



AGENDA REPORT

TO: Edward D. Reiskin
City Administrator

FROM: Joe DeVries
Deputy City Administrator

SUBJECT: City Hall East

DATE: November 3, 2022

City Administrator Approval

Date: Nov 3, 2022

RECOMMENDATION

Staff Recommends That The City Council Accept This Informational Report On The Status of Deploying City Hall East Per Resolution No. 88786 C.M.S.

EXECUTIVE SUMMARY

On July 26, 2022, the City Council adopted [Resolution No. 88786](#) directing the City Administrator to develop options for establishing a City Hall East program whereby city services are made available to City of Oakland (City) residents from a satellite location between High Street and the San Leandro border. This report serves as an update to that process and discusses potential services to be offered from a variety of departments. The report also highlights a pilot project in East Oakland where City services are currently being offered and discusses the potential demand for such services based on current data. It also provides information on the availability of space for lease that could meet the needs of a City Hall East.

BACKGROUND / LEGISLATIVE HISTORY

In adopting Resolution No. 88786, the City Council recognized that it is important that all City of Oakland residents should have easy access to City services and programs and that reaching our most vulnerable residents is a high priority. It also acknowledged that there is a need for City services and resources to reach residents in areas of the City that are low income and/or have mobility and transportation challenges to access City services, such as housing information and social services. The COVID-19 pandemic exacerbated historic inequities in Black and Latinx communities, and those inequities include health care, housing, food insecurity and financial insecurity, causing the City Council to declare a Public Health Emergency for Black and Latinx communities as result of the COVID-19 pandemic. Those inequities have continued even as many other communities have been recovering from the pandemic. With our most vulnerable communities located in East Oakland, geographically the farthest from City Hall, bringing those services in some manner to the east will help meet the City's racial equity goals.

Another argument supporting a City Hall East is that if the City shows a greater presence in East Oakland, then businesses and community-based organizations that provide much needed

CED Committee
November 15, 2022

services and resources will follow the City's lead, co-locate in East Oakland and better serve the residents in those communities. East Oakland has lost local businesses that continue to be shuttered and blighted and the area suffers from a lack of grocery stores and other businesses such as banks, medical facilities. East Oakland has not experienced the same amount of economic growth as other parts of Oakland such as downtown and suffers from a lack of investment. A strong presence of City personnel and supporting businesses could help turn the tide on that slow economic development progress. Ideally the City Hall East would create a vibrant Civic Center node along an East Oakland commercial corridor to encourage additional economic development by businesses that could benefit from the presence of a team of city staff members located there.

ANALYSIS AND POLICY ALTERNATIVES

Possible Services offered at City Hall East:

- **Housing/Rental Assistance:** A combination of Human Services Department (HSD) and Housing and Community Development (HCD) representation could direct people to appropriate resources to prevent eviction, start the process of mediating rent with a landlord, find emergency shelter, apply for permanent affordable housing, or address habitability issues.
- **City One-Stop Permit Shop:** An East Oakland location would allow individuals to apply for permits required for construction projects from the Planning and Building Department (PBD), Fire Department (OFD), and Department of Transportation (OakDOT) without traveling downtown. The City launched this One-stop model downtown, and at City Hall East access could be made available via computer terminals or with staff from these permit centers present to offer technical assistance and provide immediate approvals when appropriate.
- **Business Assistance Center:** The Economic and Workforce Development Department (EWDD) launched the [Neighborhood Business Assistance Center](#) to provide mobile business support services at locations throughout Oakland, including in East Oakland neighborhoods. A physical presence in East Oakland would further enhance services available for business owners that need to meet directly with staff while accessing the City's network.
- **Neighborhood Services:** Locating the assigned East Oakland Neighborhood Services Coordinators (NSCs) at an East Oakland site will allow for greater face-to-face problem-solving efforts with residents and the NSCs can serve as "concierges" guiding residents to services such as assistance with the City's Call Center/Oak311 system. Also, providing a meeting space for Neighborhood Councils (NCs) will allow for a neutral location where resident groups can meet that is not imbedded in the police department. Meeting space will allow for easy access to ongoing trainings for neighborhood leaders.
- **OakDOT:** Providing a meeting space for OakDOT staff to engage with residents on traffic design plans would improve public input into the design process.
- **Public Works:** The Public Works Department (OPW) Environmental Stewardship programs could locate tools and other needed supplies on site to provide greater access to neighborhood groups wishing to participate in adopt-a-spot programs and other volunteer urban greening efforts.
- **Business License Tax Office:** A kiosk where people could make payments and receive new or renewed business tax licenses would increase compliance and support new, emerging businesses.

- **Parking Citation Assistance:** A kiosk could be installed, similar to the one at 250 Frank Ogawa Plaza to make paying parking tickets more accessible. Live staff could provide assistance in filing appeals to dispute tickets which could reduce the likelihood of increased late penalties.
- **City Council:** Providing space for City Council staff will allow for face-to-face constituent services.
- **Computer Workstations:** Offering 3-4 computer workstations that are networked to all City Services will allow for residents that don't have access to a computer at home to access the City's online services at the location, allowing for a more rapid response.

Implementation: Pilot program at the Better Neighborhoods Same Neighbors Resource Center

Although the resources to open a full-scale City Hall East have not yet been identified, the opening of the "Better Neighborhoods, Same Neighbors" (BNSN) Resource Center at 9401 International Blvd. is a step toward piloting the concept. Funded by a Transformative Climate Communities (TCC) Grant from California's Strategic Growth Council, BNSN's vision is an East Oakland with Healthy Surroundings, Safe and Accessible Transportation, a Thriving Arts and Culture that builds community wealth and ensures housing is a human right for existing East Oakland residents.

