



Wow Factor Office HQ

**Two floors of Best in
Class Creative Office**

**20,000sf Demisable To
3,000sf**

316 12th St, Oakland

Innovation Properties Group

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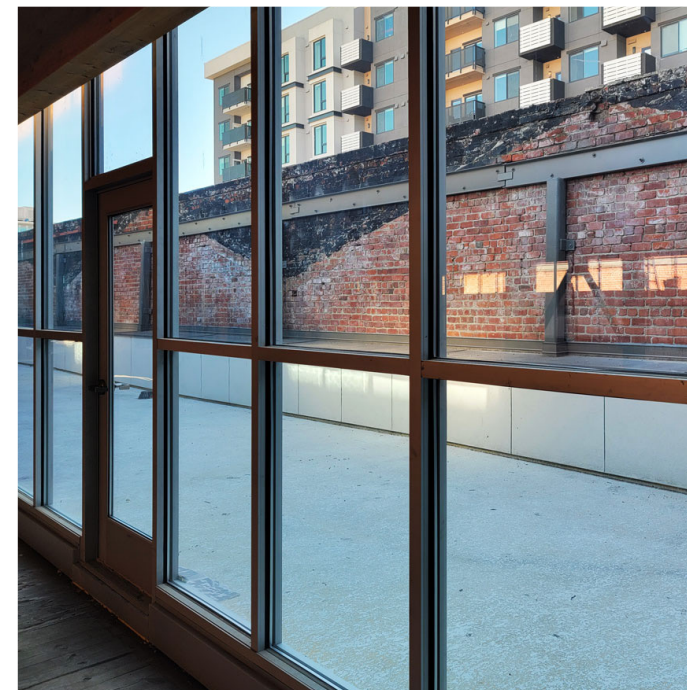
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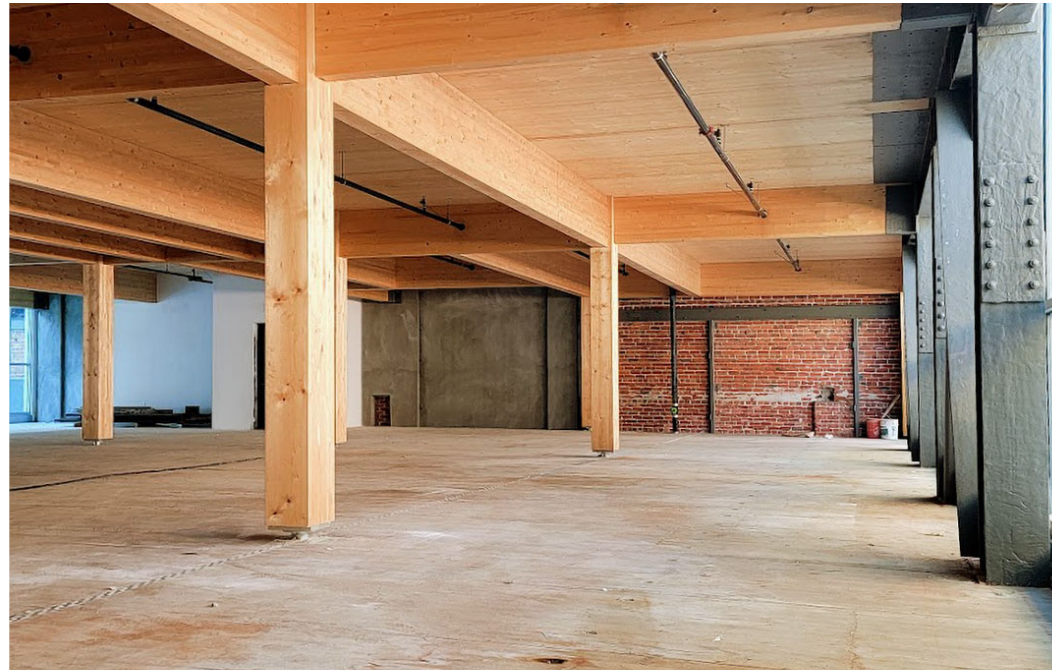


