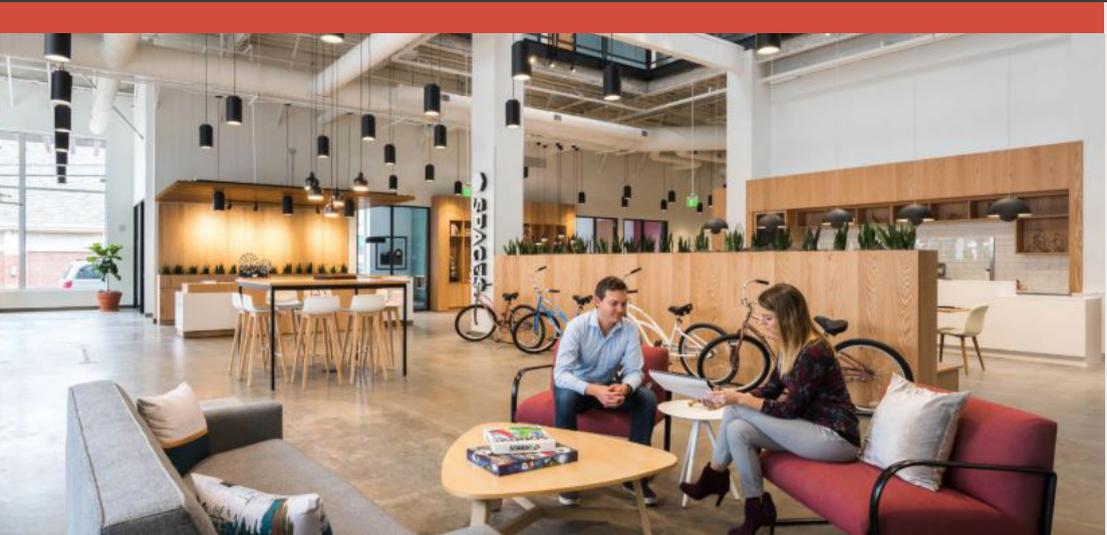




JACK LONDON SQ

OAKLAND, CALIFORNIA



AN ICONIC EAST BAY WATERFRONT
OFFICE AND RETAIL HUB.

PROPERTY HIGHLIGHTS

Jack London Square is both a historic market and an emerging jewel of the culinary community. This mixed-use community consists of office spaces, multifamily living, entertainment venues, historic bars and a curated collection of retail shops and popular chef-driven restaurants.

/ THE NUMBERS

441,425 SQ. FT. MIXED-USED PROPERTY
187,327 SQ. FT. OF GROUND FLOOR RETAIL
254,098 SQ. FT. OF UPPER LEVEL OFFICE TENANTS

/ NEW FEATURES

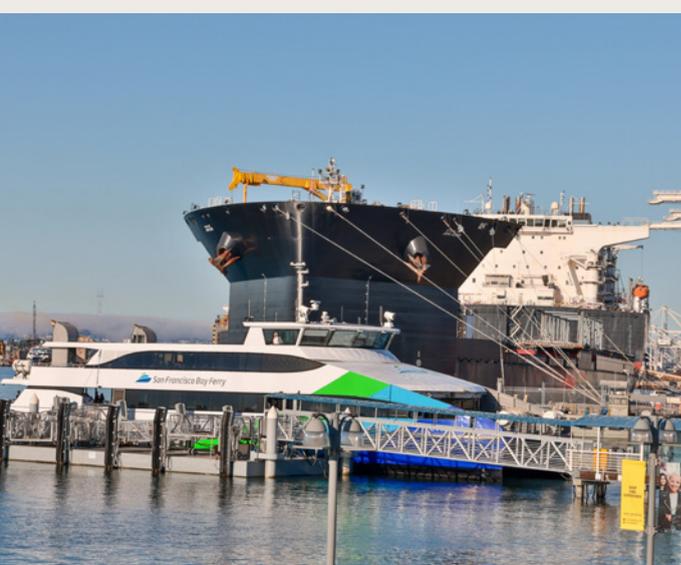
Channel House, a new eight-story luxury mixed-use apartment building with 333 residential units and street-level retail.

[Now available for lease]

TWO FULLY ENTITLED DEVELOPMENT PROJECTS NEAR THE WATERFRONT include a 250-room hotel and an apartment building.

Over **68 ANNUAL SIGNATURE EVENT DAYS** and 50 Farmer's Markets have welcomed 400,000+ visitors to the property.