The BNSN Resource Center is a key component in bringing BNSN's vision into reality for residents of East Oakland. The location is set in the TCC Project Area along the International Business Corridor that has recently seen transportation access improvements with the BRT TEMPO bus service expansion that connects Deep East Oakland with Downtown Oakland and San Leandro. The location is owned by ACTS Full Gospel Church Community Development and is located across the street from the BNSN Affordable Housing Development Project, [ACTS Cherry Hill Apartments](#), that is currently on schedule to open this fall, and will include a new health clinic operated by La Clinica de la Raza.

The Resource Center provides a safe place for residents to engage in services that are provided in the areas of Workforce and Economic Development, Displacement Avoidance, and Community Engagement. The Cypress Mandela Training Center and West Oakland Job Resource Center meet and sign-up residents for their trainings and certification programs. BNSN staff meet clients and provide resources around rental assistance, tenant legal consultation, and access to affordable housing. The Black Cultural Zone uses the center to host community focus groups and community stakeholder meetings to empower community voice and give the Career Navigator a space in the TCC Project Area to make connections with residents. The Resource Center is staffed by members of the BNSN team and two NSCs now have weekly office hours on site. Also, the City's Neighborhood Business Assistance Center offers appointments at the center to meet with East Oakland businesses on a regular basis. The NSCs will be conducting outreach through the area Neighborhood Councils about the space to see if there is interest in reconvening NC meetings on site and to make it convenient to meet in person individually.

From June to early October 2022, the Center tracked 130 walk-in community members, the majority of whom have come in for assistance with the ACTS Cherry Hill Housing Application, which is the affordable housing project directly across the street from the Resource Center that was funded in part by the TCC grant.

¹ <https://www.oaklandca.gov/topics/transformative-climate-communities-tcc-grant>

The Resource Center received many housing-vulnerable residents from the TCC project area: Elders, people with disabilities, houseless residents, and working-class residents at risk of displacement. Several residents, especially elders, received hands-on support with completing the digital or printed application for the ACTS Cherry Hill Apartments from one of the BNSN partners.

Below is a list of self-reported resident needs, communicated by the residents that have walked into the Resource Center since July:

Housing related needs reported by residents:

- habitability issues
- funding for home repair
- defense from Landlord/Management retaliation, harassment, negligence
- defense from illegal evictions
- foreclosure prevention and mortgage relief
- help finding new housing
- help finding affordable housing
- support with applying to affordable housing
- help with emergency displacement or resident at-risk of displacement
- how to build an ADU on their property
- how to get free fruit trees planted on their property
- safety of the neighborhood, concern about gun violence
- concern about pollution, air quality
- Spanish language resources and accessibility

Other needs reported by residents:

- support for local small business owners
- subsidized office/co-workspace
- subsidized meeting space
- available jobs and how to apply for them
- meeting space to host resident-led workshops
- office hours for residents to talk with community organizers
- participation in the BNSN program as a volunteer/resident organizer

Staff will continue to survey the Resource Center participants and the surrounding community to see if demand shifts as more people learn about the center. As the City continues to develop the City Hall East proposal, more departments could utilize the center to expand the pilot.

Measuring Demand

Residential Community

Based on the experience and self-reported needs at the Resource Center, there is strong demand for housing assistance at a City Hall East. Even without further data, the current interest in housing services warrants placing housing staff in the Resource Center as much as possible. To better determine demand beyond this, staff will be conducting more extensive outreach in early 2023. This will be done via the Neighborhood Councils, community-based organizations (CBOs) that serve residents such as the Black Cultural Zone, and through partnerships with the faith-based community. Staff are currently developing a simple survey that will ask about the variety of possibilities mentioned earlier in this report. This specific surveying

of East Oakland residents will indicate the level of interest and should inform the decision-making process as to the size and scope of a City Hall East before to inform future investment.

Business Community

Of the more than 27,000 businesses in City Council Districts 6 and 7, East Oakland hosts the regular mix of resident amenities including daycares, salons and laundries. Professional services such as architects, lawyers and notaries are prevalent along with new food and surgical manufacturing companies. Early analysis of the 2021 Oakland Business License data also indicates a sizeable amount of construction supply chain firms located in the East Oakland area. Escalation of customer service challenges with City permits, grants, and security assistance could be facilitated through a service field hub. Notably, EWDD business surveys on International Blvd (past 66th Avenue) found a higher proportion of Mexican and Central American owners and staff. This data aligns with the 2020 Census highlighting an increase of these ethnicities in East Oakland. Therefore, local, multi-lingual, culturally competent business assistance could benefit from in-person services particularly if translation is needed. Further surveys of these businesses about the services they seek will be conducted in 2023.

Focus on Permitting

This year the City launched its One-Stop Permit Center which combined the counter services of PBD, OFD, and OakDOT to provide for a "one-stop shop" experience at 250 Frank Ogawa Plaza in downtown Oakland. Most services are by-appointment-only although limited walk-up options are available on Mondays and Wednesdays. Data on usage at the One-Stop Permit Center will inform the likelihood of utilization of a second permit center in East Oakland. Surveying individuals who use the One-Stop Permit Center to determine if they would use a full-scale option in East Oakland will be important to determine before investing in space that can accommodate a three-department operation. The impact on contractors who could avoid a trip to Downtown Oakland when working on a project in the East could be very substantial considering the amount of time they lose on the commute and finding parking. The biggest obstacle to this is current vacancy levels, especially in PBD. Currently, the vacancy rate causes delays in permitting approvals.

The Digital Divide

The City has made many of its services available on-line and utilization of online services increased during the pandemic. However, the digital divide is a significant barrier to on-line access, particularly for senior citizens, people in frontline communities, and for monolingual non-English speakers. A physical location could address this, and it will be critical for the City to seek input in an equitable and inclusive manner. Further surveying of East Oakland residents and businesses will help determine if the City's services involve mere access to computer terminals that are networked to City resources, or whether people need in-person technical support for programs such as the [Façade and Tenant Improvement Programs](#), connection to employment training opportunities, or housing support.