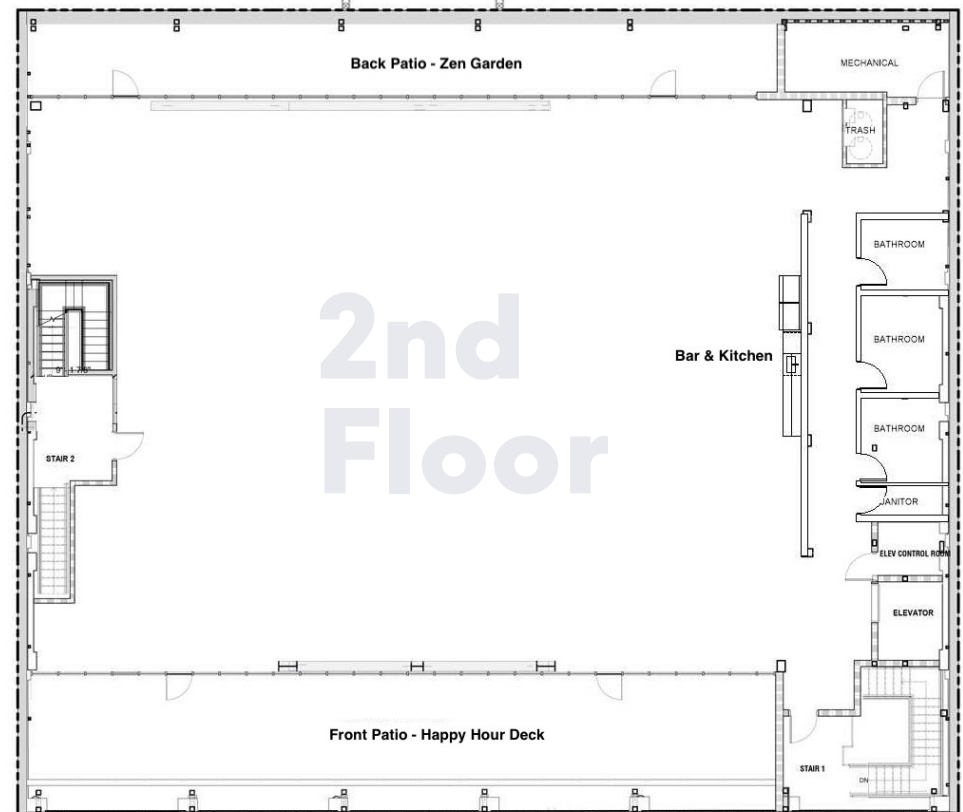
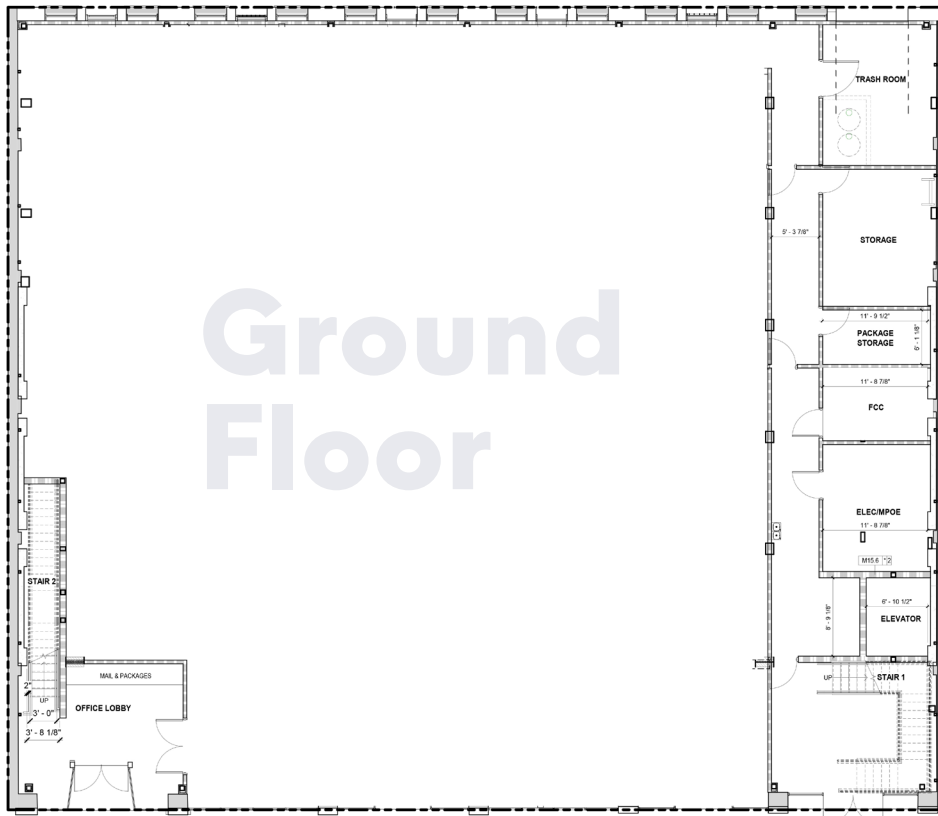
Space Highlights:

- Build to suite opportunity
- Circa 1920s Aesthetic Modernized For Tech Users
- Two Private Outdoor Decks Totaling 4000 Sqft
- Massive Company Signage/Identity Opportunity
- Meeting Rooms Will Be Built To Tenant Specs
- Excellent Natural Light Throughout
- Soaring Real Hardwood Ceilings & Floors
- Full Kitchen: Option for Restaurant-Caliber Bar
- Heavy Dose of Exposed Brick Throughout
- Infamous Historic King Street Block of Oakland

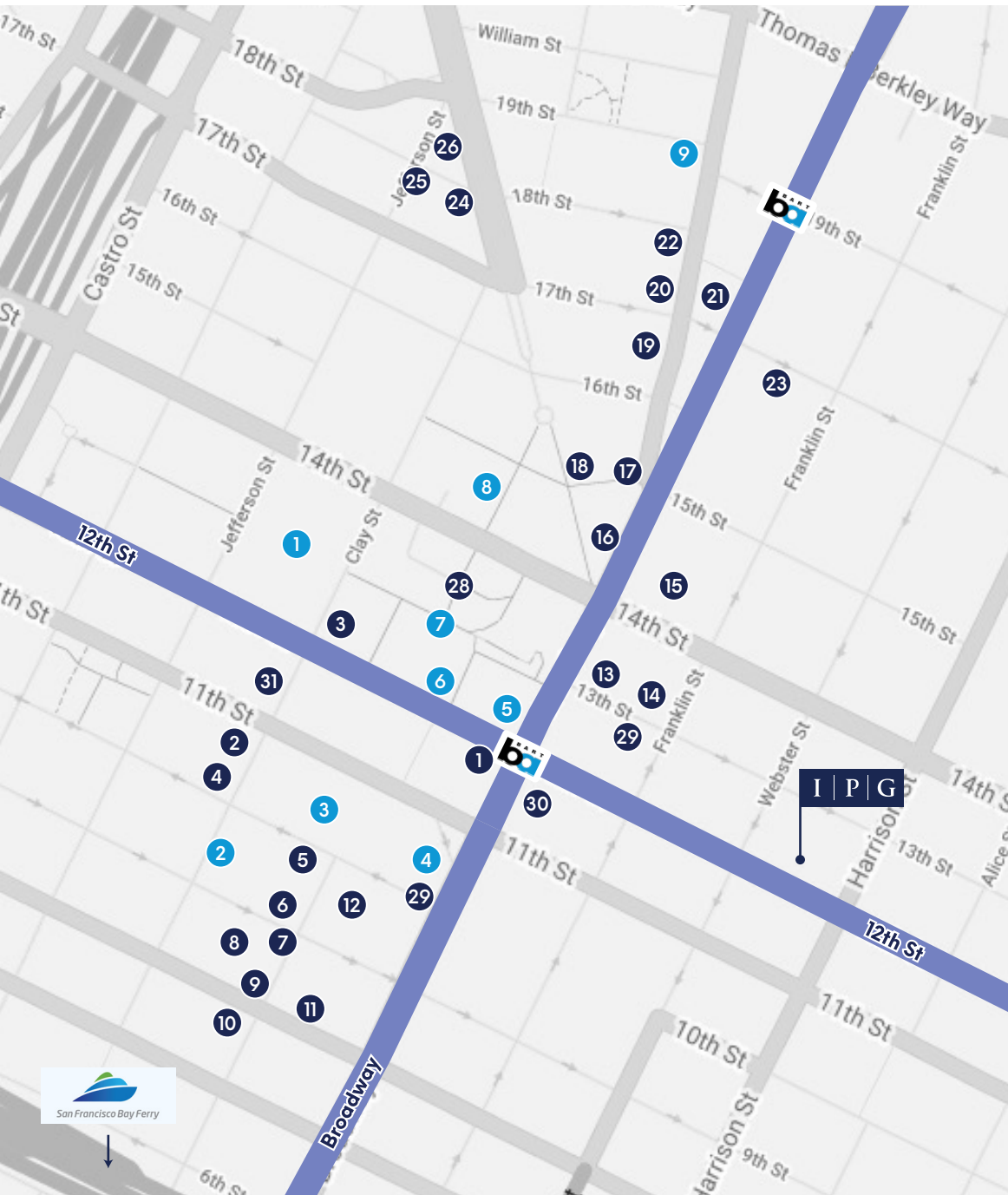
316 12th St, Oakland







Map of Amenities



Eat & Drink

- | | | |
|-------------|-----------------------|--------------------|
| 2 El Gusano | 10 Cookiebar Creamery | 24 The Rock Steady |
| 4 Le Cheval | 13 Camburger | 26 Plenty |
| 5 Cosecha | 14 Mockingbird | 27 Hopscotch |
| 6 Rosamunde | 15 Analog | 31 Specialty's |
| 8 Ratto's | 18 Caffe Teatro | |
| 9 Caffe 817 | 19 Cafe Van Kleef | |