DEMOGRAPHICS

	5 mi		
CONSUMER SPENDING	\$3.3 B		
	3 mi	5 mi	10 mi
POPULATION 2025 (estimate)	256,007	479,104	1,451,389
ANNUAL GROWTH: 2025-2030	0.66%	0.36%	0.17%
HOUSEHOLDS 2025 (estimate)	110,433	196,966	603,181
ANNUAL GROWTH: 2025-2030	0.74%	0.43%	0.3%
AVG HOUSEHOLD INCOME 2025	\$146,724	\$162,570	\$184,515
MEDIAN AGE 2025	38.7	38.9	39.5

3 MILLION ANNUAL VISITS

1.3 MILLION ANNUAL CUSTOMERS

WORKPLACE STATS

	3 mi	5 mi	10 mi
Total Businesses 2025	14,244	22,938	81,116
Total Employees 2025	142,335	215,312	861,409

Source: sitewise/placer ai

Over 270 Amtrak trains stop at Jack London Square each week as they travel between Northern and Southern California.

Over 1,960 Bay Area Rapid Transit weekly trains stop adjacent to Jack London Square at the 12th Street station, the busiest station outside of San Francisco.

The San Francisco Bay Ferry docks over 120 times per week at Jack London Square carrying 1,384,300 passengers annually.

2,500 parking spaces plus valet services offer ample parking.

Jack London Square is the destination for more than 22% of San Francisco Bay Ferry passengers and boasts the highest number of sightseeing ferry riders.



OFFICES / JACK LONDON SQUARE

70 WASHINGTON

OFFICE SUITE 70-200 / 5,681 SF
OFFICE SUITE 70-301 / 1,780 SF
OFFICE SUITE 70-303 / 1,640 SF
OFFICE SUITE 70-305 / 1,999 SF