Staffing and Resources

The City is experiencing significant vacancy rates across all departments, and this has impacted its ability to meet basic service demands. This reality presents challenges in continuity in the physical workplace and opening an additional location that requires staffing will increase those challenges.

The resources needed to acquire a physical location are another significant factor in the path forward. Once a location is selected, the build-out costs of upgrading security, installing a connection to the City's network, installing computers, payment kiosks, rental costs, and increased security would also need to be identified.

Location and Availability

A key factor in determining a viable site is whether it has transit accessibility and readily available off-street parking. A City Hall East might be easier for many in the city to access. During the day, transit access and convenient parking will impact demand and for evening community meetings, having a safe, well-lit parking lot will be important, especially for Oakland's aging population. This convenience is one reason the Eastmont Police Station meeting rooms were very popular meeting locations over the past several years. Staff did evaluate whether an existing City Facility in the area would be able to accommodate a City Hall East and determined that none have the space to do so.

Another factor is whether a location has room to grow; assuming the facility gains momentum in popularity, the ability to expand and add services would be useful. With the exception of the Eastmont Mall, the best options that exist currently are below I-880 in business parks along the Hegenberger Road corridor toward the airport. These are not as favorable as they are a bit removed from the communities of East Oakland that could benefit the most from walk-in services and have less convenient transit access. The available locations along neighborhood commercial corridors are limited in size and generally do not have off-street parking.

Attachment A is the leasing availability report which includes all available office spaces for lease that are at least 2400 square feet in the East Oakland zip codes 94621, 94603, 94605 today. There are 40 spaces spread over 10 properties, but most are located west of 880 (closer to the airport). Only Eastmont Mall (7000 Bancroft Ave) and 675 Hegenberger Road are located east of 880. Rents typically range between \$2-\$2.75 per square foot so a 5,000 square foot space would cost \$10,000-\$12,500 monthly or \$120,000 to \$150,000 per year, not including improvements and ongoing Common Area Maintenance (CAM) expenses, which vary widely depending on location. Below is a snapshot of a few of the properties listed:

675 Hegenberger Road: This building has 25,000 square feet available, and City staff recently toured the facility while considering locations to relocate the OakDOT Mobility Division. This Division includes the Parking Enforcement Unit and is expanding to also perform abandoned auto, parking scofflaw, and other tasks that previously resided in OPD. Parking Control Technicians have a fleet of over 50 vehicles and use downtown parking lots which were in very high demand prior to the Pandemic. Moving the functions to 675 Hegenberger, with ample free parking, could improve conditions for staff, provide for a better deployment location, and alleviate some of the parking shortages that have historically existed in downtown and could return as more people return to office buildings. There is enough space at this location for a City Hall East and room to expand if it gains in popularity. Although this location is not embedded in a neighborhood commercial corridor, it is a short walk to the Coliseum BART which is also a bus transit hub.

7677 Oakport Street has only 8,825 square feet available, and parking is an additional cost. It is in the industrial business park far from most neighborhoods. It has fairly high CAM Charges and off-street parking costs extra, and transit access is limited.

7000 Bancroft: Eastmont Town Center has many available individual suites varying in size available ranging from 1,500 SF to 4,000 SF. There is ample parking at Eastmont but due to its use by many service providers it can be limited at times. However, Eastmont houses the AC Transit Bus Plaza that serves as a transfer point for all of East Oakland.

Smaller Locations

7540 MacArthur Blvd has 2 commercial spaces available totaling 1919 square feet, the spaces are in shell condition, but the owner could build them out for the City. A third space is 1052 square feet but is currently leased to a gym. 7532 MacArthur Blvd is a single-story office building adjacent on north side that is currently owner-occupied. The two properties share the same ownership and could possibly be combined in the future but there is only street parking.

5844 Bancroft Ave, Ste 2 (Seminary Point) has only one commercial space left, and although there is limited off-street parking, the space is only 1160 square feet.

Logistics: OPW Facilities (and ITD) need to conduct a cost assessment for the build-out of the space, cubicles, phones, computers, and ongoing security and maintenance costs.

Creation of a City Hall East could advance the Citywide priorities of:

1. Holistic community safety: by offering services in communities most impacted by crime and violence.
2. Housing, economic, and cultural security: by offering housing displacement assistance, business support services, and meeting space for residents.
3. Vibrant, sustainable infrastructure: by investing City resources in an East Oakland facility.
4. Responsive, trustworthy government: by making services available in-person in the communities that are furthest from City Hall.

FISCAL IMPACT

This is an informational report and has no fiscal impact. Establishing a City Hall East could cost several hundred thousand dollars annually in operating costs depending on the size and location of the facility, in addition to start-up costs to build out and establish the facility.

PUBLIC OUTREACH / INTEREST

East Oakland residents have often expressed frustration with access to services with City Hall being far away. There is also a sense that City Staff who do not frequent East Oakland Neighborhoods on a regular basis lack a full understanding of the challenges these communities face. This has been an ongoing theme at Neighborhood Council meetings. The initial feedback from the BNSN Resource Center has been very positive and indicates that if the City were to pursue a City Hall East, it would be well utilized. However, more outreach needs to be conducted, in multiple languages, and to populations that have historically been overlooked, to better determine that interest.

COORDINATION

Staff from the Economic Workforce Development Department, the Public Works Department, and the Information Technology Department provided input to the City Administrator's Office in the drafting of this report.

SUSTAINABLE OPPORTUNITIES

Economic: More accessible in-person support from the City could improve the conditions for businesses in East Oakland, increasing profit margins, and expanding employment opportunities for East Oaklanders. The draw of City Staff being in East Oakland on a consistent basis could spark additional investments by businesses and community-based organizations that do business with the City.

