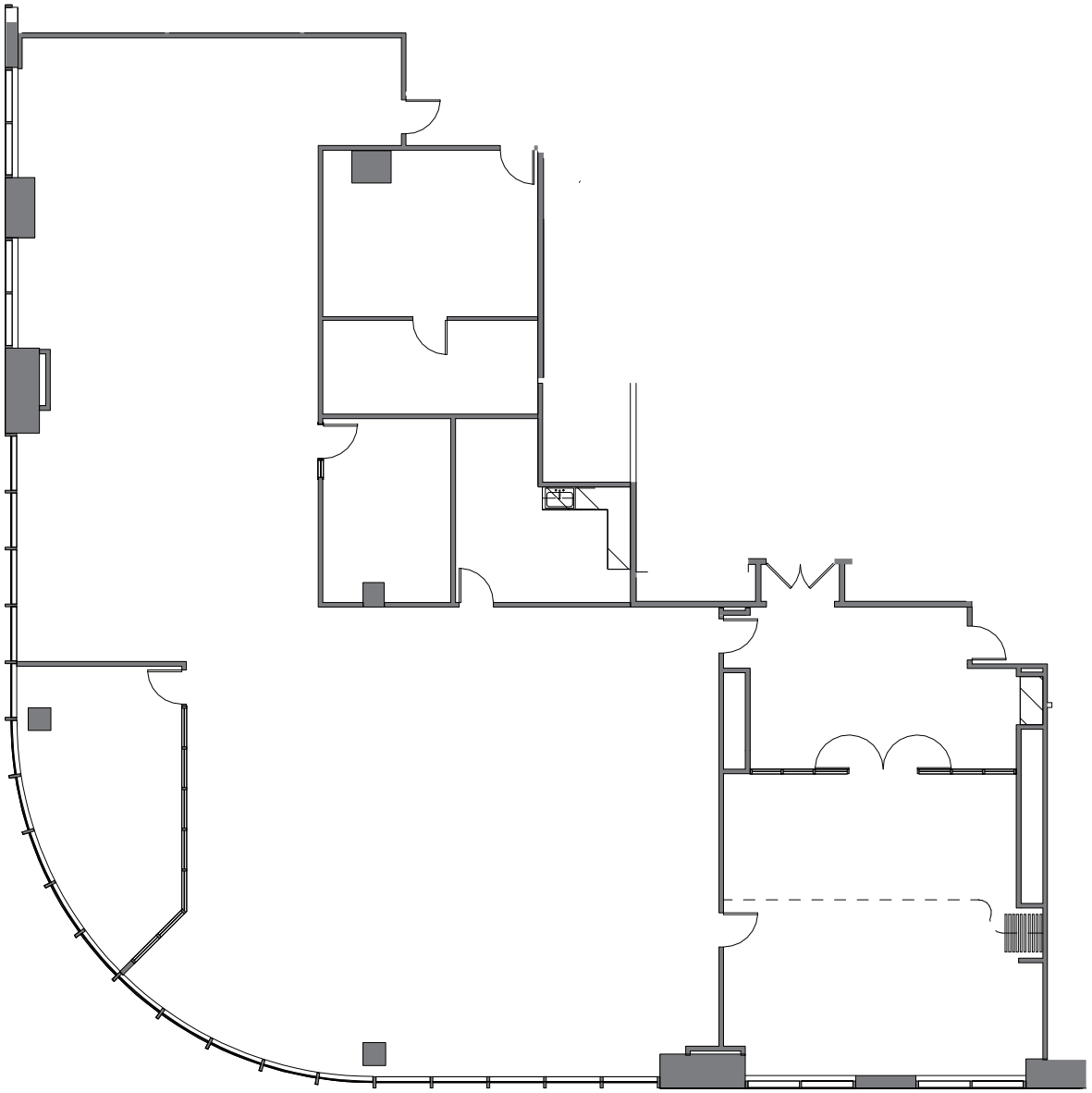
SUITES	SIZE
500	±7,415 SF
600	±22,209 SF
800	±22,182 SF
900	±7,464 SF
902	±6,129 SF
905	±3,040 SF
950	±5,545 SF

