



OAKLAND'S PREMIER  
OFFICE TOWER AT  
THE CENTER OF IT ALL



[www.555citycenter.net](http://www.555citycenter.net)

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±485,000 SF  
of Class A  
Office Space

19th - 24,474 SF  
Available Now

AVAILABLE  
12/1/2020

5th - 24,081 SF

4th - 24,082 SF

3rd - 24,189 SF





## About the Building

**555 CITY CENTER** is Downtown Oakland's highest quality office tower featuring the ideal combination of first class, high-end finishes, world-class views, and on-site retail. The Property's LEED® Gold Certified design, Class A sophistication and excellent freeway visibility have cemented 555 City Center as one of the Bay Area's premier office towers. With spectacular views of San Francisco and the hills of the East Bay, an irreplaceable transit-oriented location and exciting amenities nearby, 555 City Center's dynamic location is truly at the center of it all.



## FACTS & STATS

- Completed 2002
- 20 Stories
- 485,039 Total Square Feet
- Typical Floor Plate: 23,000 to 24,000 SF
- Property Management On Site
- 24/7 Tenant Access & Security
- Tech-Ready infrastructure and Service
- 10 High-Speed Elevators in Two Banks
- One Freight Elevator
- Underground Parking With Dedicated Elevators

## SUSTAINABILITY

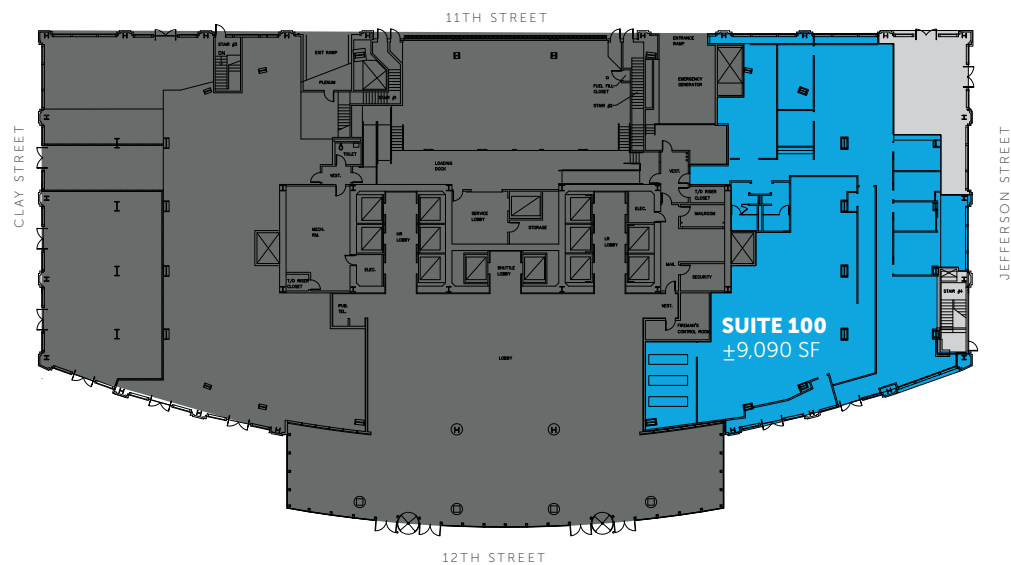
- LEED Gold
- Energy Star Certified
- Eco-Friendly Cleaning Program
- Assistance With "Green" Electronics Disposal
- Programs For Recycling & Composting
- Six (6) EV Charging Stations and Bike Lockers

## AVAILABILITIES

SUITES	RSF	AVAILABLE
SUITE 100	±9,090	NOW
SUITE 275	±6,453	NOW
SUITE 650 (SPEC SUITE)	±9,621 (DIVISIBLE)	NOW
SUITE 300	±24,189	4Q 2020
SUITE 400	±24,082	4Q 2020
SUITE 500	±24,081	4Q 2020
SUITE 910	±3,959	10/1/19
SUITE 1230	±6,131	NOW
SUITE 1700	±15,473	NOW
SUITE 1900	±24,474	7/1/19
SUITE 2050	±8,851	4Q 2019