66 FRANKLIN STREET

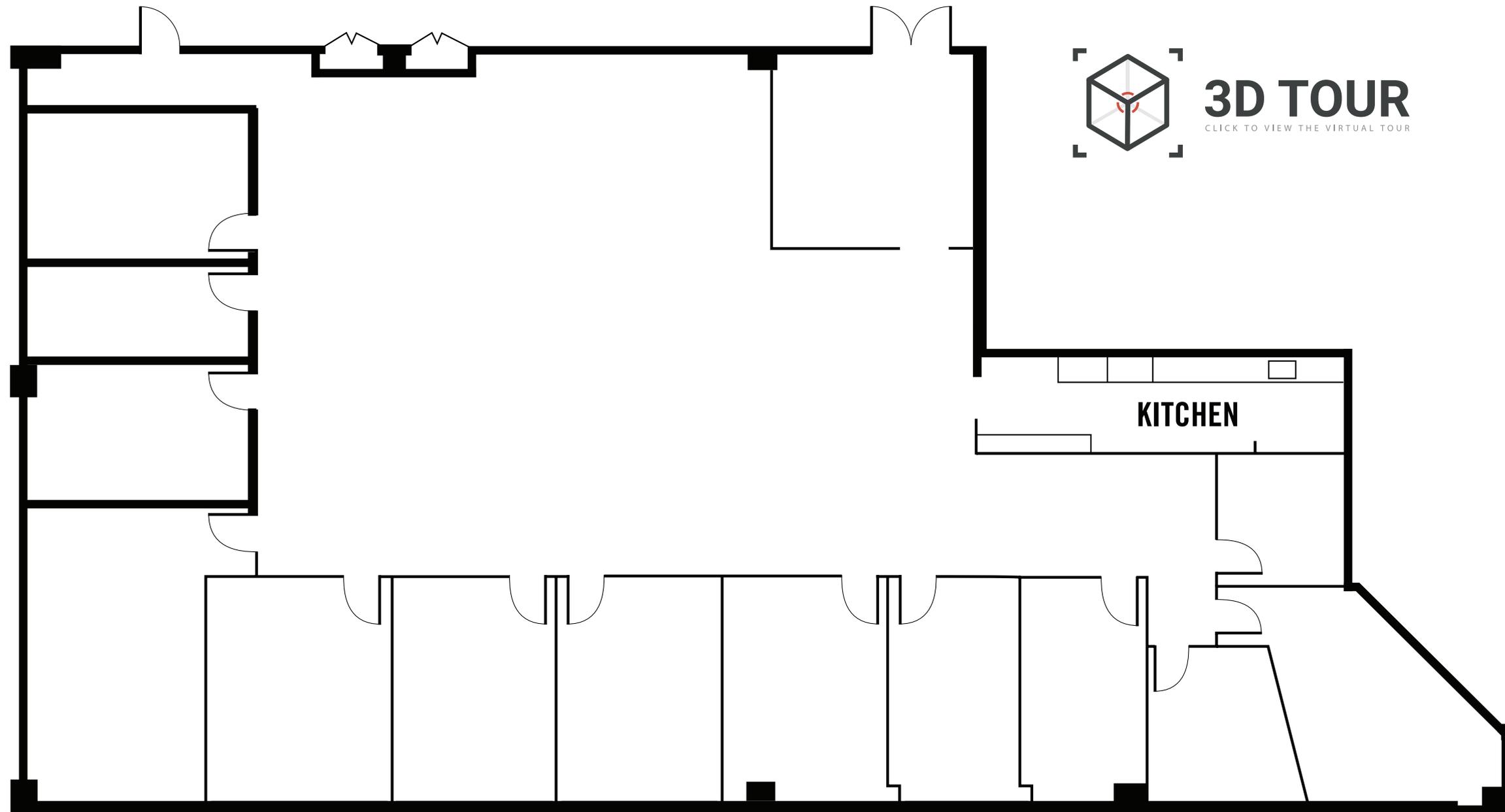
OFFICE SUITE 66-210 / 4,924 SF

55 HARRISON STREET

OFFICE SUITE 55-300 / 39,639 SF
(available 11/1/25)
OFFICE SUITE 55-500 / 13,099 SF
(divisible to 4,000 SF)