Suite 500

±7,415 RSF

- Reception
- Large Conference Room w/ Accordian Wall
- Conference Room
- Break Room
- IDF/Server Room
- Can Be Combined w/ Suite 504
- **Rental Rate PSF: $3.75 FS**

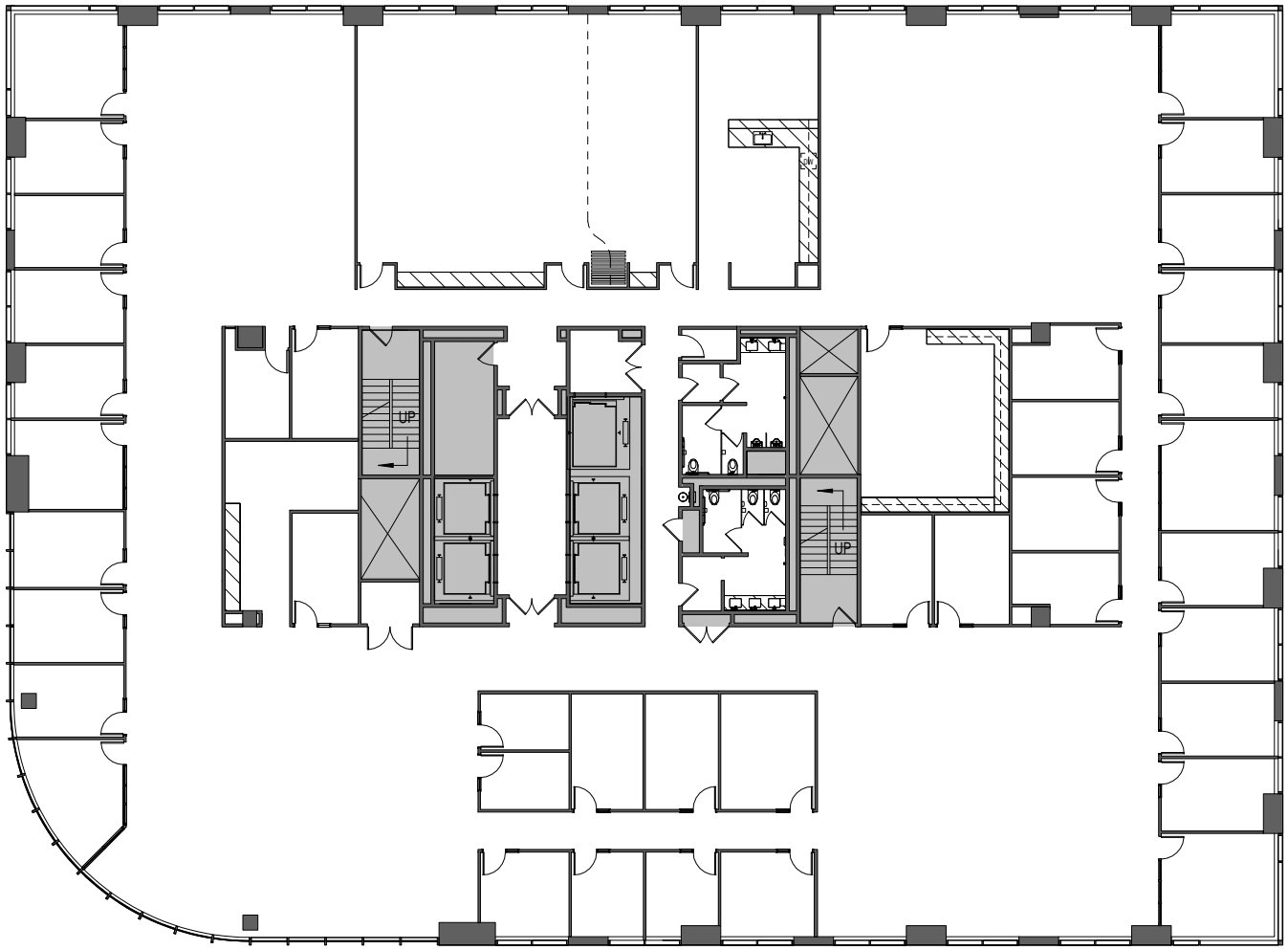




Suite 600

±22,209 RSF

