



**±485,000 SF of Class A Office Space**

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



**19th Floor | 25,076 SF**

**15th Floor | 25,074 SF**

**11th Floor | 24,418 SF**

**10th Floor | 24,674 SF**

**8th Floor | 24,673 SF**

**7th Floor | 24,673 SF**

**5th Floor | 24,673 SF**

**3rd Floor | 24,783 SF**



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

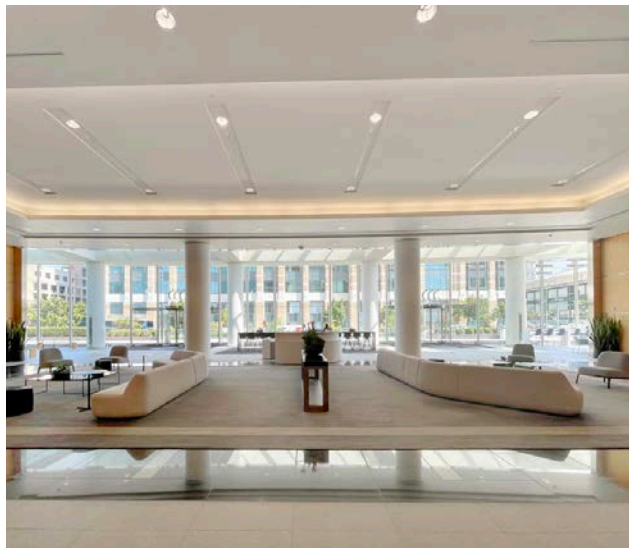
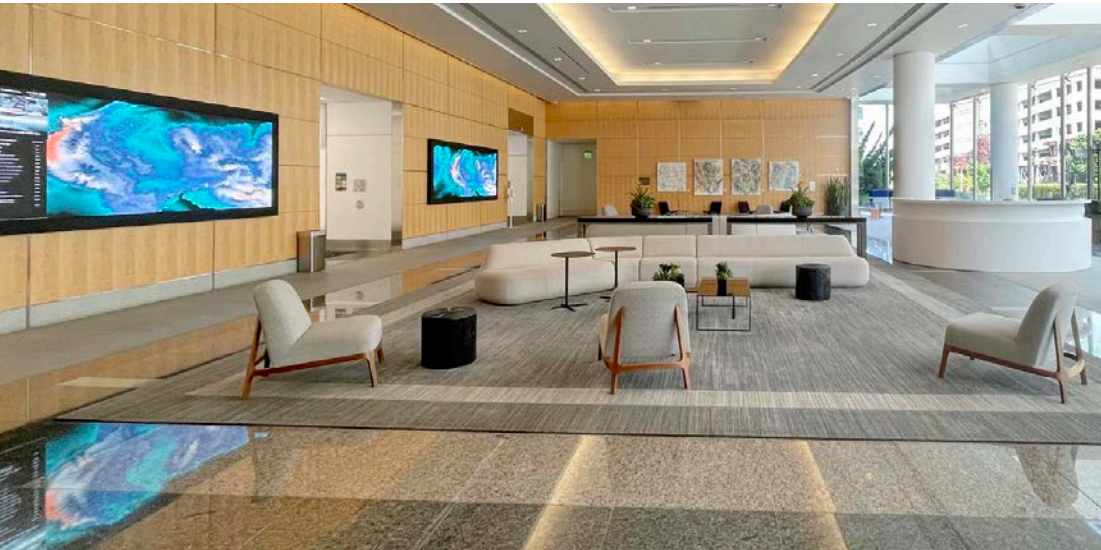


**555 CITY CENTER** is Downtown Oakland's highest quality office tower featuring the ideal combination of first class, high-end finishes, world-class views, and on-site retail. The Property's LEED® Platinum Certified design, Class A sophistication and excellent freeway visibility have cemented 555 City 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.