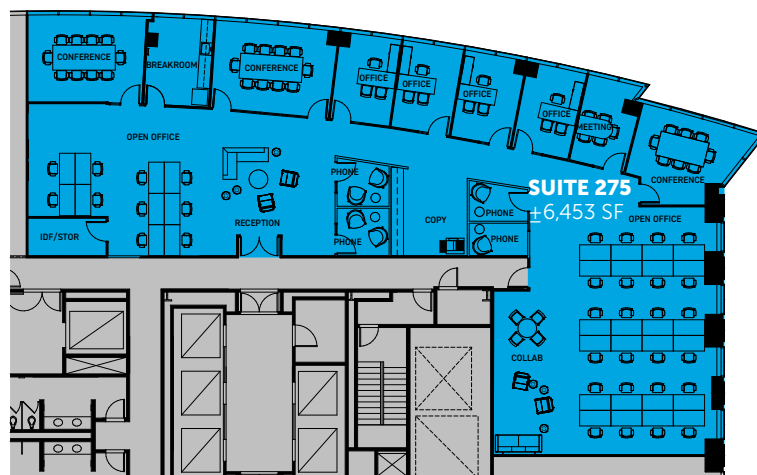


## Floorplans



### SUITE 100 | ±9,090 SF

- Ceilings over 20 feet with great window line
- Great potential for “creative” space
- Ability to create separate ground floor entrance



