



Wow Factor Creative Office Sublease

**Famous Tribune Tower
with Breath Taking Views**

Term Thru April 2023

3,671 SQFT

**409 13th Street
Oakland**

Charlie Cutler | Vice President
(415) 850-4935 | charlie@ipgsf.com
BRE 02026787

Johan Quie | Vice President
(415) 349-7738 | johan@ipgsf.com
BRE 01948103

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

Space Highlights:

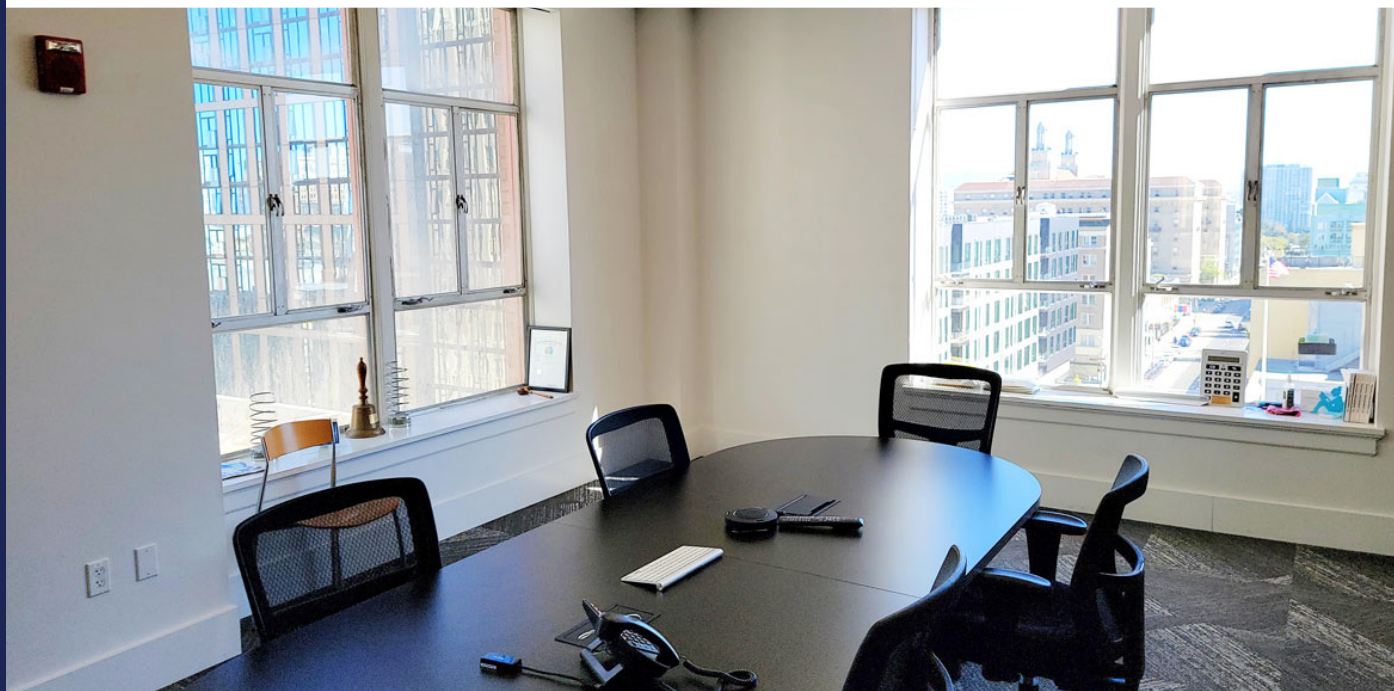
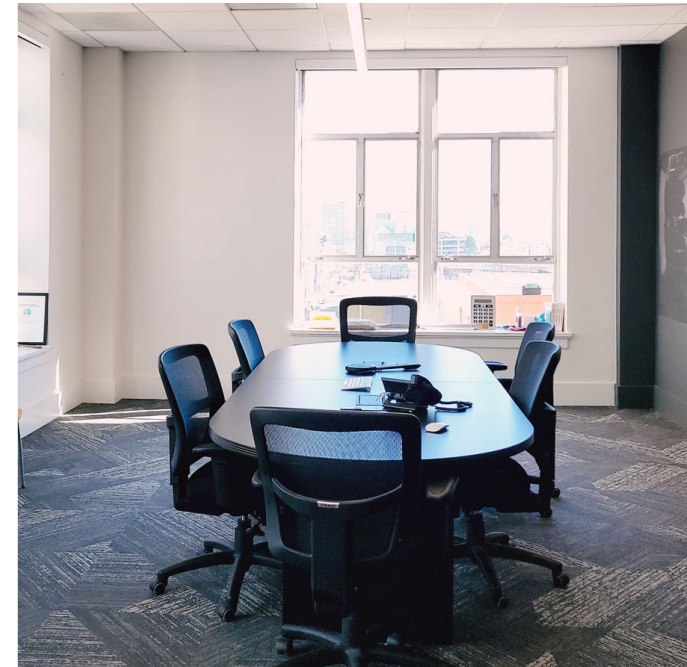
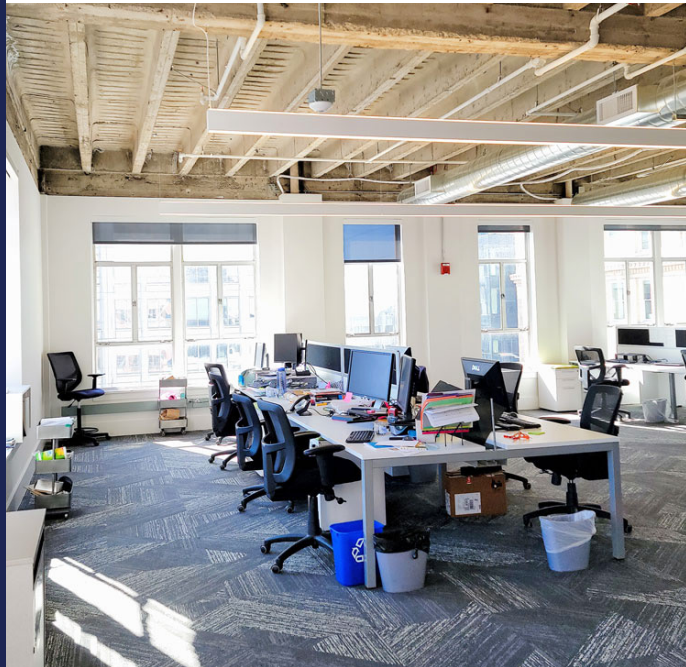
- Circa 1900s Aesthetic Modernized For Tech Users
- Unrivaled Sunlight with 360 Degree Views
- Plug & Play: Desks & Meeting Room Furniture
- Open Workspace for 30+ Employees
- One Large Team Room
- Two Medium Rooms
- Gorgeous Newly Built Kitchen
- High Credit Sublandlord