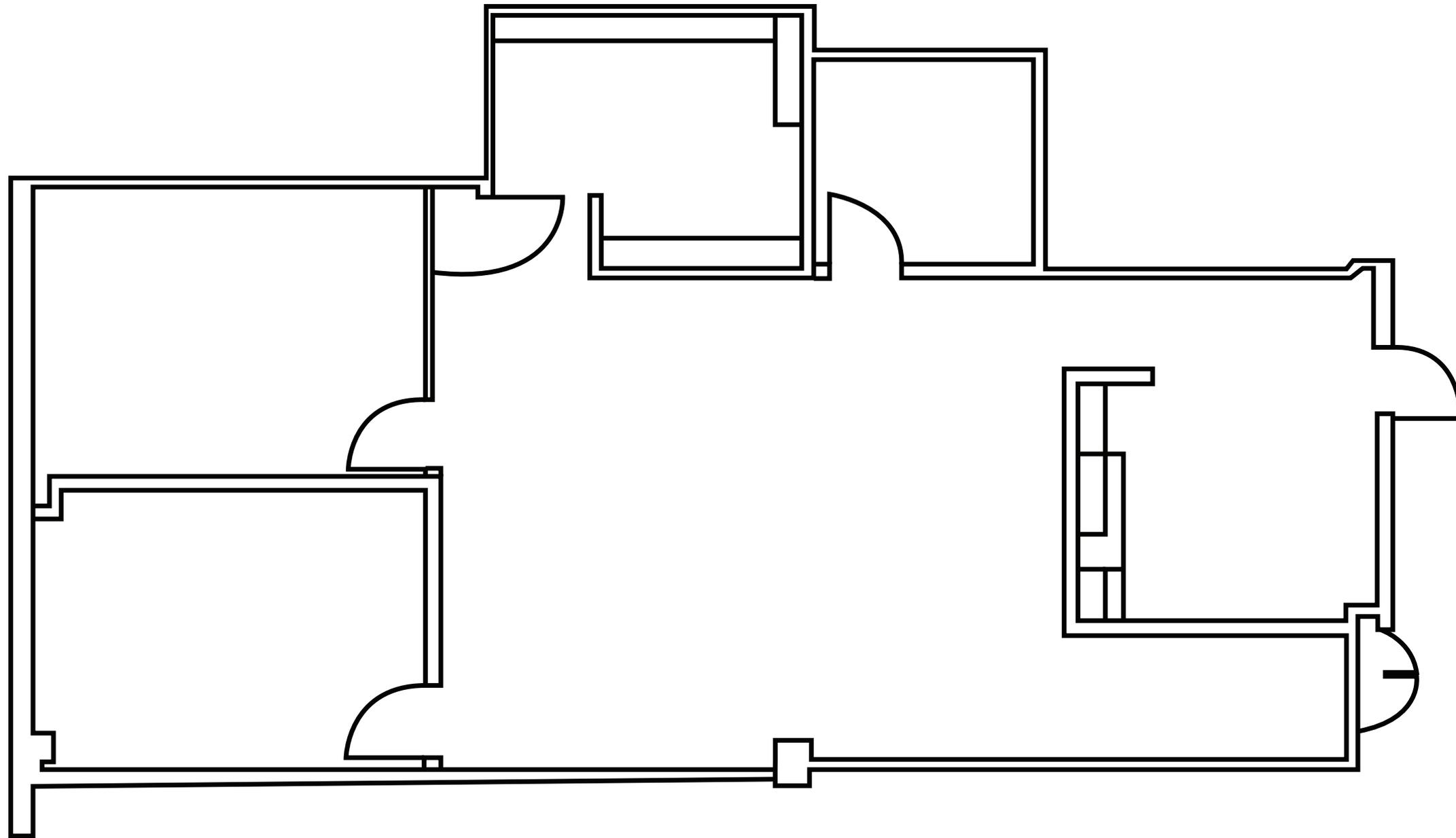
70 WASHINGTON STREET / SUITE 200



5,681 SF
TOTAL OFFICE
SPACE

- » 13 PRIVATE OFFICES/
CONF. ROOMS
- » OPEN SPACE FOR
WORKSTATIONS
- » WINDOWS ON BOTH
SIDES OF THE SPACE
PROVIDE EXCELLENT
NATURAL LIGHT

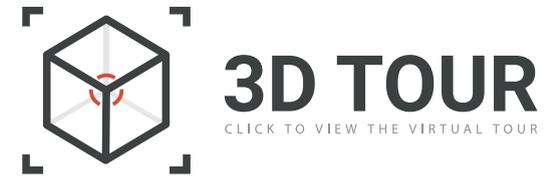
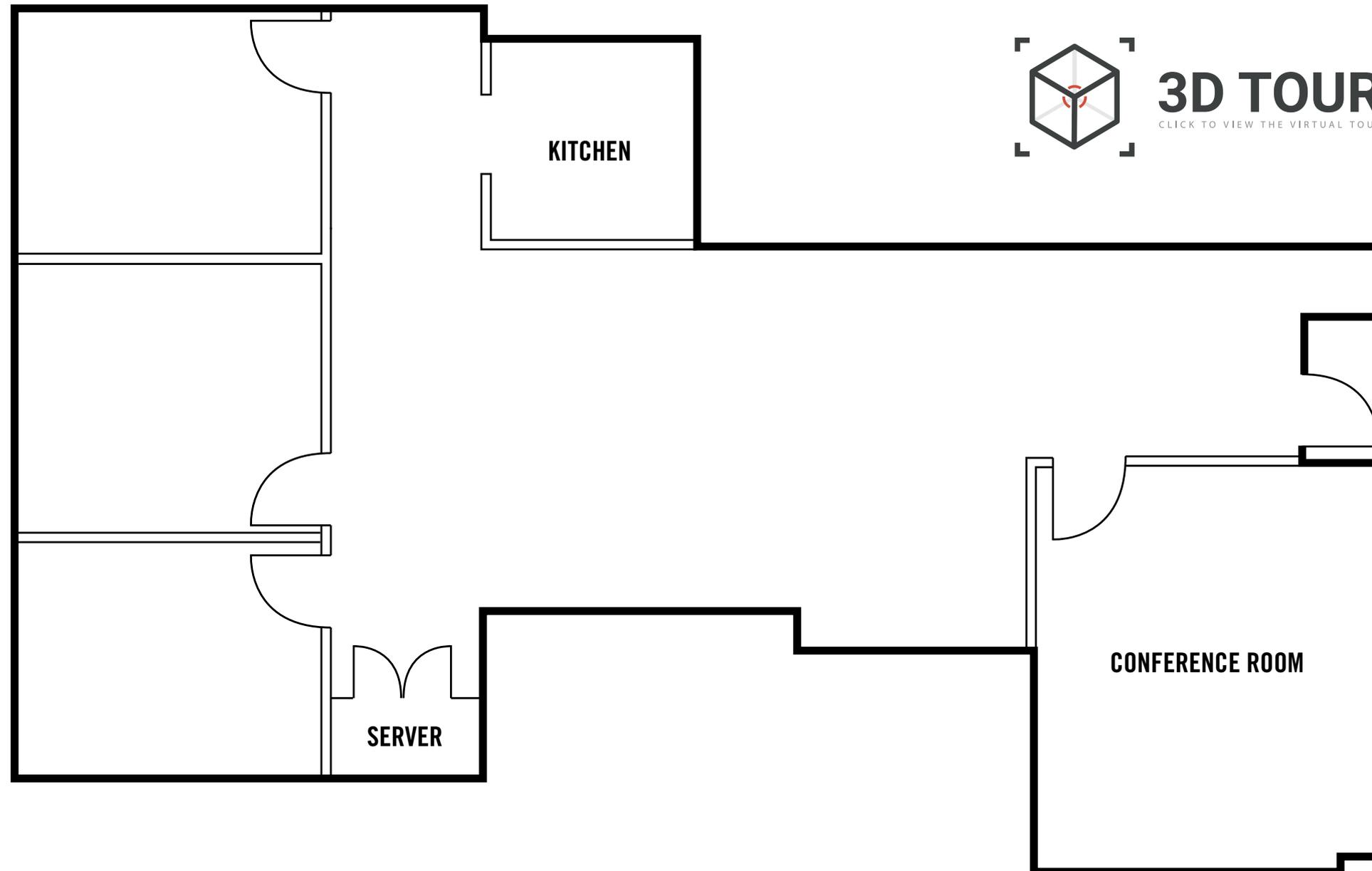
70 WASHINGTON STREET / SUITE 301