Environmental: Locating in-person services closer to where people live will reduce vehicle trips to downtown which will reduce Green House Gas (GHG) emissions. The ability to interface with staff involved in Environmental Stewardship programs could increase East Oaklanders participation in Urban Greening projects and having resource material available regarding rebate opportunities to electrify one's home could help the City meet its Climate Change goals regarding carbon sequestration and clean energy.

Race & Equity: It's well documented that East Oakland, especially below MacArthur Blvd, has been the focus of institutional racism for decades and that the City is attempting to address those inequities through the creation of the Department of Race and Equity. Redlining Maps dating back to 1935 shows these neighborhoods as areas where lenders should not invest. Those maps are eerily similar to current day maps from the Alameda County Public Health Department that shows what areas have the highest rates of poverty, unemployment, emergency room visits due to Asthma attacks, mortality due to Cancer and Heart Disease, and the lowest life expectancy. By locating essential services close to where people live, the City will make those services more accessible and be more impactful to the residents in those communities. All of these neighborhoods are High or Very High Priority Neighborhoods according to Oakland's Equity indicators. As long as the City uses an inclusive engagement strategy to identify the most important services for people, creating a City Hall East can improve the area Equity scores.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Accept This Informational Report On The Status of Deploying City Hall East Per Resolution No. 88786 C.M.S.

For questions regarding this report, please contact Joe DeVries, Deputy City Administrator, at (510) 238-3083.

Respectfully submitted,



Joe DeVries
Deputy City Administrator, Office of the City
Administrator

Reviewed By:

Alexa Jeffress, Director, Economic Workforce
Development Department

Attachments (1):

Attachment A: Lease Availability Report

Lease Availability Report

1

7000 Bancroft Ave - Office Portion Eastmont Town Center

Oakland, CA 94605 - Oakland-South/Airport Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1970; Renov 2007
RBA:	550,426 SF
Floors:	2
Typical Floor:	275,213 SF

AVAILABILITY

Min Divisible:	1,022 SF
Max Contig:	31,644 SF
Total Available:	97,359 SF
Asking Rent:	\$2.50/IG

EXPENSES

Taxes:	\$2.12 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	32	Office	Direct	4,078	31,644	31,644	\$2.50/IG	Vacant	3 - 5 Yrs
Flexible sized suites. Served by AC Transit transfer station. Undergoing \$4.5 million renovation. Ample free parking. Professional on-site management. Minutes to I-880 and I-580 freeways. Convenient on-site retail amenities including restaurants, banking and apparel.									
P 1st	33	Office	Direct	19,061	31,644	31,644	\$2.50/IG	Vacant	3 - 5 Yrs
Flexible sized suites. Served by AC Transit transfer station. Undergoing \$4.5 million renovation. Ample free parking. Professional on-site management. Minutes to I-880 and I-580 freeways. Convenient on-site retail amenities including restaurants, banking and apparel.									
P 1st	21	Office	Direct	9,625	9,625	9,625	\$2.50/IG	Vacant	3 - 5 Yrs
Flexible sized suites. Served by AC Transit transfer station. Undergoing \$4.5 million renovation. Ample free parking. Professional on-site management. Minutes to I-880 and I-580 freeways. Convenient on-site retail amenities including restaurants, banking and apparel.									
P 1st	19	Office	Direct	2,555	2,555	2,555	\$2.50/IG	Vacant	3 - 5 Yrs
Flexible sized suites. Served by AC Transit transfer station. Undergoing \$4.5 million renovation. Ample free parking. Professional on-site management. Minutes to I-880 and I-580 freeways. Convenient on-site retail amenities including restaurants, banking and apparel.									
P 1st	34	Office	Direct	1,570	31,644	31,644	\$2.50/IG	Vacant	3 - 5 Yrs
Flexible sized suites. Served by AC Transit transfer station. Undergoing \$4.5 million renovation. Ample free parking. Professional on-site management. Minutes to I-880 and I-580 freeways. Convenient on-site retail amenities including restaurants, banking and apparel.									
P 1st	35	Office	Direct	3,608	31,644	31,644	\$2.50/IG	Vacant	3 - 5 Yrs
Flexible sized suites. Served by AC Transit transfer station. Undergoing \$4.5 million renovation. Ample free parking. Professional on-site management. Minutes to I-880 and I-580 freeways. Convenient on-site retail amenities including restaurants, banking and apparel.									
P 1st	45	Office	Direct	3,327	31,644	31,644	\$2.50/IG	Vacant	3 - 5 Yrs
Flexible sized suites. Served by AC Transit transfer station. Undergoing \$4.5 million renovation. Ample free parking. Professional on-site management. Minutes to I-880 and I-580 freeways. Convenient on-site retail amenities including restaurants, banking and apparel.									
P 2nd	54	Office	Direct	5,744	8,201	8,201	\$2.50/IG	Vacant	3 - 5 Yrs
Flexible sized suites. Served by AC Transit transfer station. Undergoing \$4.5 million renovation. Ample free parking. Professional on-site management. Minutes to I-880 and I-580 freeways. Convenient on-site retail amenities including restaurants, banking and apparel.									

