



The Breuner Building

**2201
Broadway**
Plug & Play

3,339 sf

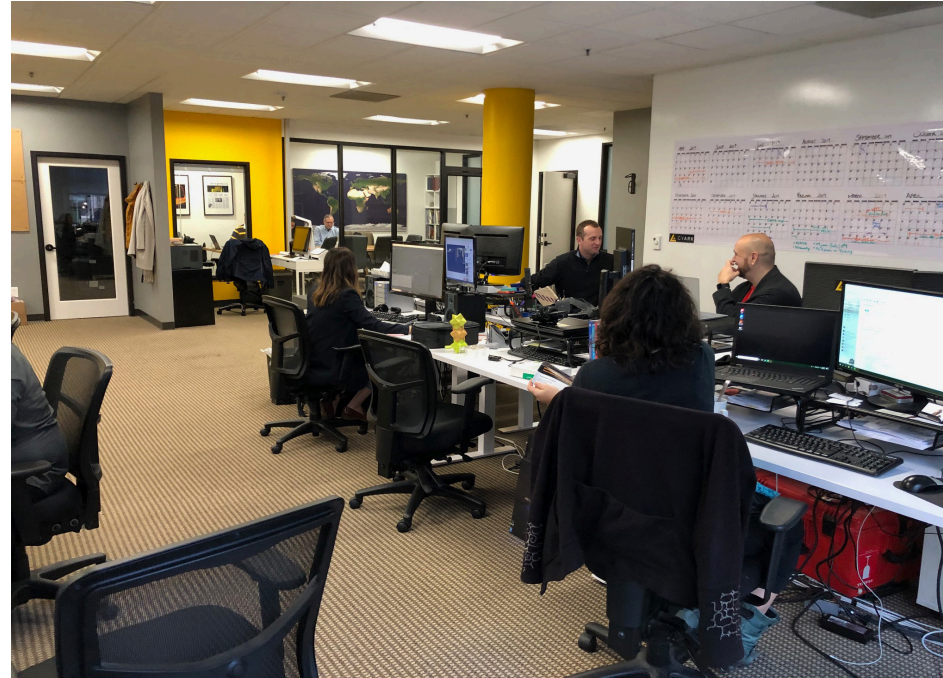
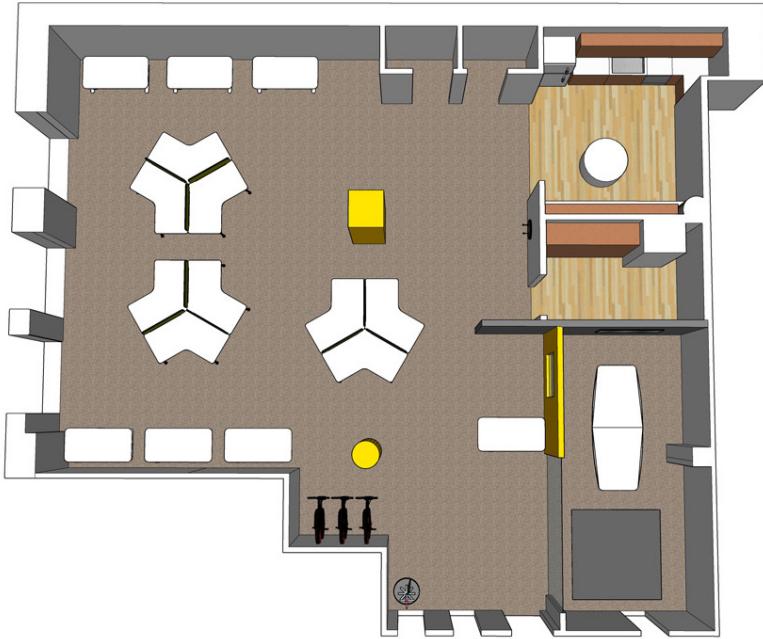
**Creative office
for Sublease**

OAKLAND, CA



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Suite 304 Features:

- Fully remodeled suite
- Plug & Play with all furniture in place
- Modern kitchen
- 1 private office
- 1 board room
- 2 phone booths