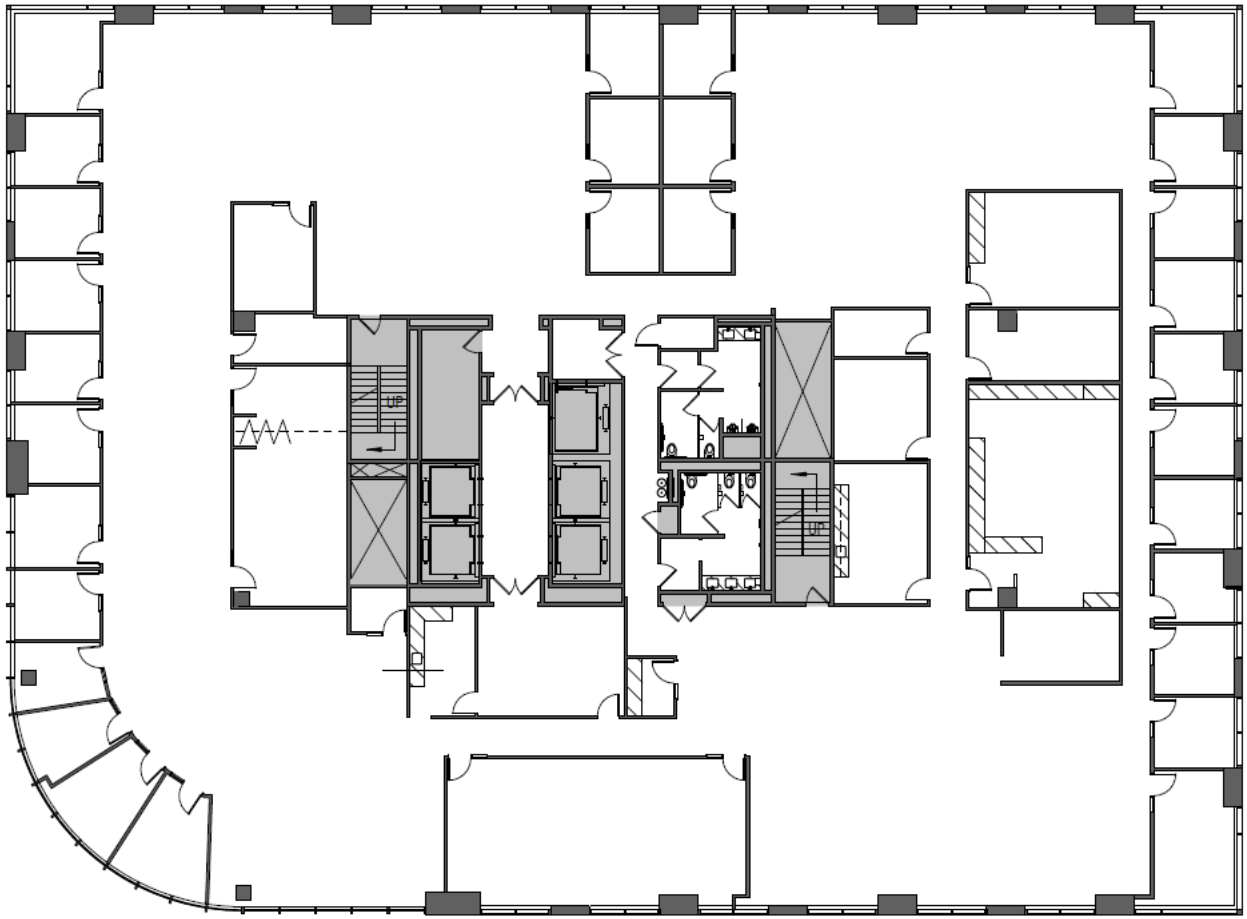
- Full Floor Identity
- Lake Merritt Views
- Large Devisable Training Room
- 33 Private Offices
- 4 Meeting Rooms
- Wellness Room
- Break Room
- Large Storage Area
- Print/Copy Area
- **Rental Rate PSF: $3.75 FS**