# PROPERTY HIGHLIGHTS



## 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 Platinum
- Energy Star Score of 99
- Eco-Friendly Cleaning Program
- Assistance With "Green" Electronics Disposal
- Programs For Recycling & Composting
- Six (6) EV Charging Stations and Bike Lockers
- Named 2018 TOBY Winner (Outstanding Building of the Year)



# AVAILABILITIES

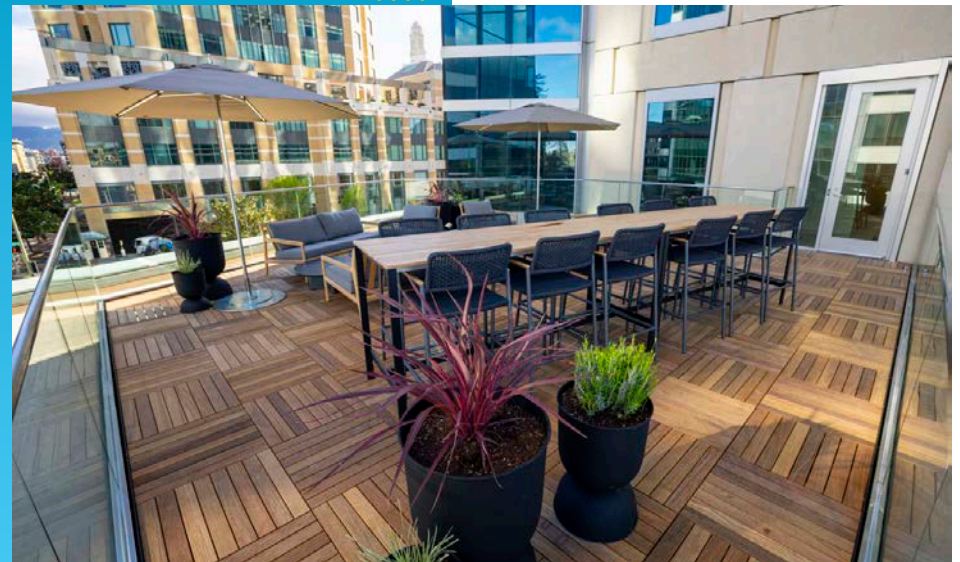
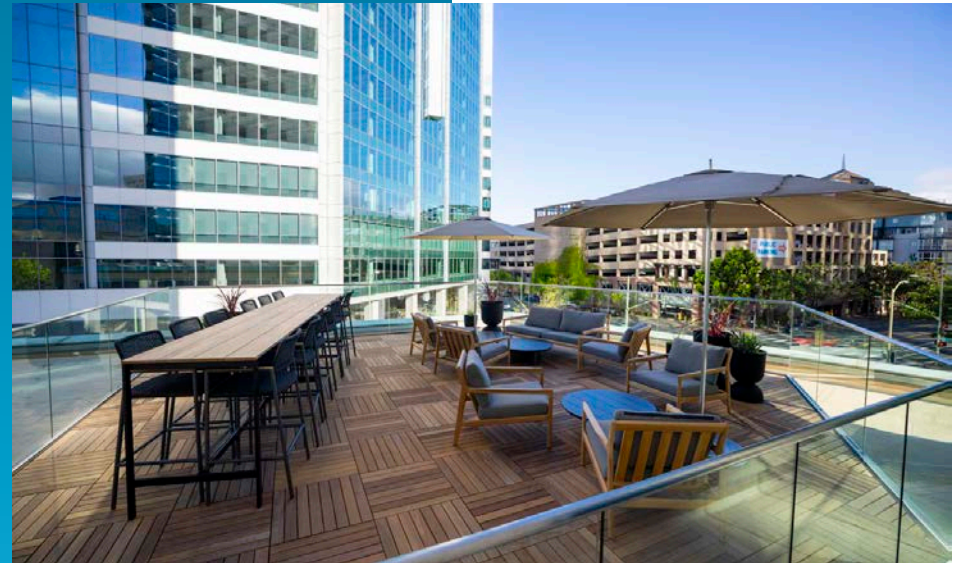


SUITES	RSF	AVAILABLE
SUITE 110	±2,183	NOW
SUITE 300	±24,783	NOW
SUITE 400	±14,026	5/1/2026
SUITE 450	±8,901	3/1/2026
SUITE 500	±24,673	NOW
SUITE 625	±6,479	NOW
SUITE 650	±2,809	NOW
SUITE 670	±3,678	NOW
SUITE 700	±24,673	6/1/2026
SUITE 800	±24,673	6/1/2026
SUITE 910	±4,056	NOW
SUITE 925	±2,573	NOW
SUITE 1000	±24,674	NOW
SUITE 1100	±24,418	NOW
SUITE 1400	±13,342	NOW
SUITE 1460	±2,646	NOW
SUITE 1500	±25,074	NOW
SUITE 1600	±5,374	NOW
SUITE 1610	±5,227	NOW
SUITE 1620	±4,089	NOW
SUITE 1825	±5,120	NOW
SUITE 1900	±25,076	NOW
SUITE 2020	±2,311	NOW
SUITE 2040	±3,936	NOW
SUITE 2140	±3,705	NOW