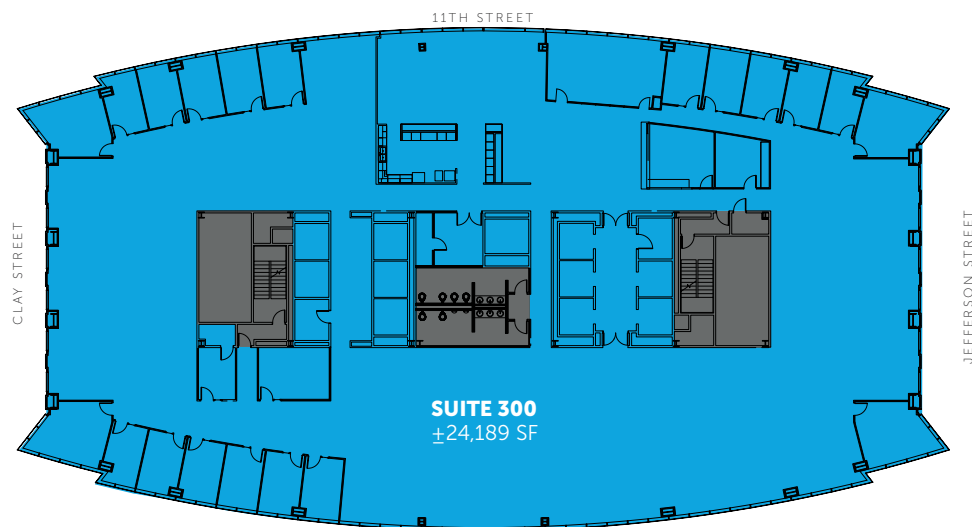
### SUITE 275 | ±6,453 SF

- Double door entry of elevator lobby
- Conceptual plan

NOTE: PLAN IS HYPOTHETICAL

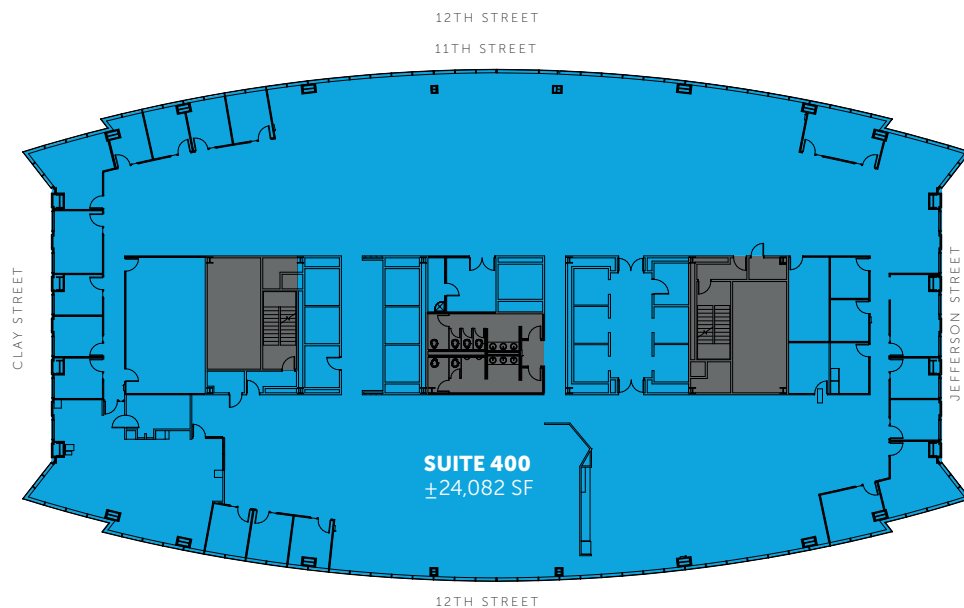


## Floorplans



### **SUITE 300** | ±24,189 SF

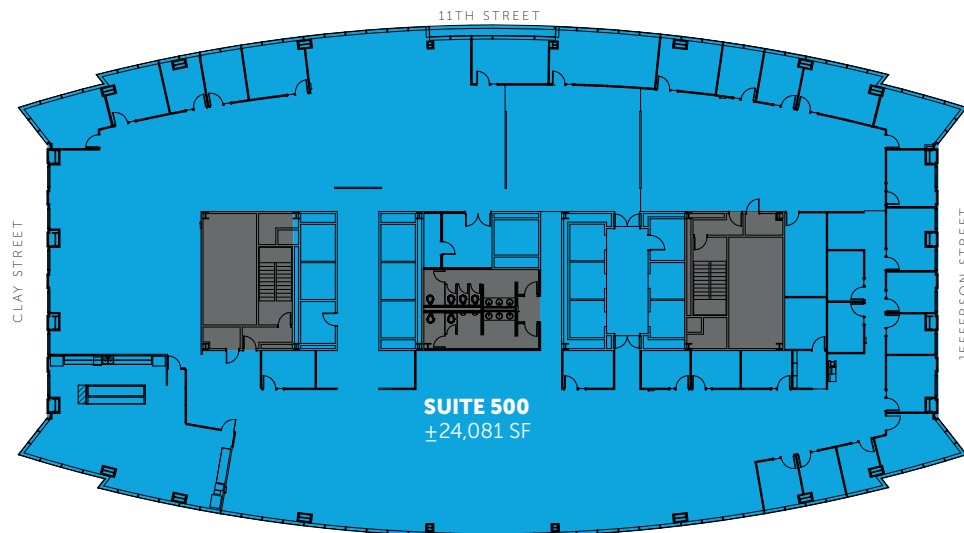
- Full floors feature floor to ceiling glass and high end creative finishes
- Efficient column free floor plates
- Dramatic views of San Francisco and Oakland hills