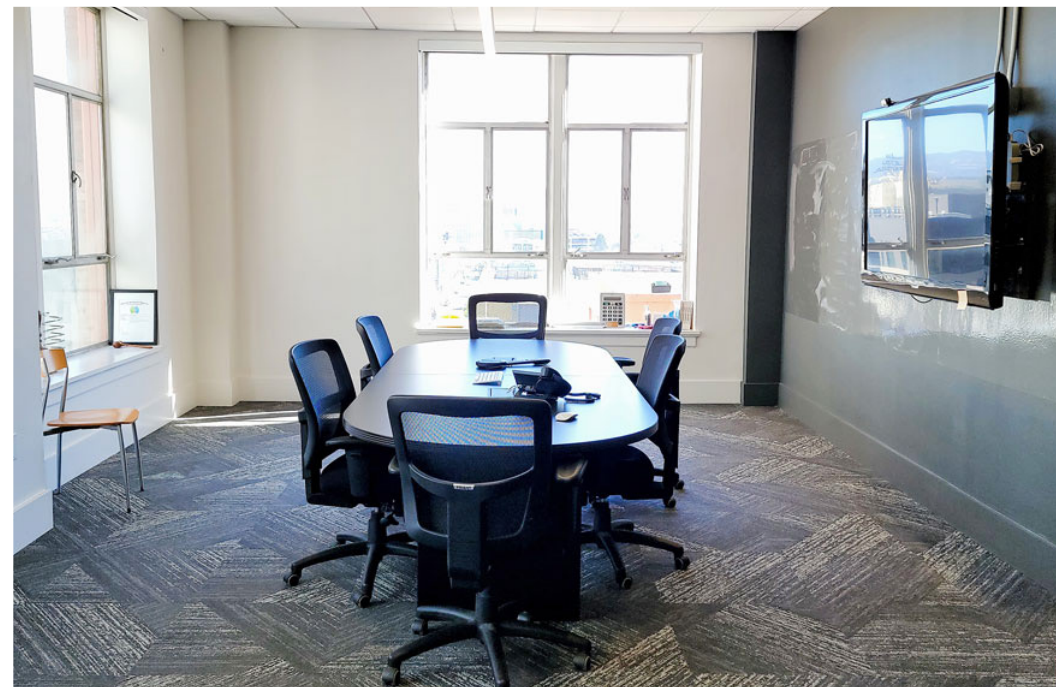
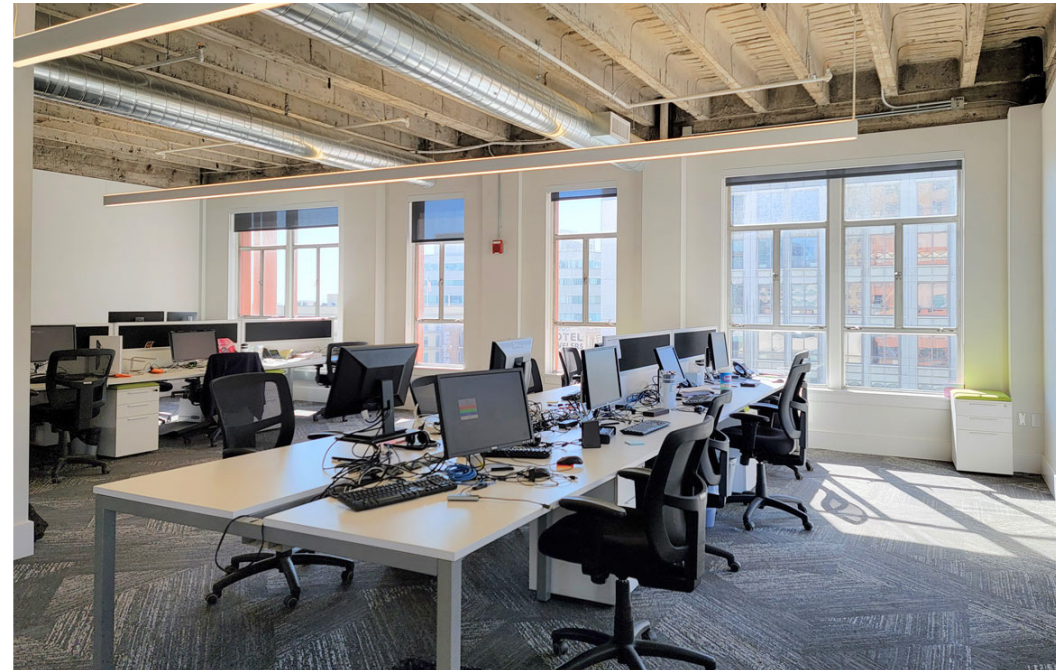
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