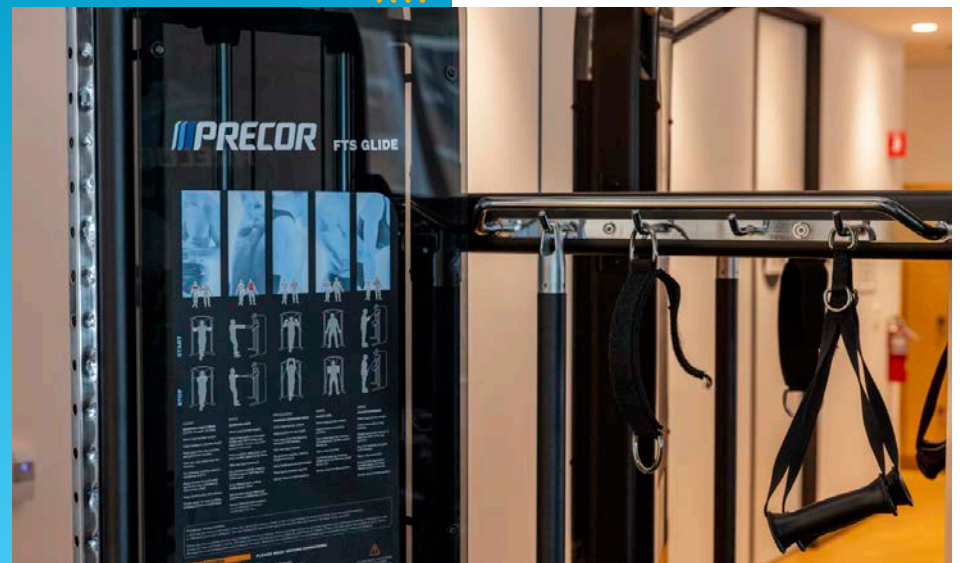
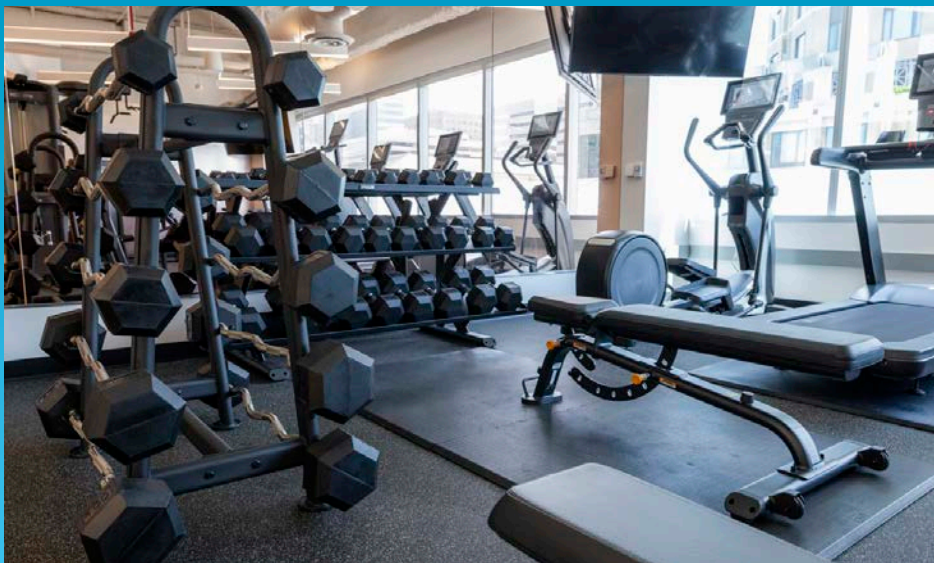