1,780 SF
TOTAL OFFICE
SPACE

- » 2 PRIVATE OFFICES
- » OPEN SPACE FOR WORKSTATIONS

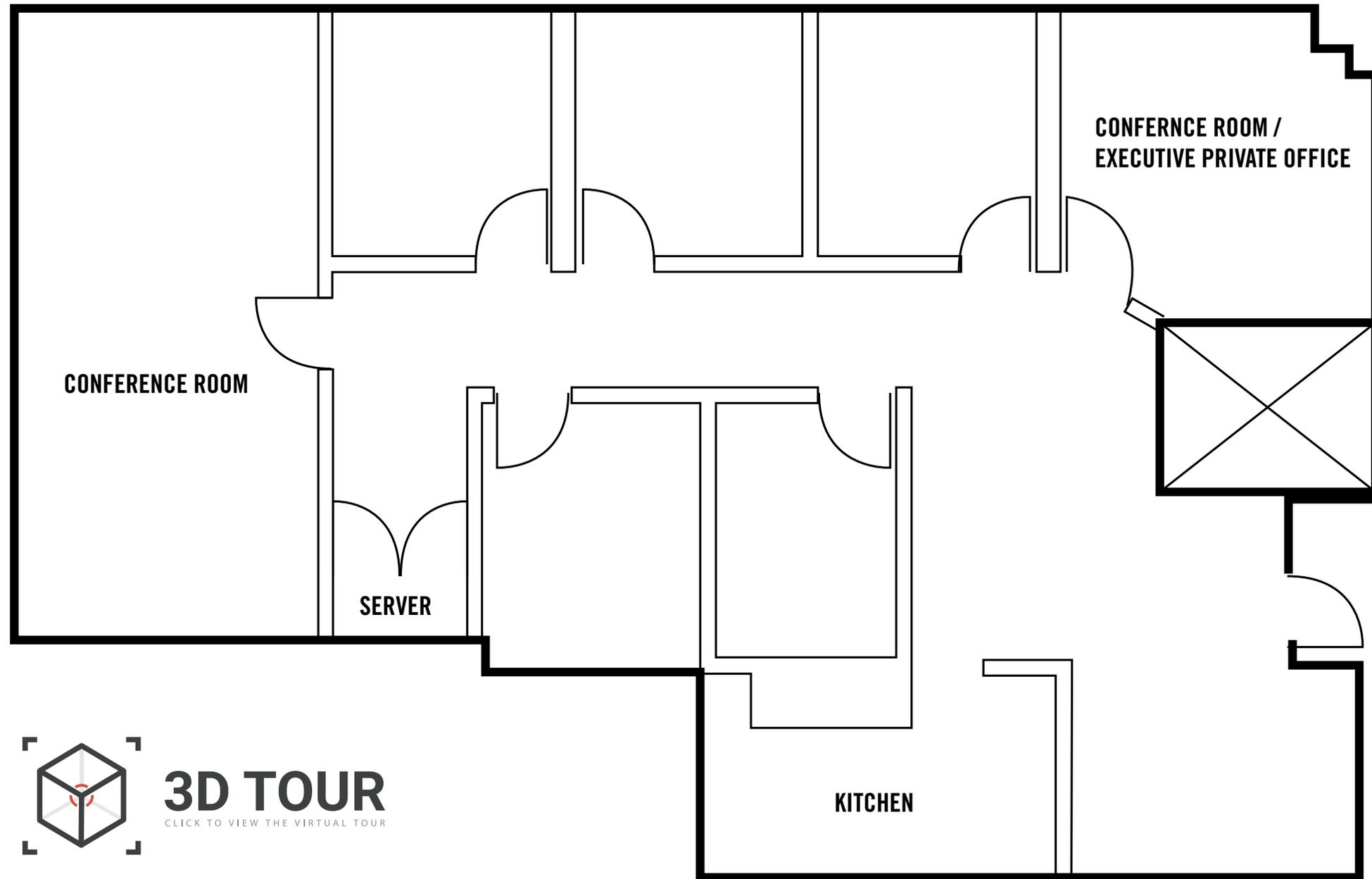
70 WASHINGTON STREET / SUITE 303



1,640 SF
TOTAL OFFICE
SPACE

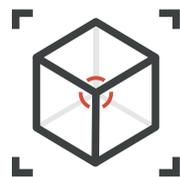
- » 3 WINDOW LINE PRIVATE OFFICES AND INTERIOR CONFERENCE ROOM OFF ENTRY
- » GREAT SMALL SUITE FOR PROFESSIONAL SERVICES COMPANY
- » WEST FACING PRIVATE OFFICE VIEWS