### **SUITE 400** | ±24,082 SF

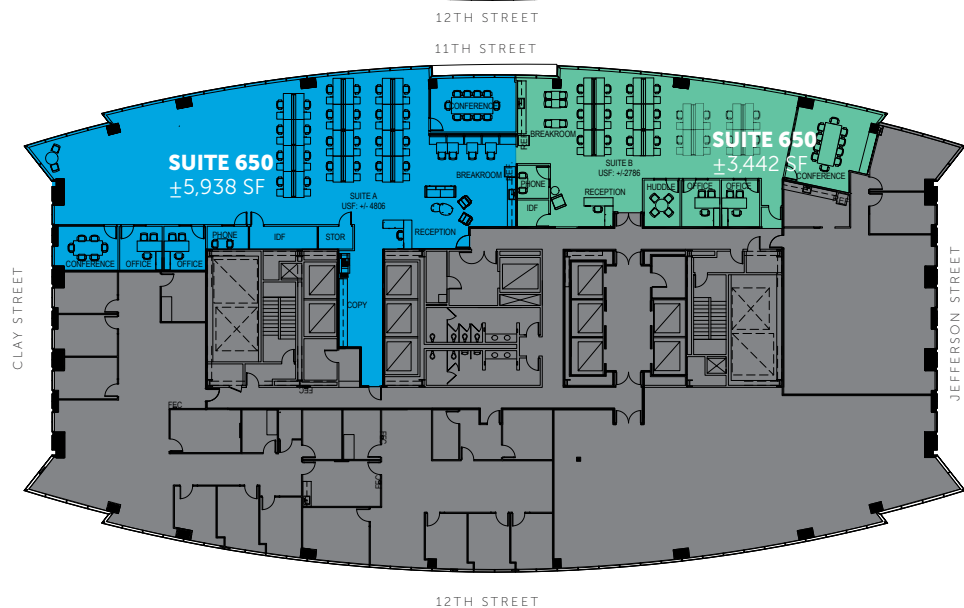
- Full floors feature floor to ceiling glass and high end creative finishes
- Efficient column free floor plates
- Dramatic views of San Francisco and Oakland hills

## Floorplans



### SUITE 500 | ±24,081 SF

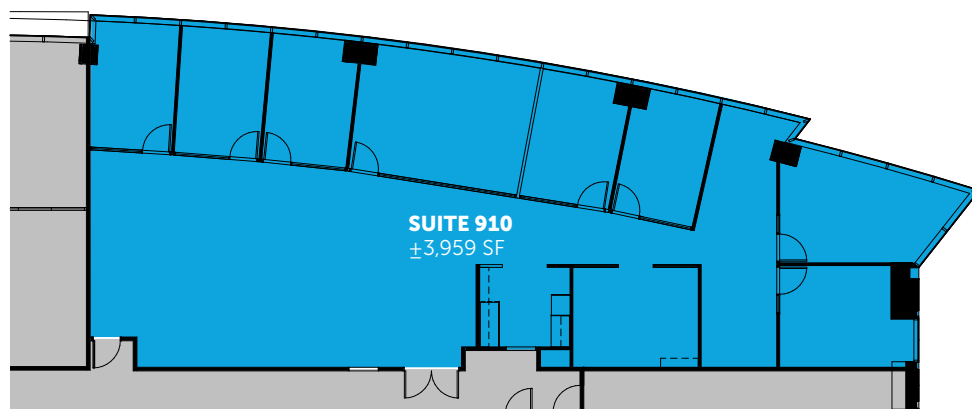
- Full floors feature floor to ceiling glass and high end creative finishes
- Efficient column free floor plates
- Dramatic views of San Francisco and Oakland hills