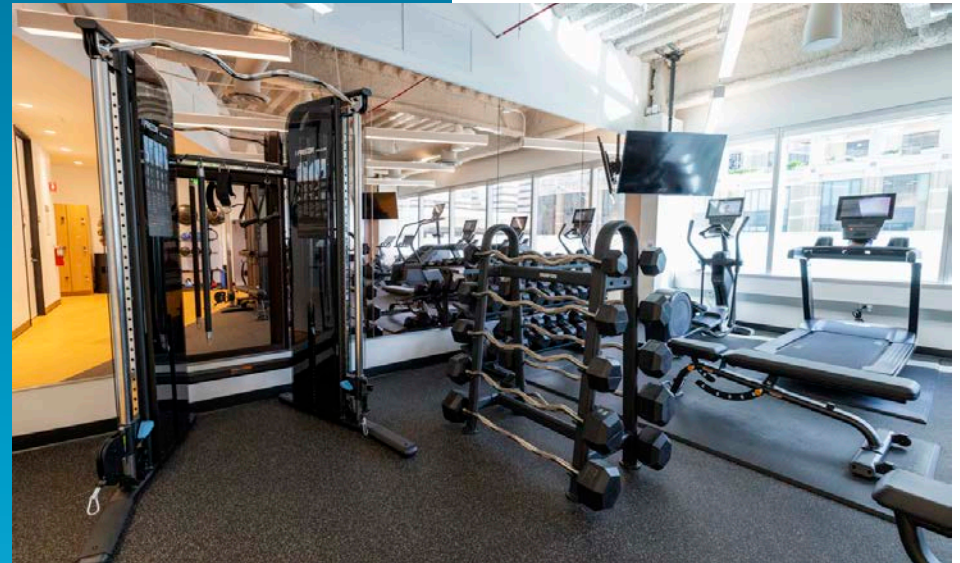
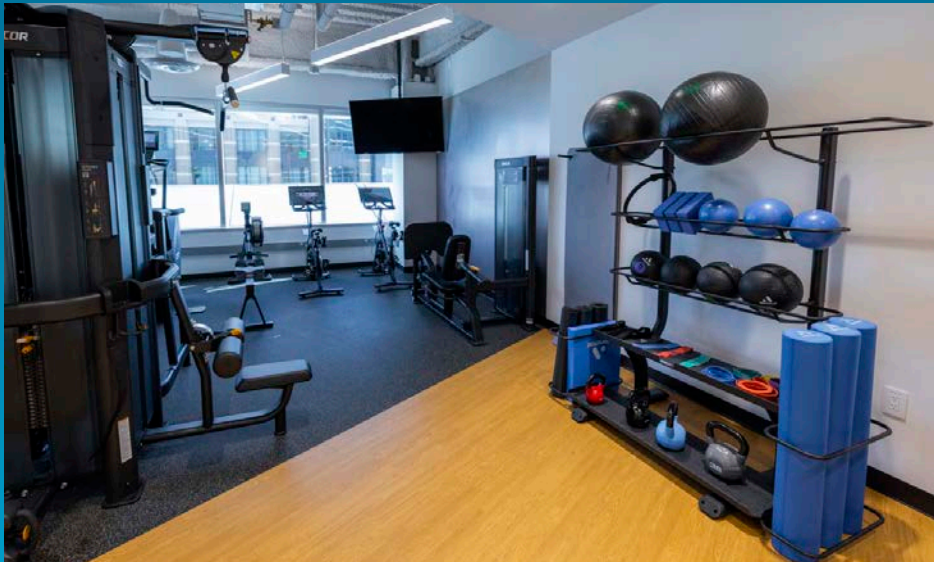