70 WASHINGTON STREET / SUITE 305



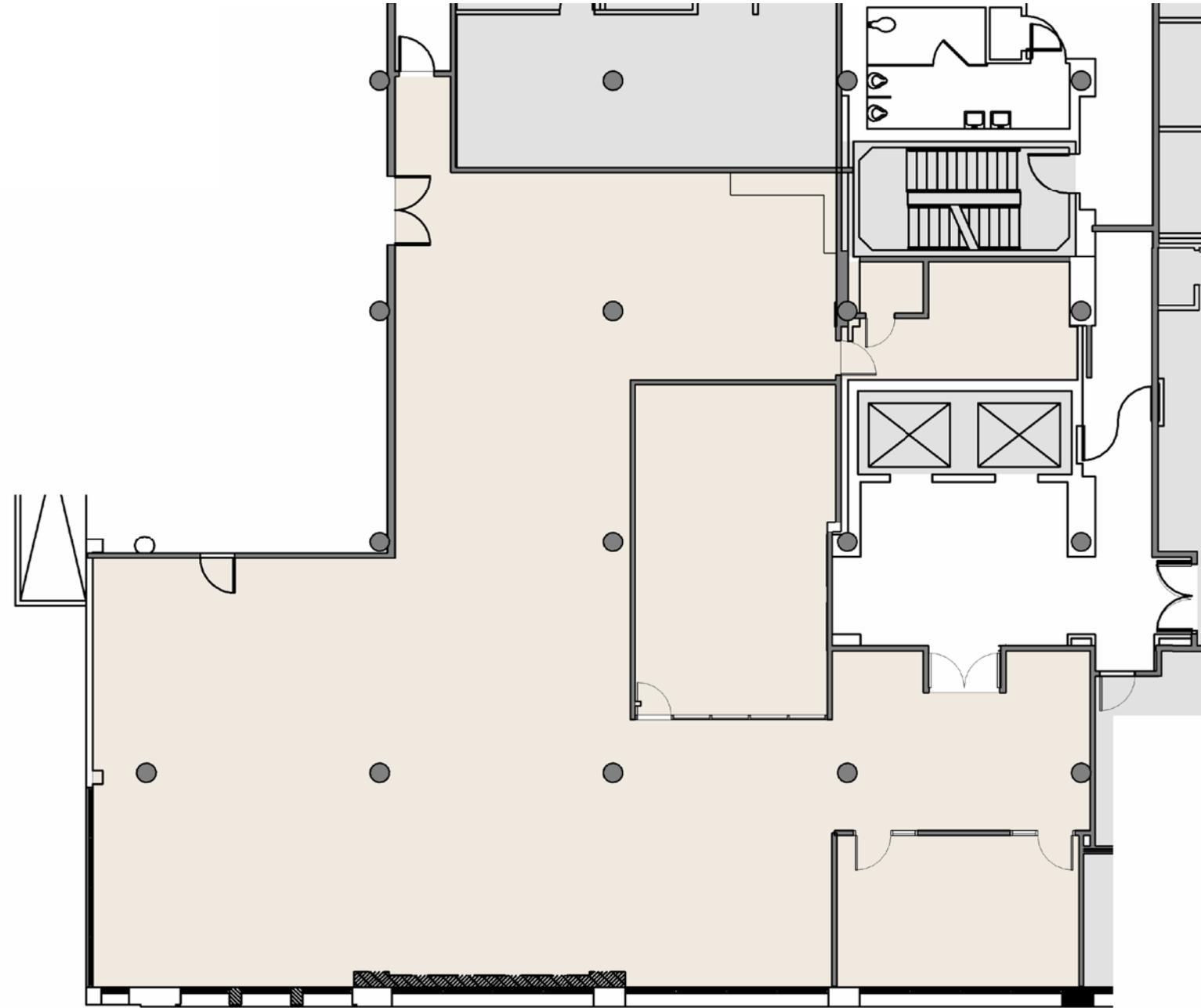
1,999 SF
TOTAL OFFICE
SPACE

- » NORTH & WEST VIEWS WITH NATURAL LIGHT
- » PRIVATE OFFICE INTENSIVE SPACE, IDEAL FOR PROFESSIONAL SERVICE COMPANIES
- » 5-6 PRIVATE OFFICES, 1-2 CONFERENCE ROOMS, KITCHEN AND RECEPTION AREA