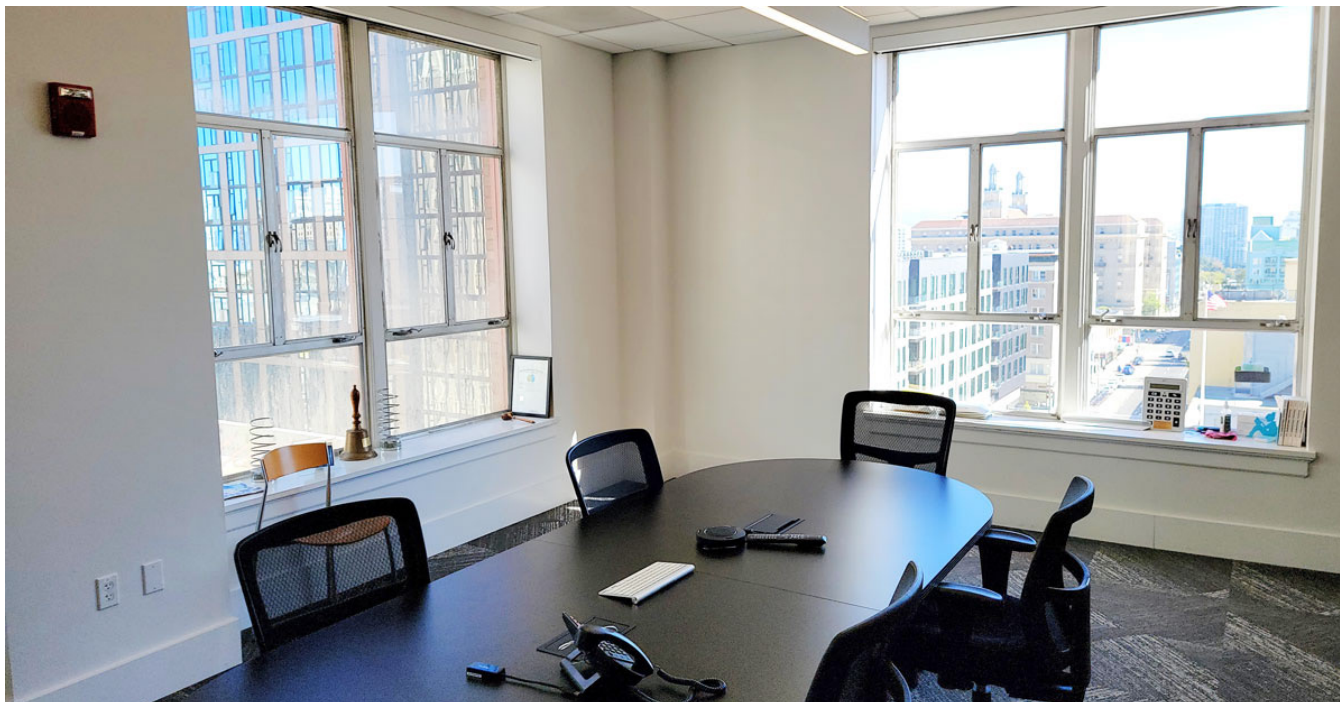
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409 13th St, Oakland