# ROOF DECK



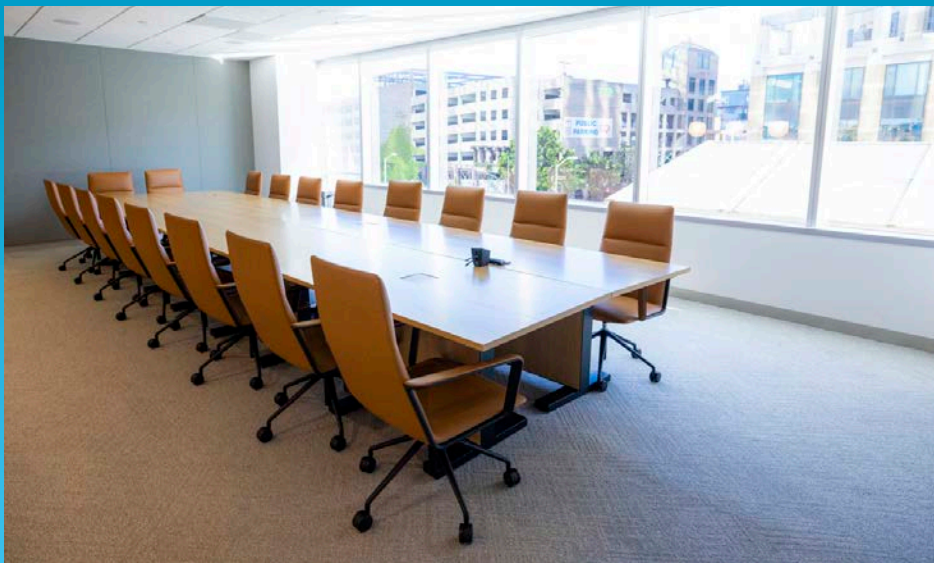


# FITNESS CENTER

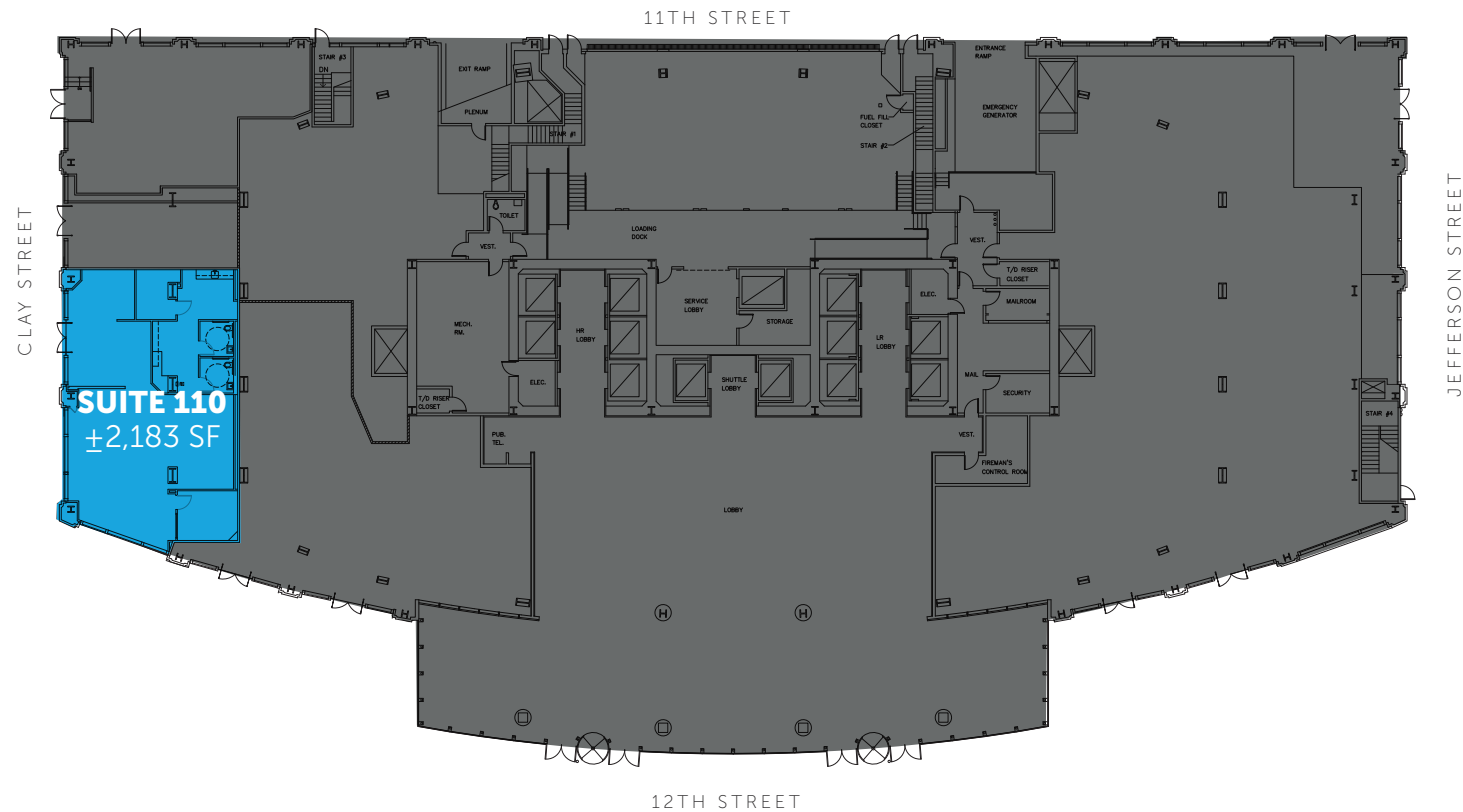




# CONFERENCE CENTER



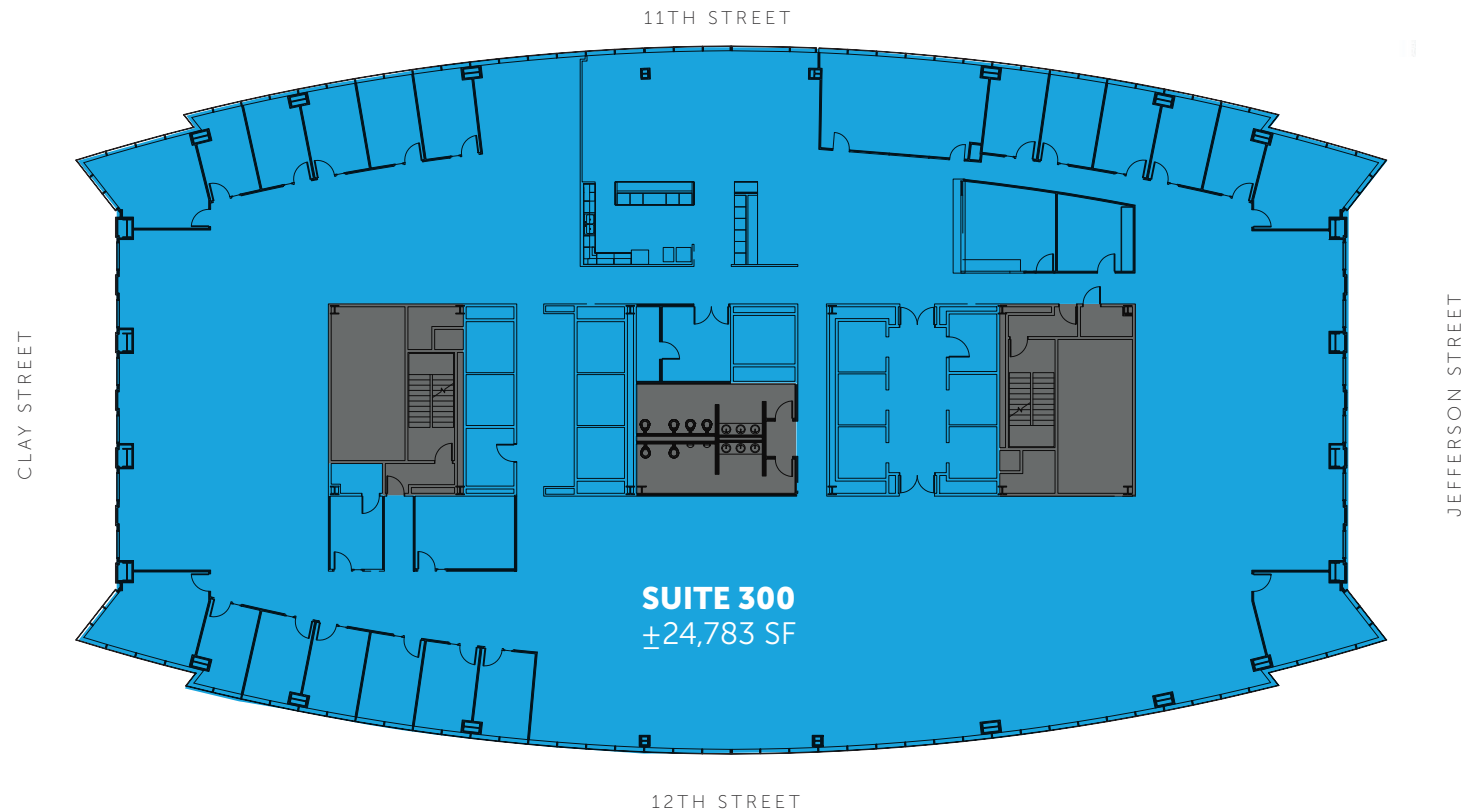