Lease Availability Report

7000 Bancroft Ave - Office Portion Eastmont Town Center
 Oakland, CA 94605 - Oakland-South/Airport Submarket



SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	65	Office	Direct	3,802	3,802	3,802	\$2.50/IG	Vacant	3 - 5 Yrs
Flexible sized suites. Served by AC Transit transfer station. Undergoing \$4.5 million renovation. Ample free parking. Professional on-site management. Minutes to I-880 and I-580 freeways. Convenient on-site retail amenities including restaurants, banking and apparel.									
P 2nd	79/80	Office	Direct	8,558	21,135	21,135	\$2.50/IG	Vacant	3 - 5 Yrs
Flexible sized suites. Served by AC Transit transfer station. Undergoing \$4.5 million renovation. Ample free parking. Professional on-site management. Minutes to I-880 and I-580 freeways. Convenient on-site retail amenities including restaurants, banking and apparel.									
P 2nd	52	Office	Direct	8,683	8,683	8,683	\$2.50/IG	Vacant	Negotiable
Flexible sized suites :: Ample free parking :: Professional on-site management									
P 2nd	64	Office	Direct	4,845	4,845	4,845	\$2.50/IG	Vacant	3 - 5 Yrs
Flexible sized suites. Served by AC Transit transfer station. Undergoing \$4.5 million renovation. Ample free parking. Professional on-site management. Minutes to I-880 and I-580 freeways. Convenient on-site retail amenities including restaurants, banking and apparel.									
P 2nd	85	Office	Direct	12,577	21,135	21,135	\$2.50/IG	Vacant	3 - 5 Yrs
Flexible sized suites. Served by AC Transit transfer station. Undergoing \$4.5 million renovation. Ample free parking. Professional on-site management. Minutes to I-880 and I-580 freeways. Convenient on-site retail amenities including restaurants, banking and apparel.									
P 2nd	59	Office	Direct	2,457	8,201	8,201	\$2.50/IG	Vacant	3 - 5 Yrs
Flexible sized suites. Served by AC Transit transfer station. Undergoing \$4.5 million renovation. Ample free parking. Professional on-site management. Minutes to I-880 and I-580 freeways. Convenient on-site retail amenities including restaurants, banking and apparel.									

SALE

Last Sale: Sold on May 25, 2022 for \$76,200,000 (\$138.44/SF)

AMENITIES

Property Manager on Site

TRANSPORTATION

Parking:	100 Covered Spaces are available; 250 Surface Spaces are available; Ratio of 0.72/1,000 SF
Airport:	9 minute drive to Oakland International Airport
Walk Score ®:	Very Walkable (79)
Transit Score ®:	Good Transit (57)

BUILDING NOTES

Please note that the RBA of 480,000 SF only accounts for the office portion of this building. Please reference PID 6821588 for more information on the retail portion. The Property operates as a town center, providing essential governmental services and office and retail needs to the surrounding community. The front of the property is a neighborhood retail center. Eastmont Town Center has secured over 250,000 square feet in long-term leases with stable government tenants, including Alameda County, City of Oakland, Port of Oakland and U.S. Federal Government. Most of the government-leased space has undergone at least \$100 per square foot in tenant improvements. In addition to the government tenants, Eastmont Town Center has secured an additional 60,000 plus square feet of credit tenants. The neighborhood surrounding Eastmont Town Center is known for its cultural diversity, educational facilities and convenient accessibility via public transportation. Two colleges, Mills College and Holy Names College, are located within three miles of Eastmont Town Center. Eastmont Town Center offers convenient access to any part of the Bay Area. Both of Oakland's major freeways, Interstates 580 and 880, are located within a two mile radius of the site. There are eight different AC Transit bus routes through or adjacent to the property, providing easy accessibility to residents of various parts of Alameda and Contra Costa Counties.

Lease Availability Report

7977 Capwell St - BLDG-2

Oakland, CA 94621 - Oakland-South/Airport Submarket



BUILDING

Type:	Class B Office
Tenancy:	Single
Year Built:	1978
RBA:	4,480 SF
Floors:	1
Typical Floor:	4,480 SF

AVAILABILITY

Min Divisible:	4,480 SF
Max Contig:	4,480 SF
Total Available:	4,480 SF
Asking Rent:	\$1.55/IG

EXPENSES

Taxes:	\$2.53 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	4,480	4,480	4,480	\$1.55/IG	Vacant	Negotiable

-8 Private Offices and Large Conference Room -Two Entrys/Exits -Large Open Area

TRANSPORTATION

Parking:	39 Surface Spaces are available; Ratio of 8.71/1,000 SF
Airport:	7 minute drive to Oakland International Airport
Walk Score ®:	Car-Dependent (37)
Transit Score ®:	Some Transit (41)

Lease Availability Report

100 Hegenberger Rd

Oakland, CA 94621 - Oakland-South/Airport Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1979; Renov 2022
RBA:	36,201 SF
Floors:	2
Typical Floor:	18,100 SF

AVAILABILITY

Min Divisible:	316 SF
Max Contig:	4,587 SF
Total Available:	29,530 SF
Asking Rent:	\$2.25/FS

EXPENSES

Taxes:	\$2.21 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	130	Off/Ret	Direct	3,827	3,827	3,827	\$2.25/FS	Vacant	Negotiable
Move-in Ready.									
P 1st	300	Off/Ret	Direct	4,239	4,239	4,239	\$2.25/FS	Vacant	Negotiable
P 1st	120	Off/Ret	Direct	2,598 - 3,765	3,765	3,765	\$2.25/FS	Vacant	Negotiable
Move-in Ready!									
P 2nd	220	Office	Direct	4,587	4,587	4,587	\$2.25/FS	Vacant	Negotiable
Move-in Ready									
P 2nd	250	Office	Direct	2,672 - 3,066	3,066	3,066	\$2.25/FS	Vacant	Negotiable
Move-in Ready.									
P 2nd	270	Office	Direct	2,808 - 3,202	3,202	3,202	\$2.25/FS	Vacant	Negotiable
Move-in Ready									

SALE

Last Sale: Sold on Nov 20, 2021 for \$5,100,000 (\$140.88/SF)

AMENITIES

Atrium, Banking

100 Hegenberger Rd

Oakland, CA 94621 - Oakland-South/Airport Submarket



TRANSPORTATION

Parking:	90 Surface Spaces are available; Ratio of 2.48/1,000 SF
Airport:	4 minute drive to Oakland International Airport
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	Some Transit (41)