3D TOUR
CLICK TO VIEW THE VIRTUAL TOUR

66 FRANKLIN STREET / SUITE 210

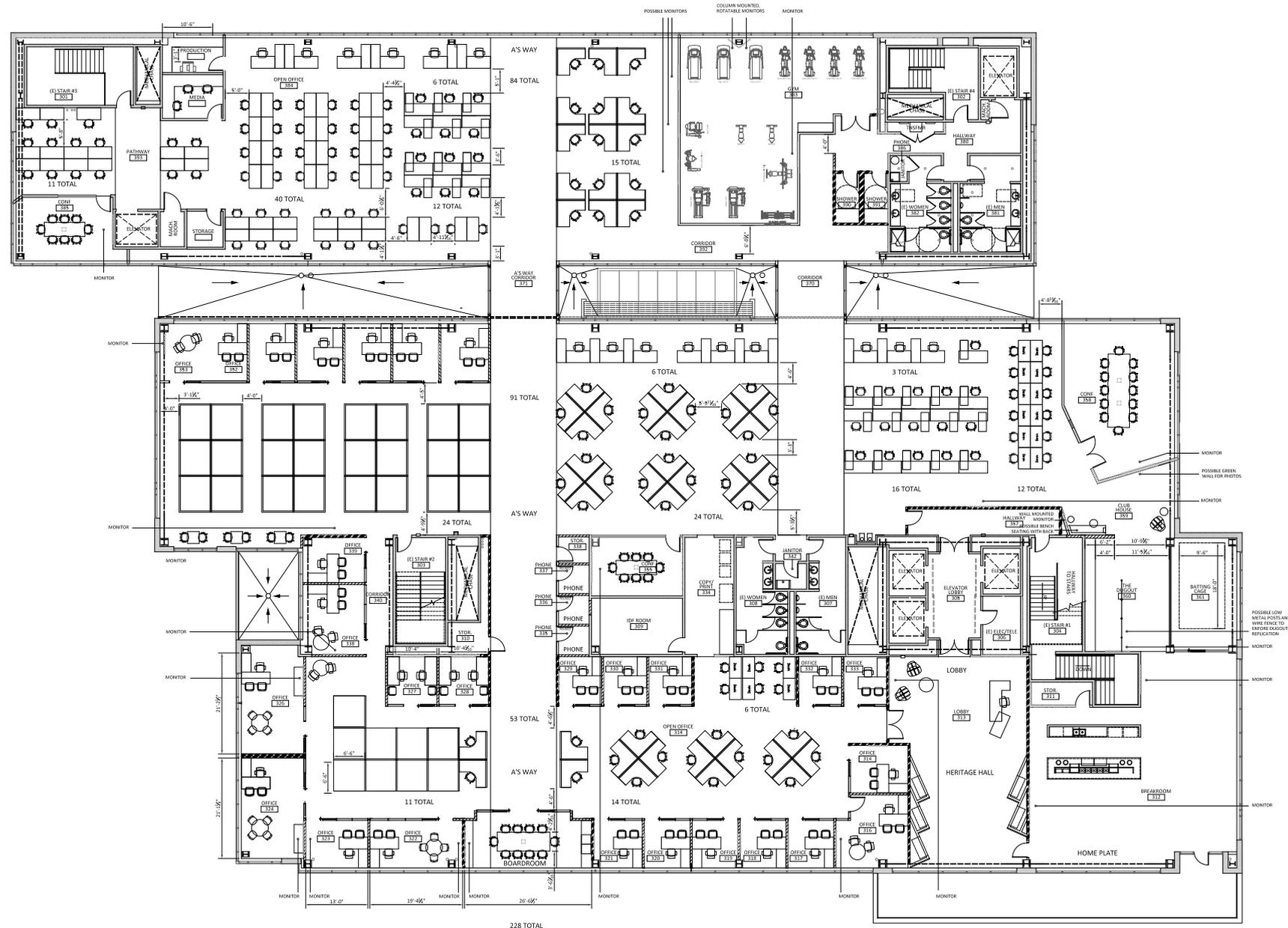


4,924 SF
TOTAL OFFICE
SPACE

- » CREATIVE SUITE WITH EXPOSED CEILINGS
- » WEST FACING WATER AND MARINA VIEWS
- » 2 LARGE PRIVATE OFFICES, 2 CONFERENCE ROOMS, DOUBLE DOOR ENTRY OFF ELEVATOR, OPEN SPACE FOR CUBES, LARGE OPEN KITCHEN, SERVER ROOM