### SUITE 650 | ±9,621 SF

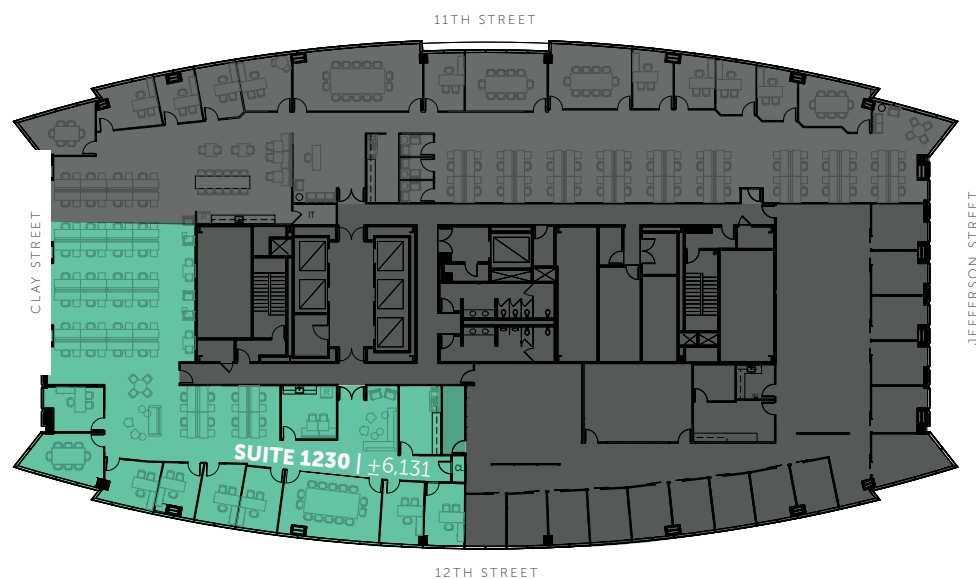
- Creative spec suite with open floor plan, polished concrete, and open ceiling
- Southern facing views
- Divisible to 5,938 SF or 3,442 SF

## Floorplans



### SUITE 910 | ±3,959 SF

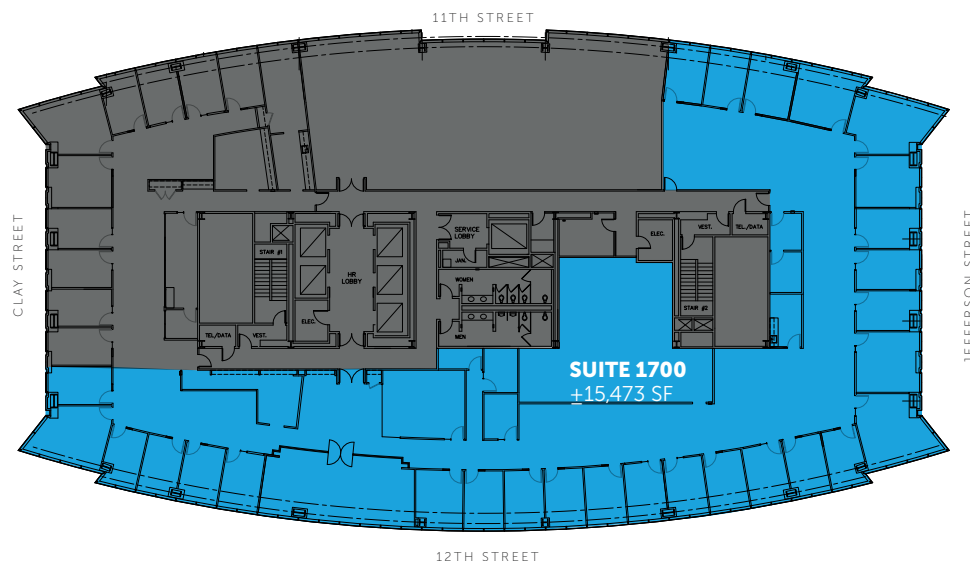
- Available 10/1/2019
- Features excellent southwestern views with floor to ceiling glass
- 7 private offices, conference room, and break room