2201 Broadway

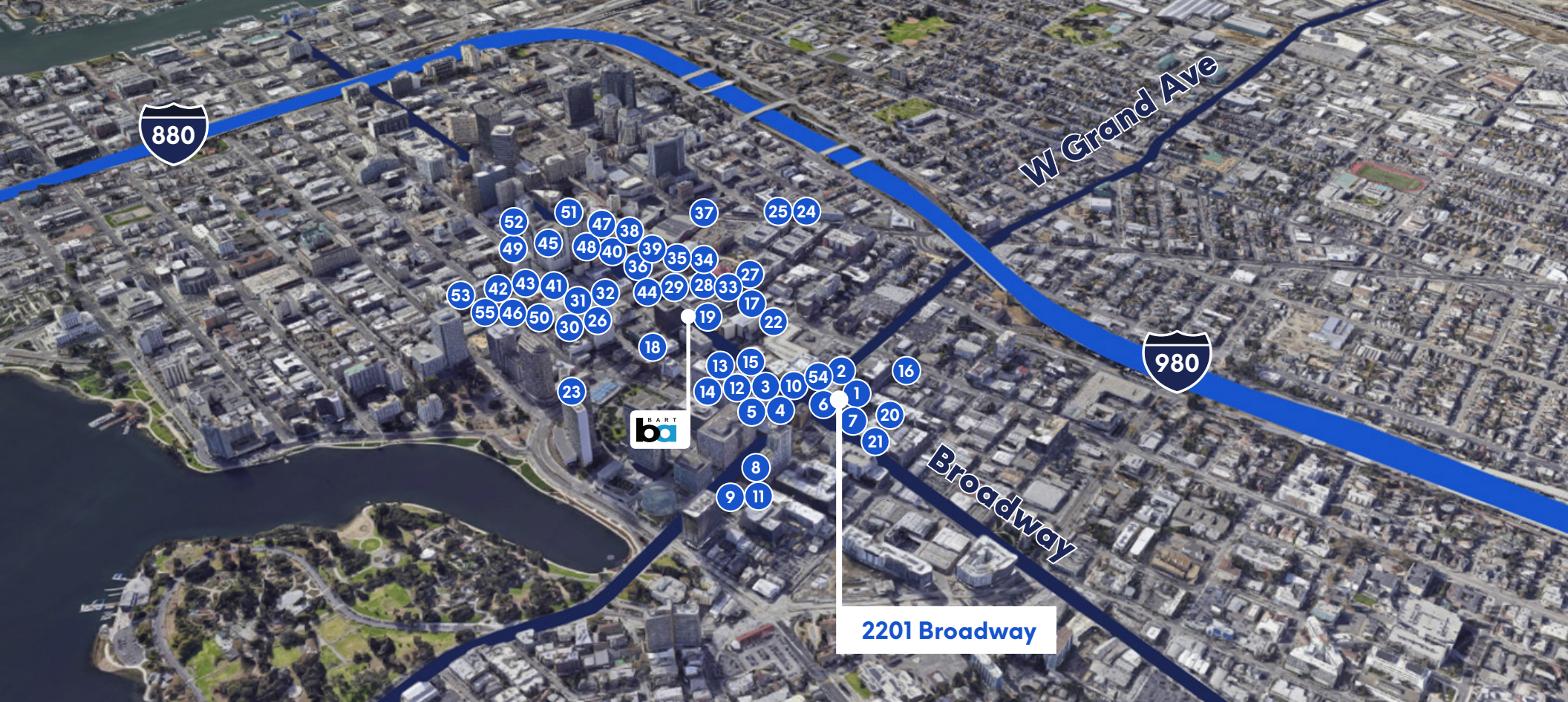
Constructed in 1931, the Breuner Building at 2201 Broadway has long been recognized as one of Oakland's most iconic Art Deco buildings. Centrally located in Uptown Oakland, 2201 Broadway is two blocks from the 19th Street BART station and steps from numerous bars, restaurants and theaters.

The newly re-envisioned Breuner Building honors the building's history while offering today's Oakland entrepreneurs and professionals an inviting and inspiring mix of common area lounges, amenities and resources.

Building amenities:

- New lobby and common areas
- Convenient centralized bike room
- Shared conference room facilities and multiple tenant lounges
- Bicycle Coffee shop in the lobby
- 2 blocks from Bart
- Completely modernized HVAC, elevator and other building systems
- 24-hour security
- Food halls, cafes, farmers market and bars
- 3 blocks from Lake Merritt





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|-----------------------------|-----------------------------|---------------------------|-------------------------|--------------------|-----------------------------|
| 1 Lukas | 12 Ikes | 23 Nick's Plaza Café | 34 Flora | 45 Pizza 510 | 1 Pandora |
| 2 Bicycle Coffee | 13 Gastropig | 24 Hopscotch | 35 Emporium | 46 Molajate | 2 Moxy Hotel |
| 3 Halal Guys | 14 Umami Burger | 25 Belly | 36 Itani Ramen | 47 Café Van Kleef | 3 Paramount Theatre |
| 4 Torpedo Sushi | 15 Agave | 26 Coco Café | 37 Curry Up Now | 48 Dogwood | 4 Impact Hub |
| 5 Farley's East | 16 Telegraph Beer Garden | 27 Tertulia Coffee | 38 Woods | 49 The Layover | 5 Peoples Barbershop |
| 6 Brown Sugar Kitchen | 17 Hutch bar & Kitchen | 28 Xolo | 39 Make Westing | 50 Cross Burger | 6 West Elm Hotel |
| 7 Mixt | 18 Blue Bottle Coffee | 29 Duende | 40 The Punchdown | 51 Awaken Café | 7 Uber |
| 8 alaMar Kitchen & Bar | 19 Tierra Mia Coffee | 30 Mazzat Grill | 41 Lunch Box | 52 The Hatch Bar | 8 Fox Theater |
| 9 Trueburger | 20 Drakes Dealership | 31 Drexl | 42 Pho 84 | 53 Happy Burrito | 9 VSCO |
| 10 Plum Bar | 21 Calavera | 32 Aroma Café | 43 Stag's | 54 Starbucks | 10 Jeremys Department Store |
| 11 Gregory Gourment Dessert | 22 Lost & Found Beer Garden | 33 Little Giant Ice Cream | 44 Diving Dog Brewhouse | 55 Cocina Mexicana | |