# SUITE 110 | ±2,183 SF



- Ground floor space
- Great light
- High ceilings
- Move in ready



# SUITE 300 | ±24,783 SF



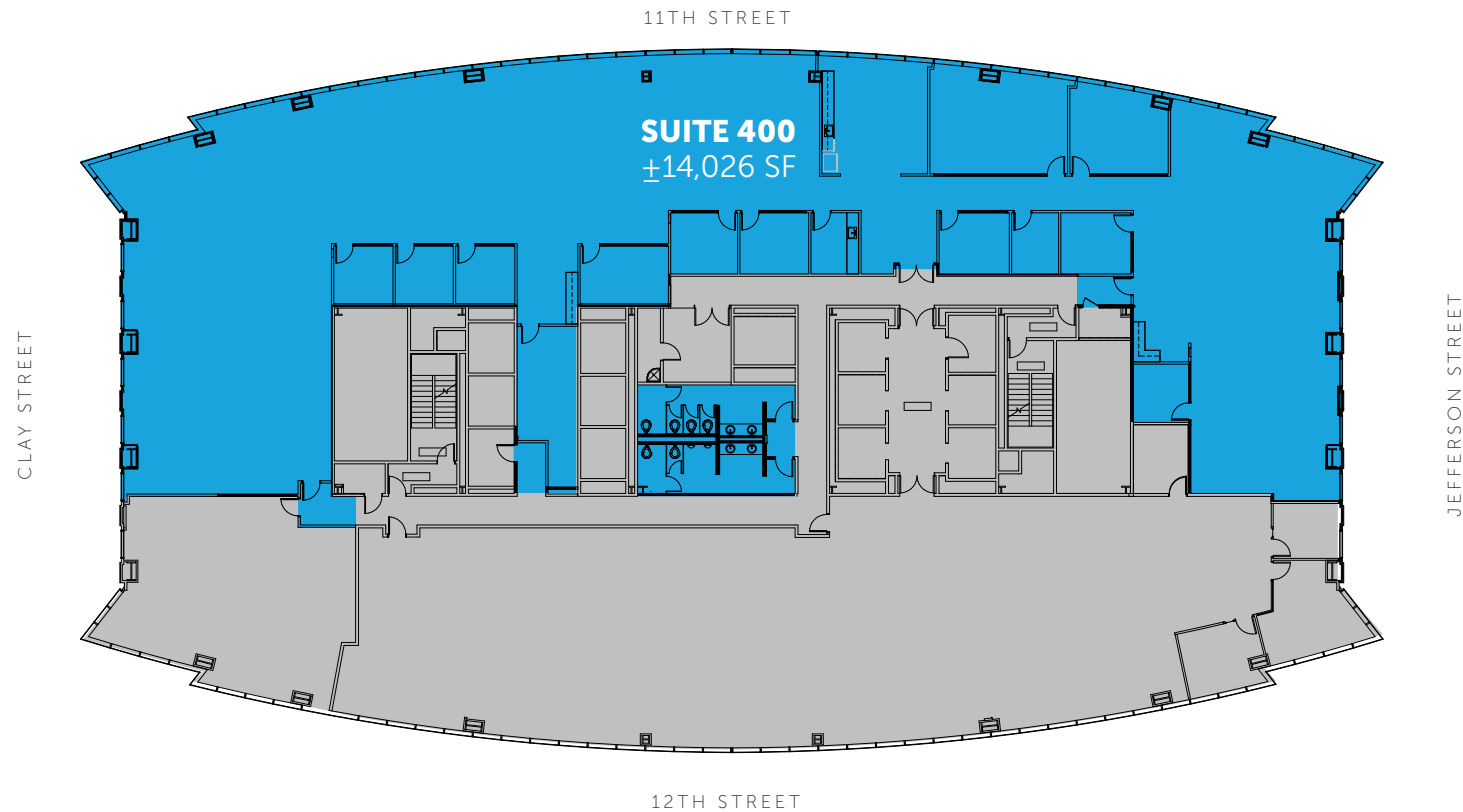
- Full floors feature floor to ceiling glass and high end creative finishes
- Efficient column free floor plates
- Dramatic views of San Francisco and Oakland hills