Suite 800

±22,182 RSF

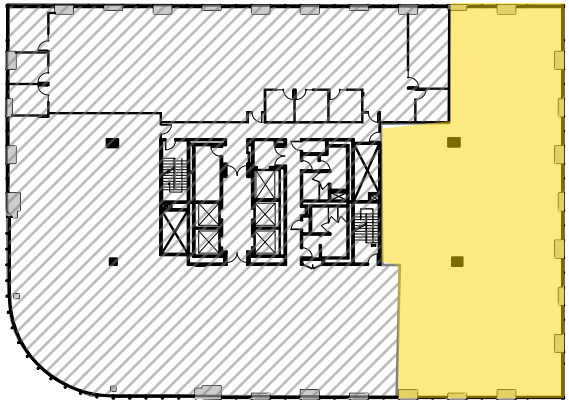
- Available Now
- Full Floor Identity
- Lake Merritt Views
- 27 Private Offices
- 1 Large Divisible Meeting Room
- 3 Connference Rooms
- Copy/ Printer Room
- IT Room
- 2 Break Rooms
- **Rental Rate PSF: $3.75 FS**

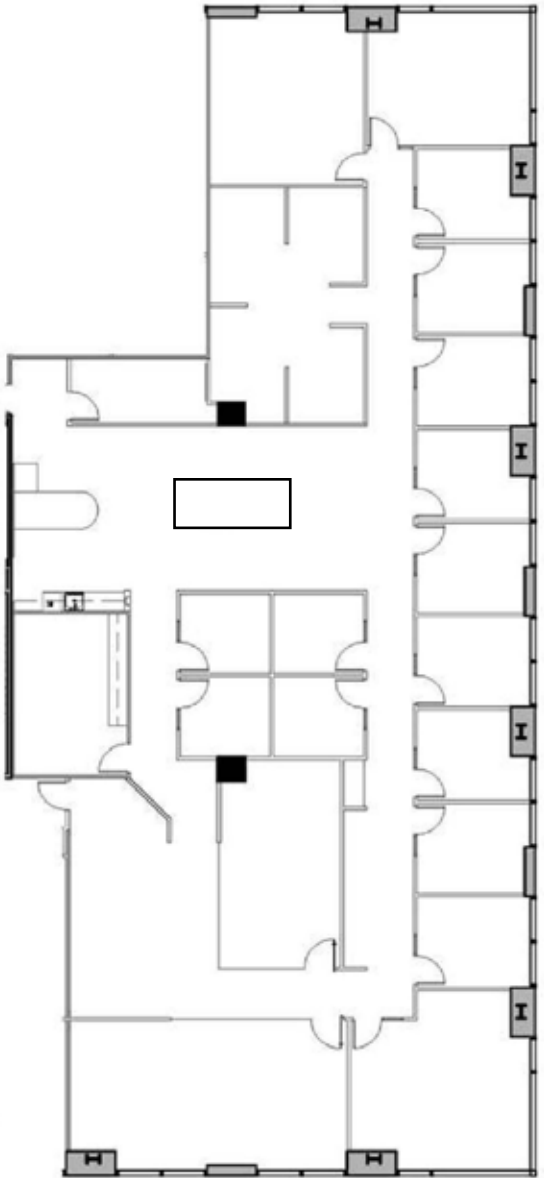


Suite 900

±7,464 RSF

- Available 2/1/2027
- 16 Private offices
- 2 large conference rooms
- Copy room
- Kitchenette
- Server room
- **Rental Rate PSF: $3.75 FS**