Floorplan

- 1 Reception
- 2 Office
- 3 Conference
- 4 Break room
- 5 Phone Booth
- 6 Storage
- 7 IT/Utility
- 8 Copy

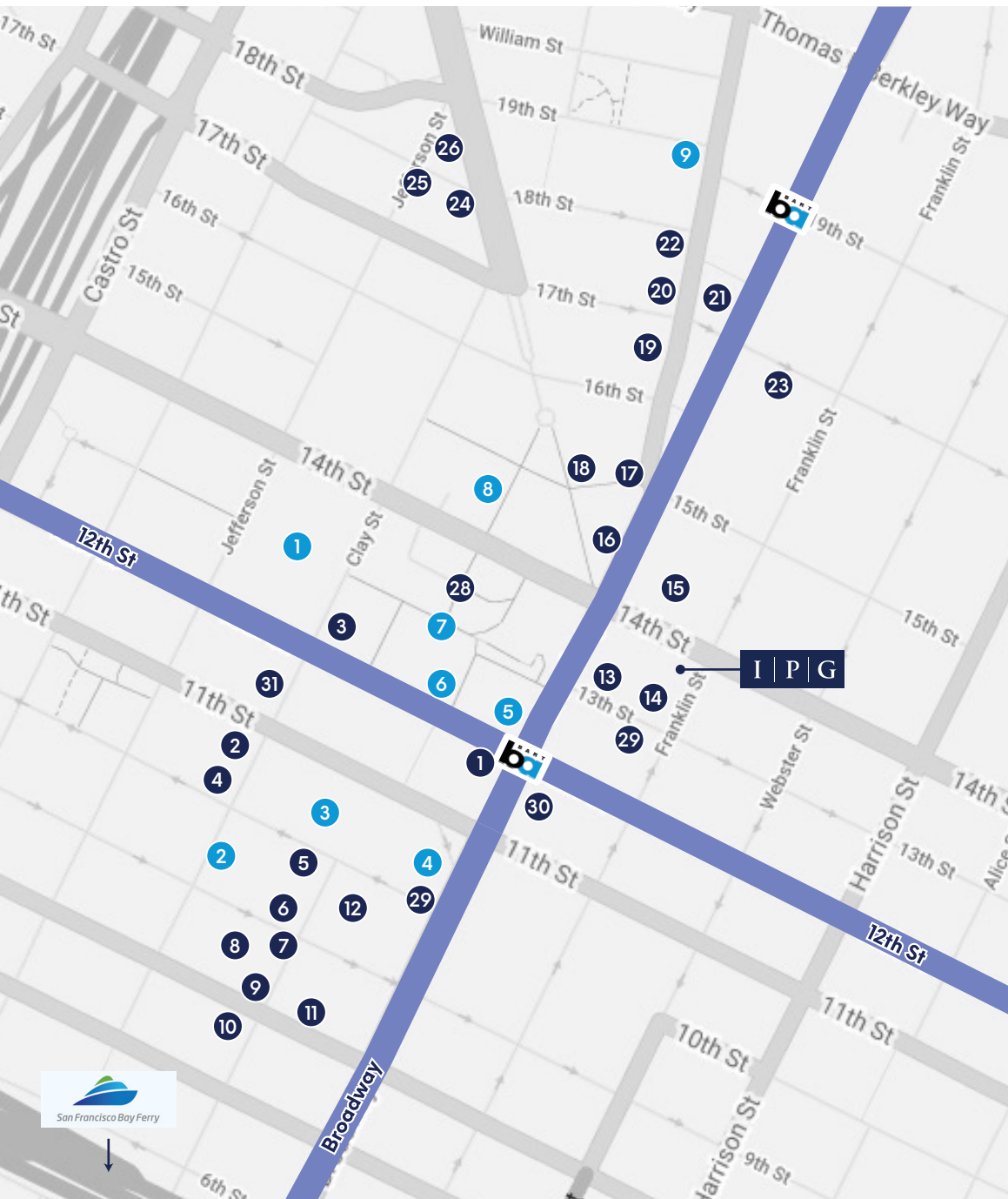


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Map of Amenities



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



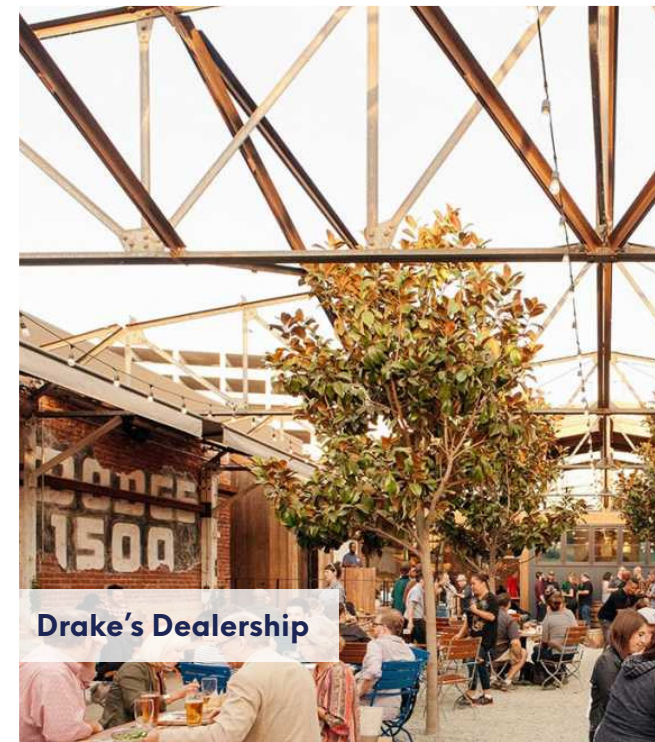
Jack London Square



Swans Historic Market

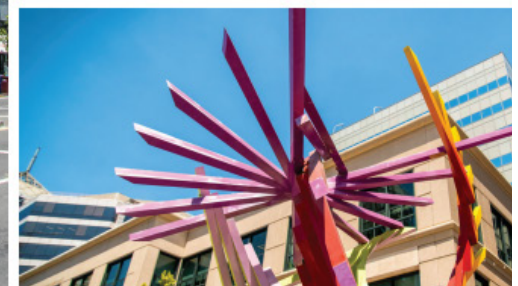
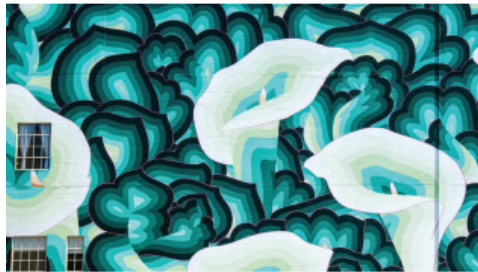


Fox Oakland Theatre