BUILDING NOTES

The property offers a high visibility Airport location with convenient access off 98th Avenue and to Hegenberger Road and features 37,005 sq. ft. of quality office in a compact two-story design providing quick ingress and and close proximity to hospitality and meeting facilities. The building has seismic and extensive common area upgrades, close proximity to BART and the Oakland International Airport, flexible floor plans, 11/2 blocks from public transportation, on-site parking and on-site ATM/Bank. The building features 91 parking spaces, a Secured Entry System (Dial-up system with electronic directory), Life Safety Upgrades (Earthquake seismic upgrade completed in 1998), and a Energy Saving Capital New roofing system completed in 2000. Improvements to the property include New HVAC units (on-going replacement program) and an Energy efficient restroom motion sensor lighting. The building has gone through a series of improvements since 1998 including common area lighting fixtures, paintings, carpeting, granite floorings and wall coverings. Neighboring tenants include Union Bank, Bank of America, Wells Fargo Bank, UPS, Oakland Airport, Federal Express, Ikon Office Solutions, Zhone Technologies, and Oakland SPCA. Nearby amenities include Public Transportation (BART 1/2 mile, AC Transit), Passenger & Freight (Oakland Airport, Federal Express & UPS), Hospitality (Hilton, Marriott Courtyard, Holiday Inn), Retail (Fruitvale Station, Marina Square), and Entertainment (Oakland Coliseum & Arena, Alameda's Chuck Corica Golf Complex).

Lease Availability Report

303 Hegenberger Rd

Oakland, CA 94621 - Oakland-South/Airport Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1967
RBA:	55,842 SF
Floors:	4
Typical Floor:	13,960 SF
Core Factor:	12%

AVAILABILITY

Min Divisible:	1,462 SF
Max Contig:	14,867 SF
Total Available:	45,557 SF
Asking Rent:	\$\$2.70 - \$2.80/FS

EXPENSES

Taxes:	\$3.65 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	201A	Office	Direct	9,538	9,538	9,538	\$2.80/FS	Vacant	Negotiable
Class A Building Under New Ownership, Large Efficient Floor Plates, Water Views, ±1.4 Miles from Coliseum BART Station, ±2.1 Miles from Oakland International Airport New Exterior Paint & Roof, Newly renovated lobby, elevator cabs, common areas and restrooms, First Generation Creative Build-outs, Electric Car Charger On-site (BLINK)									
E 3rd	300	Office	Direct	14,663	14,663	14,663	\$2.70/FS	Vacant	Negotiable
Full floor opportunity on the 3rd floor for ±14,663 RSF.									
P 3rd		Office	Direct	14,867	14,867	14,867	\$2.80/FS	Vacant	Negotiable
Class A Building Under New Ownership, Large Efficient Floor Plates, Water Views, ±1.4 Miles from Coliseum BART Station, ±2.1 Miles from Oakland International Airport New Exterior Paint & Roof, Newly renovated lobby, elevator cabs, common areas and restrooms, First Generation Creative Build-outs, Electric Car Charger On-site (BLINK)									
P 4th	410	Office	Direct	2,648	2,648	2,648	\$2.70/FS	Vacant	Negotiable
• Class A building under new ownership • Extensive renovations underway including new lobbies, new common areas, new restrooms, and new on-site retail • First generation creative build-outs • Water views • Large efficient floor plates • Great natural light • Ample free parking • ±1.4 miles from Coliseum BART Station • ±2.1 miles from Oakland International Airport • Electric car charger on site (BLINK)									

SALE

Last Sale: Portfolio of 2 Office Properties in Oakland, CA Sold on Dec 13, 2017 for \$20,860,000 (\$104.99/SF)

AMENITIES

Banking

Lease Availability Report



303 Hegenberger Rd

Oakland, CA 94621 - Oakland-South/Airport Submarket



TRANSPORTATION

Parking: 50 Surface Spaces are available; Ratio of 4.00/1,000 SF

Airport: 5 minute drive to Oakland International Airport

Walk Score ®: Car-Dependent (48)

Transit Score ®: Some Transit (44)

BUILDING NOTES

This building has direct access to Highway 880.

Lease Availability Report

333 Hegenberger Rd

Oakland, CA 94621 - Oakland-South/Airport Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1976
RBA:	142,848 SF
Floors:	8
Typical Floor:	17,856 SF

AVAILABILITY

Min Divisible:	667 SF
Max Contig:	14,185 SF
Total Available:	37,180 SF
Asking Rent:	\$2.80/FS

EXPENSES

Taxes:	\$3.88 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	202	Office	Direct	2,058	14,185	14,185	\$2.80/FS	Vacant	Negotiable
<ul style="list-style-type: none"> • Class A building under new ownership • Extensive renovations underway including new lobbies, new common areas, new restrooms, and new on-site retail • First generation creative build-outs • Water views • Large efficient floor plates • Great natural light • Ample free parking • ±1.4 miles from Coliseum BART Station • ±2.1 miles from Oakland International Airport • Electric car charger on site (BLINK) 									
P 2nd	200	Office	Direct	2,595	14,185	14,185	\$2.80/FS	Vacant	Negotiable
<ul style="list-style-type: none"> • Class A building under new ownership • Extensive renovations underway including new lobbies, new common areas, new restrooms, and new on-site retail • First generation creative build-outs • Water views • Large efficient floor plates • Great natural light • Ample free parking • ±1.4 miles from Coliseum BART Station • ±2.1 miles from Oakland International Airport • Electric car charger on site (BLINK) 									
P 2nd	210	Office	Direct	4,302	14,185	14,185	\$2.80/FS	Vacant	Negotiable
<ul style="list-style-type: none"> • Class A building under new ownership • Extensive renovations underway including new lobbies, new common areas, new restrooms, and new on-site retail • First generation creative build-outs • Water views • Large efficient floor plates • Great natural light • Ample free parking • ±1.4 miles from Coliseum BART Station • ±2.1 miles from Oakland International Airport • Electric car charger on site (BLINK) 									
P 2nd	250	Office	Direct	4,238	14,185	14,185	\$2.80/FS	Vacant	Negotiable
±1,168 RSF available for lease. 208/250 can be leased together (±5,166 RSF) or separate									
P 2nd	208	Office	Direct	992	14,185	14,185	\$2.80/FS	Vacant	Negotiable
±1,168 RSF available for lease. 208/250 can be leased together (±5,166 RSF) or separate									
P 3rd	319	Office	Direct	2,416	2,416	2,416	\$2.80/FS	Vacant	Negotiable
<ul style="list-style-type: none"> • Class A building under new ownership • Extensive renovations underway including new lobbies, new common areas, new restrooms, and new on-site retail • First generation creative build-outs • Water views • Large efficient floor plates • Great natural light • Ample free parking • ±1.4 miles from Coliseum BART Station • ±2.1 miles from Oakland International Airport • Electric car charger on site (BLINK) 									
P 4th	450	Office	Direct	6,000	6,000	8,011	\$2.80/FS	Vacant	Negotiable
±1,625 RSF for lease. Suites 425/435 can be leased together (2,675) or separate.									
P 5th	550	Office	Direct	2,011	2,011	8,011	\$2.80/FS	Vacant	Negotiable
±1,625 RSF for lease. Suites 425/435 can be leased together (2,675) or separate.									