### SUITE 1230 | ±6,131 SF

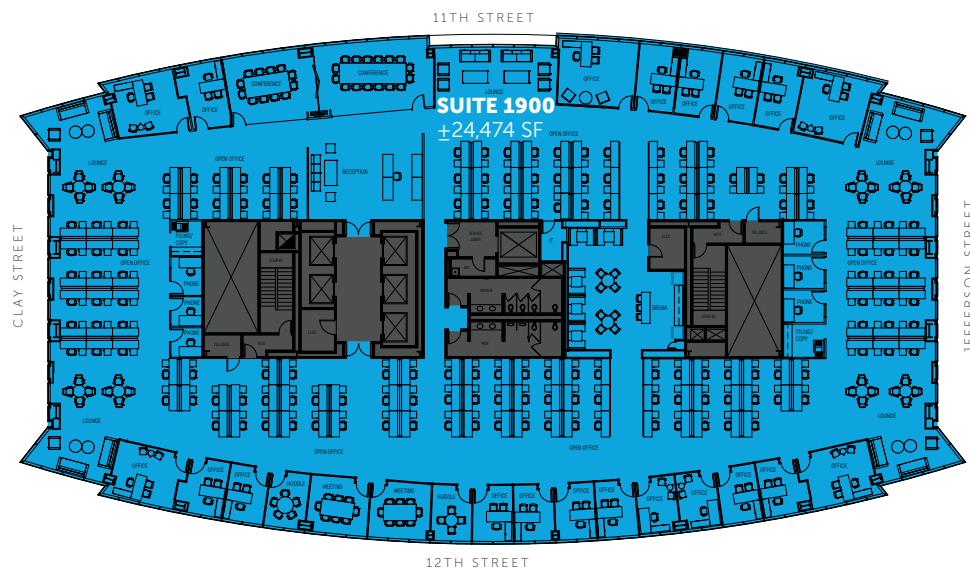
- Features western views and floor to ceiling glass
- Double door entry off elevator lobby
- 8 private offices

## Floorplans



### **SUITE 1700 | ±15,473 SF**

- Double door entry off elevator lobby
- 25 private offices
- 3 conference rooms
- Excellent upper floor views

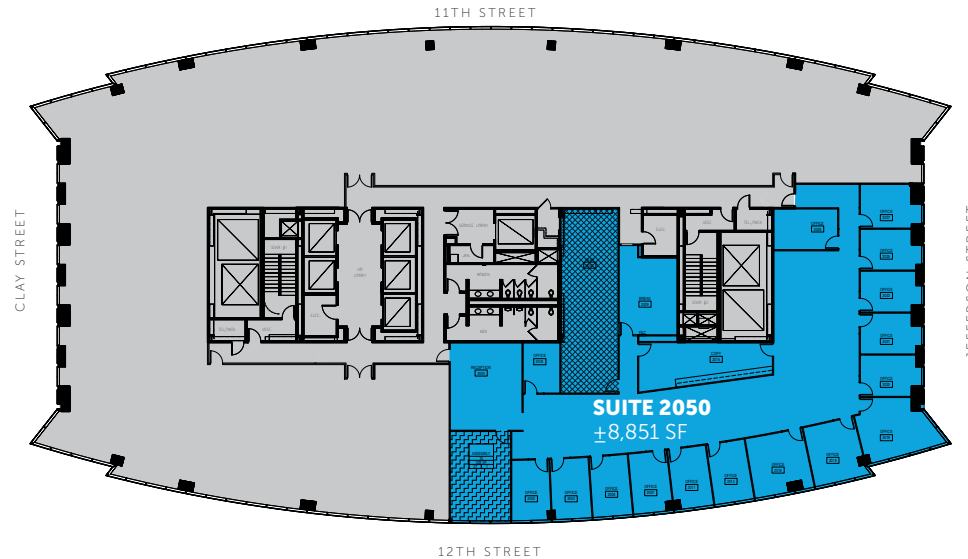


### **SUITE 1900 | ±24,474 SF**

- Available 7/1/2019
- Beautiful upper floor views with floor to ceiling glass



## Floorplans



### **SUITE 2050 | ±8,851 SF**

- Available 4Q 2019
- Fantastic upper floor views
- Private office intensive



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