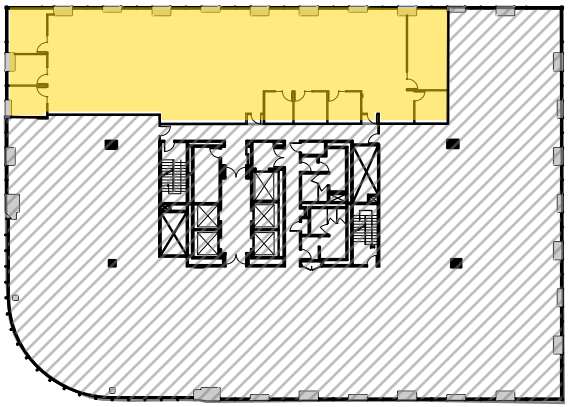


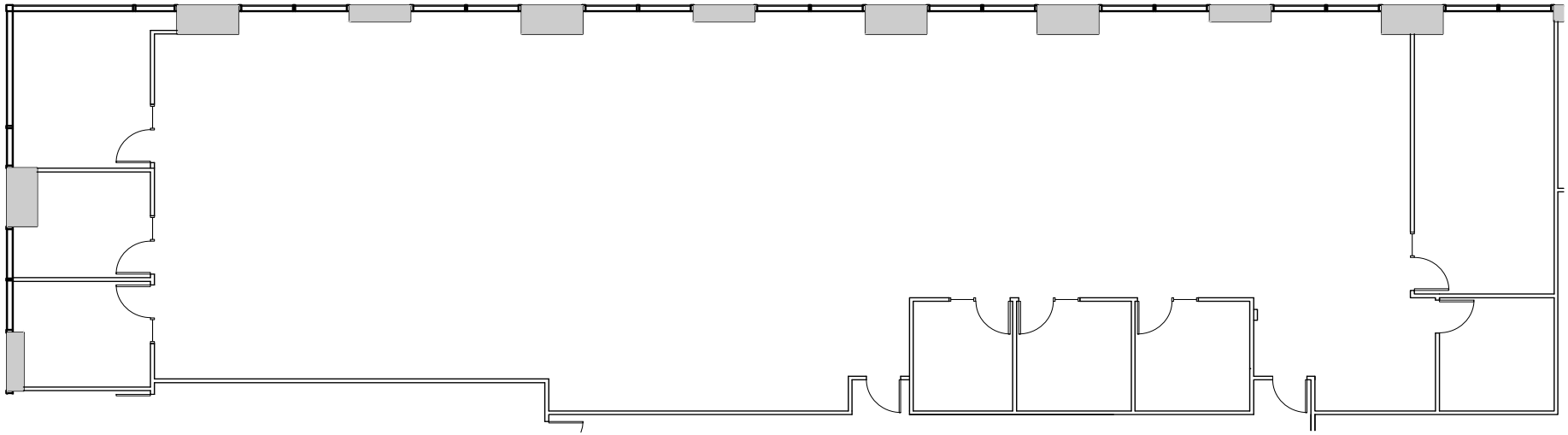


Suite 902

±6,129 RSF

- 6 Private offices
- Conference room
- IT Room
- Open Area
- **Rental Rate PSF: $3.75 FS**