Lease Availability Report

333 Hegenberger Rd

Oakland, CA 94621 - Oakland-South/Airport Submarket



SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 8th	800	Office	Direct	3,907	3,907	3,907	\$2.80/FS	Vacant	Negotiable

• Class A building under new ownership • Extensive renovations underway including new lobbies, new common areas, new restrooms, and new on-site retail • First generation creative build-outs • Water views • Large efficient floor plates • Great natural light • Ample free parking • ±1.4 miles from Coliseum BART Station • ±2.1 miles from Oakland International Airport • Electric car charger on site (BLINK)

SALE

Last Sale: Portfolio of 2 Office Properties in Oakland, CA Sold on Dec 13, 2017 for \$20,860,000 (\$104.99/SF)

AMENITIES

Air Conditioning, Banking, Property Manager on Site

TRANSPORTATION

Parking: 68 Surface Spaces are available; Ratio of 3.00/1,000 SF

Airport: 7 minute drive to Oakland International Airport

Walk Score ®: Car-Dependent (37)

Transit Score ®: Some Transit (43)

BUILDING NOTES

The subject building is next to Airport and BART and just 5 minutes from downtown Oakland. With direct access to the I-880 and AC Transit, the building offers 24-hour on-site security, banking and on-site management.

Lease Availability Report

433 Hegenberger Rd - Air Park Plaza
 Oakland, CA 94621 - Oakland-South/Airport Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1979; Renov 2019
RBA:	49,195 SF
Floors:	2
Typical Floor:	24,598 SF

AVAILABILITY

Min Divisible:	1,086 SF
Max Contig:	6,909 SF
Total Available:	16,554 SF
Asking Rent:	\$\$1.80 - \$1.95

EXPENSES

Taxes:	\$1.56 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C	Off/Ret	Direct	4,915 - 6,909	6,909	6,909	\$1.80/NNN	Vacant	Negotiable
* Suite C - Premier Corner Retail with exposure to Edgewater & Hegenberger. * NNN Expenses due to retail storefront									
P 1st	103	Office	Direct	2,800	2,800	2,800	\$1.95/FS	Vacant	Negotiable
Space is newly renovated, dedicated HVAC, flexible zoning and with Open Air Courtyard.									
P 1st	104	Office	Direct	2,492	2,492	2,492	\$1.95/FS	30 Days	Negotiable

AMENITIES

Food Service

TRANSPORTATION

Parking:	66 Surface Spaces are available; Ratio of 1.33/1,000 SF
Airport:	5 minute drive to Oakland International Airport
Walk Score @:	Car-Dependent (41)
Transit Score @:	Some Transit (44)

BUILDING NOTES

The property offers a high identity location and features an interior courtyard with grass and redwood tree landscaping with easy ready access to the Oakland Airport and I-880. 0.1 Miles from I-880 ++ 0.1 Miles from Hegenberger retail hub ++ 1.2 Miles from Coliseum BART Station ++ 2.5 Miles from Oakland International Airport Oakland ++ On Major Transit Bus Lines Secure Outdoor Central Courtyard Hegenberger & Edgewater Dr. Street Frontage Great natural light Divisible Building Renonovations Underway: Exterior Paint & TKM Entry Siding & Access Lobby Improvement Courtyard Landscaping Black Bear Dinner & Le Bistro On Site

Lease Availability Report

675 Hegenberger Rd

Oakland, CA 94621 - Oakland-South/Airport Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1976
RBA:	75,276 SF
Floors:	3
Typical Floor:	25,092 SF

AVAILABILITY

Min Divisible:	1,500 SF
Max Contig:	25,000 SF
Total Available:	25,000 SF
Asking Rent:	\$2.25/FS

EXPENSES

Taxes:	\$0.59 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	Office	Direct	1,500 - 25,000	25,000	25,000	\$2.25/FS	Vacant	Negotiable

• Direct access to Airport/Coliseum BART Station via AC Transit • Three-story ± 75,000 r.s.f. Class B office, featuring interior courtyard plus free parking surrounding the building. • Office suites on the third floor available from ±1,500sf to ± 14,800sf. • Will build to suit • Close to Starbucks, Jamba Juice, Organic Choice, and • In-N-Out Burger • Locally owned since 1996 • Professionally managed • Starting base rent of \$2.25 per r.s.f. per month, fully-serviced, for improved suites. • Monthly rental rate for unimproved suites based on the extent of required improvements plus length of lease term.