Drake's Dealership

Oaklands Most Vibrant Location



History At A Glance

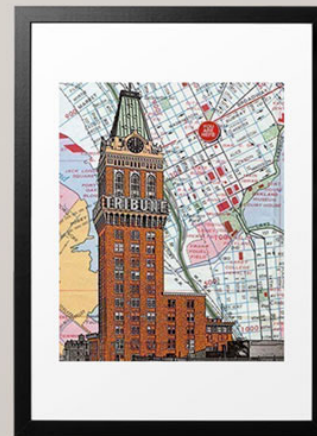
Built-in 1906, with the tower portion erected in 1923, the Tribune Tower was the tallest building in Oakland through the 1920s. It is currently the 11th tallest building in Oakland.

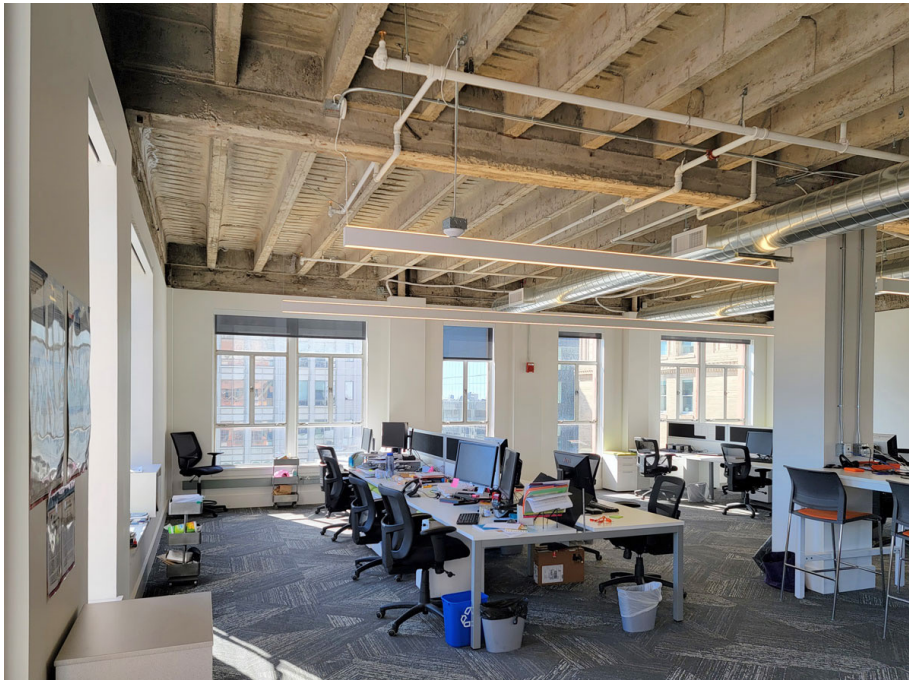


THE TRIBUNE TOWER, OAKLAND, CALIFORNIA



Oaklands Most Recognizable Building in Art





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