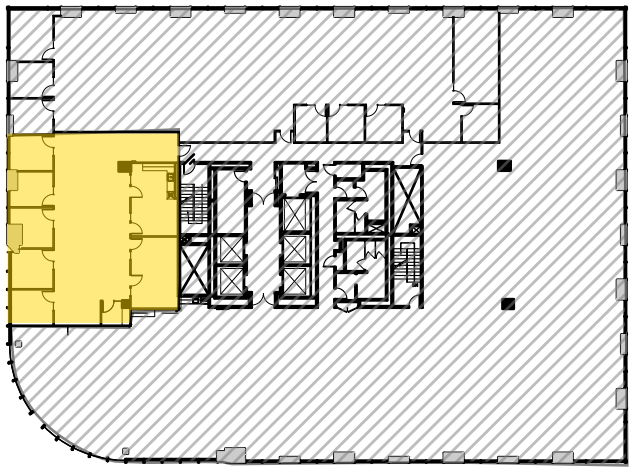


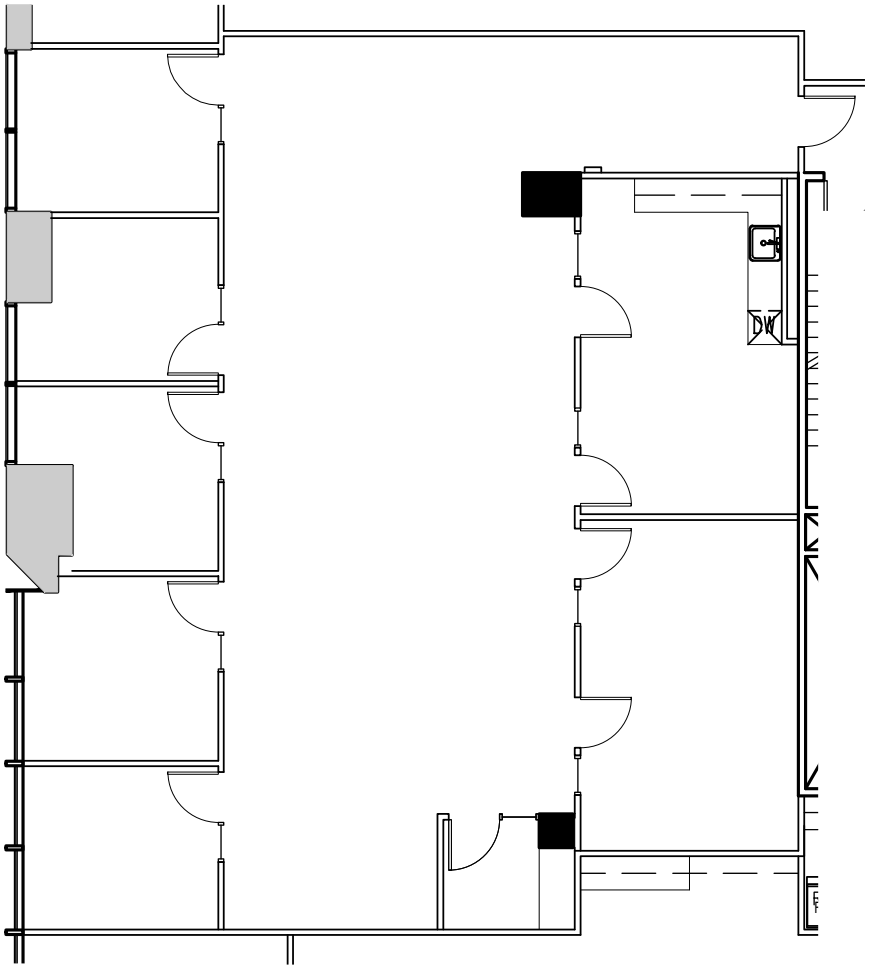


Suite 905

±3,040 RSF

- Available Now
- 5 Private Offices
- 1 Conference Room
- Kitchenette / Breakroom
- Can Be Combined with Suite 950
- **Rental Rate PSF: $3.75 FS**