SALE

Last Sale: Sold on Dec 27, 1995 for \$1,100,000 (\$14.61/SF)

AMENITIES

24 Hour Access, Atrium, Bus Line, Commuter Rail, Courtyard

TRANSPORTATION

Parking:	173 Surface Spaces are available; Ratio of 2.50/1,000 SF
Transit/Subway:	20 minute walk to Coliseum Oakland Airport Station (AirBART Shuttle, Dublin/Pleasanton - Millbrae, Fremont - Daly City, Fremont - Richmond)
Airport:	6 minute drive to Oakland International Airport
Walk Score ®:	Car-Dependent (35)
Transit Score ®:	Excellent Transit (73)

BUILDING NOTES

The property is adjacent to neighboring sports facility - Oakland Coliseum/Oracle Arena Walking distance to BART and 3 miles from Oakland International Airport. AC Transit Line #50 is in front of the building and I-880 access is within « mile.

Lease Availability Report

7677 Oakport St

Oakland, CA 94621 - Oakland-South/Airport Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1983
RBA:	263,833 SF
Floors:	12
Typical Floor:	23,250 SF

AVAILABILITY

Min Divisible:	5,946 SF
Max Contig:	8,825 SF
Total Available:	14,771 SF
Asking Rent:	\$3.00/FS

EXPENSES

Taxes:	\$1.34 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 8th	805	Office	Direct	5,946	5,946	5,946	\$3.00/FS	Vacant	Negotiable
P 9th	950	Office	Direct	8,825	8,825	8,825	\$3.00/FS	Vacant	Negotiable

SALE

Last Sale: Sold on May 31, 1996 for \$14,200,000 (\$53.82/SF) at 10.42% Cap

AMENITIES

24 Hour Access, Fitness Center, Food Service, Property Manager on Site, Restaurant, Security System

TRANSPORTATION

Parking: 443 Surface Spaces are available; Ratio of 3.80/1,000 SF

Airport: 7 minute drive to Oakland International Airport

Walk Score ®: Car-Dependent (40)

Transit Score ®: Good Transit (66)

BUILDING NOTES

Airport Corporate Centre is located adjacent to Highway 880, with easy access to Oakland International Airport, BART, AC Transit, Port of Oakland, and 20 minutes from San Francisco. Amenities include: Spectacular views of the San Francisco Bay, downtown Oakland, and the Network Associates Coliseum; Newly renovated corridors and main lobby; Complimentary on-site exercise facility; Complimentary shuttle to and from BART; 24-hour security guards; Super fast T-1 internet access available; New fire and life safety system; Free parking; and On-site Cafe. Beautiful corridors and main lobby; Newly modernized elevators; Complimentary on-site exercise facility; Complimentary shuttle to and from BART; 24-hour security guard service; High-speed internet, fiber and Comcast available; New fire and life safety system; Free parking; and On-site Cafe. Spectacular views of the San Francisco Bay, Downtown Oakland, and O.co Coliseum. Easy to tour! Airport Corporate Centre is located adjacent to Highway 880, with easy access to Oakland International Airport, BART, AC Transit, Port of Oakland, and 20 minutes from San Francisco.

Lease Availability Report

401 Roland Way

Oakland, CA 94621 - Oakland-South/Airport Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1983
RBA:	39,942 SF
Floors:	2
Typical Floor:	19,971 SF
Core Factor:	12%

AVAILABILITY

Min Divisible:	858 SF
Max Contig:	2,775 SF
Total Available:	5,336 SF
Asking Rent:	\$1.95/FS

EXPENSES

Taxes:	\$1.71 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	220	Office	Direct	2,775	2,775	2,775	\$1.95/FS	Vacant	Negotiable

SALE

Last Sale: Sold on Apr 21, 2006 for \$3,700,000 (\$92.63/SF)

AMENITIES

24 Hour Access

TRANSPORTATION

Parking: 120 Surface Spaces are available; Ratio of 3.00/1,000 SF

Airport: 6 minute drive to Oakland International Airport

Walk Score ®: Car-Dependent (30)

Transit Score ®: Some Transit (40)

BUILDING NOTES

Roland Way Center is within minutes to Oakland International Airport & AC Transit shuttle to Coliseum BART, one mile from Interstate 880 at Hegenberger Road and 1.5 miles from Oakland International Airport. It features 24-hour building access, a jogging path, tenant locker room, and operable windows. Recent capital improvements include a new roof, new HVAC, new parking lot paving, new exterior and interior painting.

Lease Availability Report

480 Roland Way

Oakland, CA 94621 - Oakland-South/Airport Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1974; Renov 1998
RBA:	25,600 SF
Floors:	2
Typical Floor:	22,527 SF
Core Factor:	8%

AVAILABILITY

Min Divisible:	3,510 SF
Max Contig:	7,305 SF
Total Available:	7,305 SF
Asking Rent:	\$2.00/FS

EXPENSES

Taxes:	\$1.96 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	104	Office	Direct	3,795	7,305	7,305	\$2.00/FS	30 Days	Negotiable
Contiguous for ±7,305 SF , Two Suites Available, Onsite Free Parking (3/1000), Easy Access to I-880 & Airport Suite 103: ±3,510 SF Suite 104: ±3,795 SF									
P 1st	103	Office	Direct	3,510	7,305	7,305	\$2.00/FS	30 Days	Negotiable
Contiguous for ±7,305 SF , Two Suites Available, Onsite Free Parking (3/1000), Easy Access to I-880 & Airport Suite 103: ±3,510 SF Suite 104: ±3,795 SF									

SALE

Last Sale: Sold on Mar 24, 2005 for \$2,510,000 (\$98.05/SF)

AMENITIES

Air Conditioning, Natural Light

TRANSPORTATION

Parking: 60 Surface Spaces are available; Ratio of 3.00/1,000 SF

Airport: 6 minute drive to Oakland International Airport

Walk Score ®: Car-Dependent (30)

Transit Score ®: Some Transit (45)

BUILDING NOTES

This building is attractively landscaped and it provides a cohesive business park environment. It was renovated in 1983, 1989 and 1998, and throughout these renovations it was nicely improved with perimeter offices. It was previously occupied by a high-tech company.