Bars & Nightlife

- | | |
|--------------------------|-------------------------|
| 7 District | 21 Diving Dog Brewhouse |
| 11 The Trappist | 22 Make Westing |
| 12 Pacific Coast Brewing | 23 The Layover |
| 16 Downtown Wine Merch. | 25 The New Parish |
| 20 Woods Bar & Brewery | |

Coffee Shops

- | |
|------------------|
| 1 Peet's Coffee |
| 3 Starbucks |
| 17 Awaken Coffee |
| 29 Modern Coffee |
| 31 Specialty's |

Amenities

- | | | |
|--------------------------------------|------------------|---------------------|
| 1 Federal Building | 4 Marriott Hotel | 7 Bank of America |
| 2 Swan's Market | 5 Wells Fargo | 8 Oakland City Hall |
| 3 Warriors HQ/Oakland Convention Ctr | 6 FedEx Office | 9 Fox Theater |



Walk Score: 99
Walkers Paradise



Bike Score: 89
Cyclist's Paradise



Transit Score: 89
Good Transit



Theaters Host: 540K
Annual Visitors



107 Restaurants
40 Clubs & Bars



Restaurants: 66
Participating in Restaurant Week

Walk to Unlimited Amenities



Lake Merritt



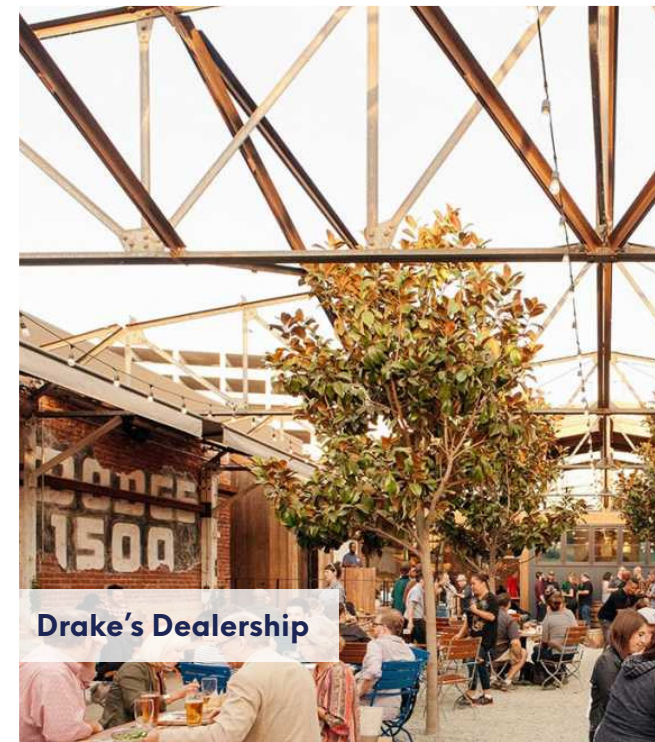
Jack London Square



Swans Historic Market

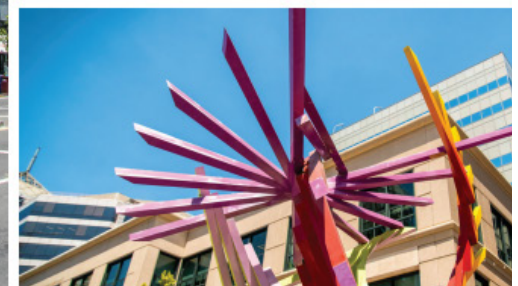
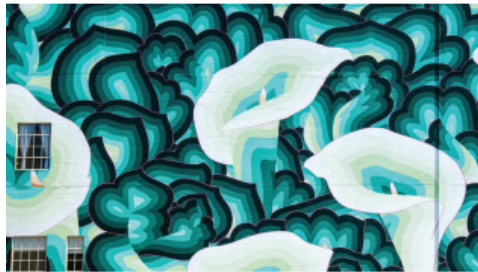


Fox Oakland Theatre



Drake's Dealership

Oaklands Most Vibrant Location



History at a Glance

"King Block," a block of five buildings and alley which were developed by the Charles H. King family between 1904 and 1922 and have been deemed an official Area of Primary Importance (API) for the City of Oakland.





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Oakland**



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