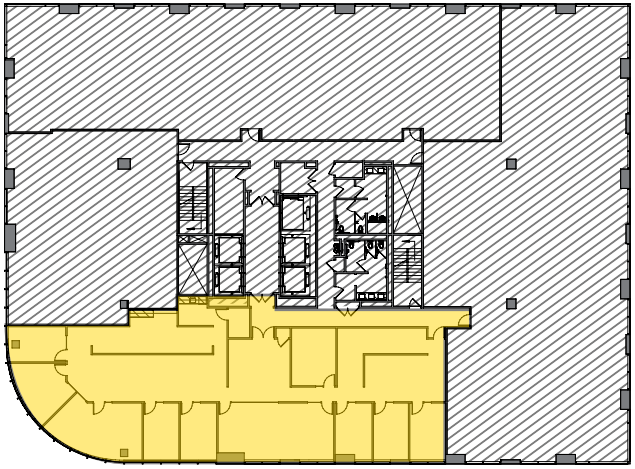


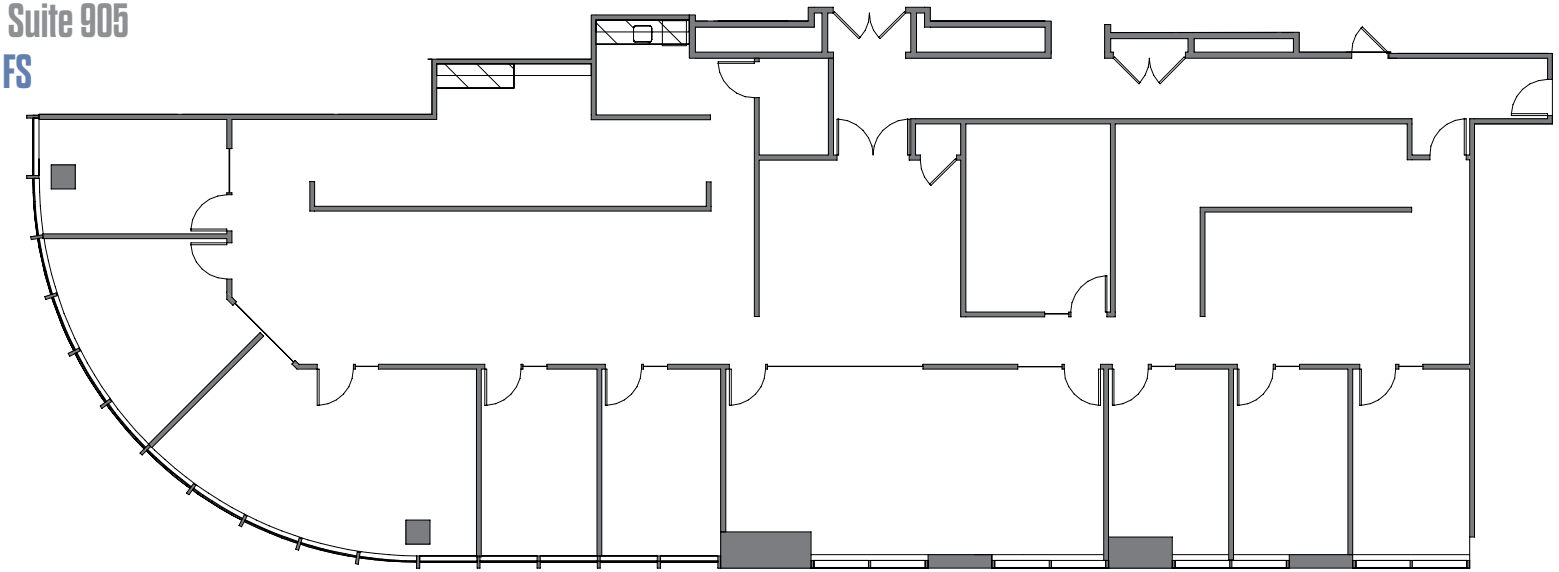


Suite 950

±5,545 RSF

- Available Now
- Lake Merritt Views
- Double Door Entry
- Large Conference Room
- Reception
- Large Executive Office
- Seven Private Offices
- Huddle Room
- Two Open Office Areas
- Two Work/Copier Areas
- Data/Tech Closet
- Kitchenette
- **Can Be Combined With Suite 905**
- **Rental Rate PSF: $3.75 FS**





















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