55 HARRISON STREET / SUITE 300

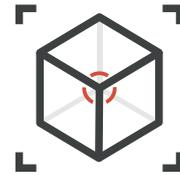
AVAILABLE 11/1/25



39,639 SF
TOTAL OFFICE
SPACE

- » 39,639 RSF ALL ON 1 FLOOR IN SPECTACULAR WATERFRONT LOCATION
- » HIGH-END CREATIVE BUILDOUT WITH EXPOSED CEILINGS, OFFICES, OPEN SPACE, GYM, SHOWERS, KITCHEN, AND WATER-FACING BALCONY
- » CREATIVE SPACE WITH 20+ FOOT CEILINGS IN AREAS AND STUNNING WATER, MARINA, AND CITY VIEWS

55 HARRISON STREET / SUITE 500



3D TOUR

CLICK TO VIEW THE VIRTUAL TOUR



13,099 SF
TOTAL OFFICE
SPACE

- » CREATIVE SUITE WITH EXPOSED CEILINGS, STEEL BRACING & PENDANT LIGHTING
- » STUNNING SOUTH & WEST WATER, SF, MARINA & NORTH CITY VIEWS
- » OPEN PLAN WITH 5-8 OFFICES, ~3 CONF. ROOMS, KITCHEN, PHONE ROOMS & SERVER ROOM
- » OCCUPANCY READY

AMENITIES

ON-SITE RESTAURANTS

A variety of on-site restaurants including Noka Ramen & Bar, Scott's Seafood, Farmhouse Kitchen and many more.

SPACES BY REGUS

Co-working and rentable spaces including conference rooms.

ON-SITE PARKING

On-site parking at the 255 2nd St Garage.





TRANSPORTATION

AMTRAK

Amtrak station located at 2nd Street.

SF BAY FERRY CONNECTION ON-SITE

Located at Water Street & Clay.

ON-SITE PARKING

On-site parking at the 255 2nd St Garage.



Channel House –
Modern Apartments at Jack London Square

Mia

COST PLUS
WORLD MARKET

iii plank
beer garden. bowling. bocce.



Rosenblum
CELLARS.

OAKTOWN
JAZZ
WORKSHOPS



FARMHOUSE KITCHEN
THAI CUISINE

SATELLITE
HEALTHCARE



SPACES.

BevMo!



Yoshi's
oakland



SEABREEZE
ON THE DOCK

HEINOLDS'
FIRST AND LAST CHANCE



DRAGON
GATE



CAJUN BAY
SWEETS



DAVE & BUSTER'S

*Opening Soon

WATERFRONT NEIGHBORHOOD



COMMUNITY



70 70 WASHINGTON ST.

66 66 FRANKLIN ST.

55 55 HARRISON ST.

RESTAURANTS

1. Yoshi's
 2. Ben & Jerry's
 3. Rosenblum Cellars
 4. Mia
 5. Kuidaore Handroll Bar
 6. Scott's Seafood
 7. Bicycle Coffee
 8. Noka Ramen
 9. Farmhouse Kitchen
 10. Heinold's First and Last
Chance Saloon
 11. Seabreeze On The Dock
 12. Everett & Jones BBQ
 13. Oakland United Beerworks
 14. Starbucks
 15. Buttercup Café
 16. Oakland Grill
 17. Souley Vegan
 18. Dragon Gate Oakland
 19. The Fat Lady Bar & Restaurant
 20. The Salty Pearl
- ## RETAIL
18. Cost Plus World Market
 19. Bevmo!
 20. Bike East Bay

HOTELS

21. Jack London Inn

ENTERTAINMENT

22. Regal Cinema
23. Plank
24. California Canoe and Kayak
25. Dave & Busters (opening soon)

PUBLIC TRANSIT

26. Ferry Terminal
27. Water Shuttle Dock
28. Bus Stop: 5th & Washington Street
29. Bus Stop: Embarcadero West
at Franklin
30. Bus Stop: Alice & 2nd Street
31. Jack London Square Transit Station
(Amtrak & Bus Stop)

PARKING

32. Washington & Embarcadero
Parking Garage
33. Surface Parking Lot
34. Jack London Square Valet
35. Underground Garage (Below Plank)
36. Jack London Square Garage
37. Tesla Charging Stations

**For Office Opportunities
Please Contact:**

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Vice Chairman

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ryan.hattersley@cushwake.com

Lic # 01354553

Ryan Dalton

Director

510.891.5810

ryan.dalton@cushwake.com

Lic # 01809447

David Cullen

Director, Brokerage Marketing

510.267.6010

david.cullen@cushwake.com

Lic # 02102633

**Pop Up Shop Leasing
Opportunities - Please Contact:**

Izamar Hernandez-Hook

General Manager, VP Commercial

510.350.3136

ihernandezhook@cimgroup.com



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