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## SUITE 400 | $\pm 14,026$ SF



- Open Window line with interior privates
- Large open kitchen
- Available 3/1/26



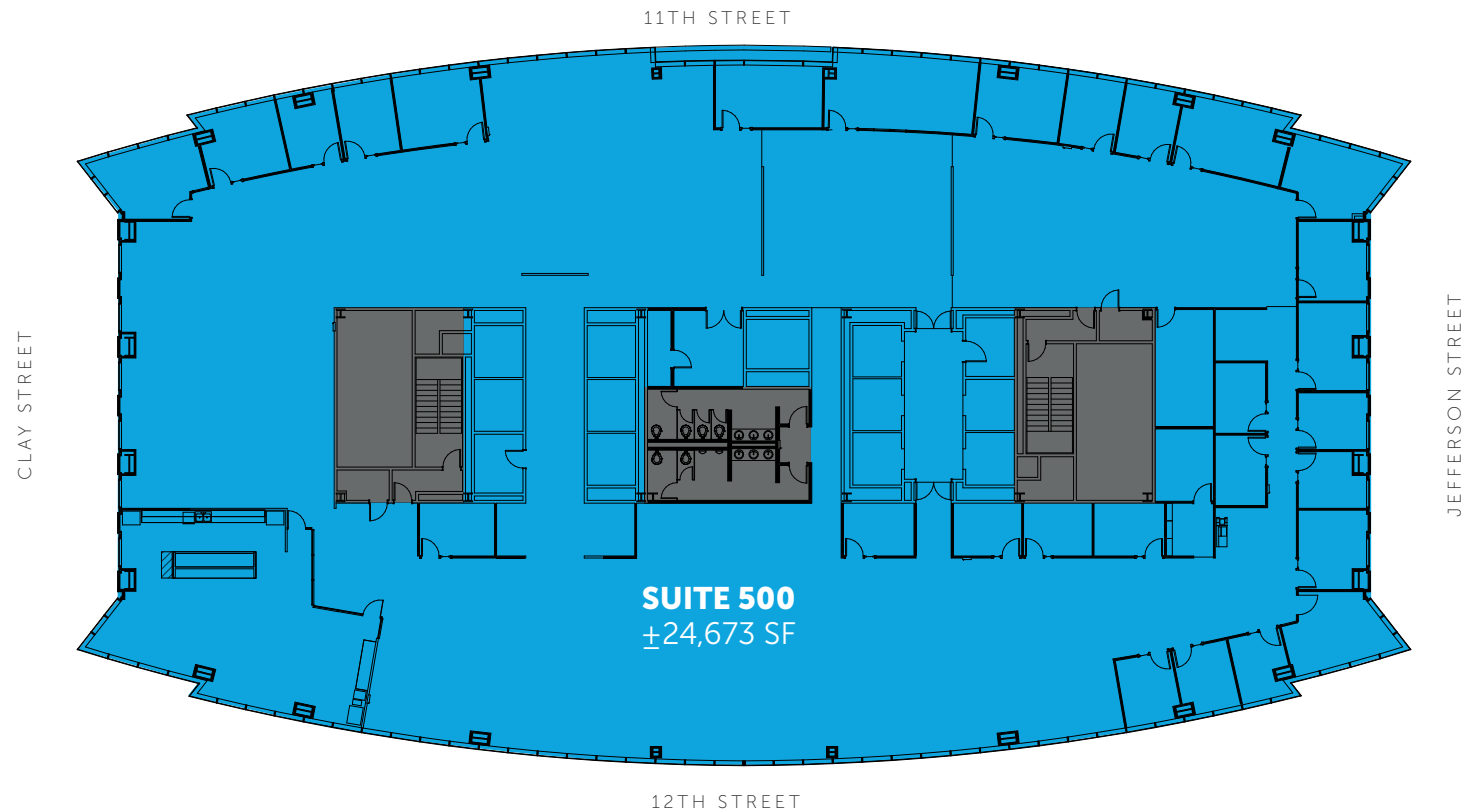
## SUITE 450 | ±8,901 SF



- Open layout great for tech
- 5 offices
- Conference room
- Available 5/1/26



# SUITE 500 | ±24,673 SF



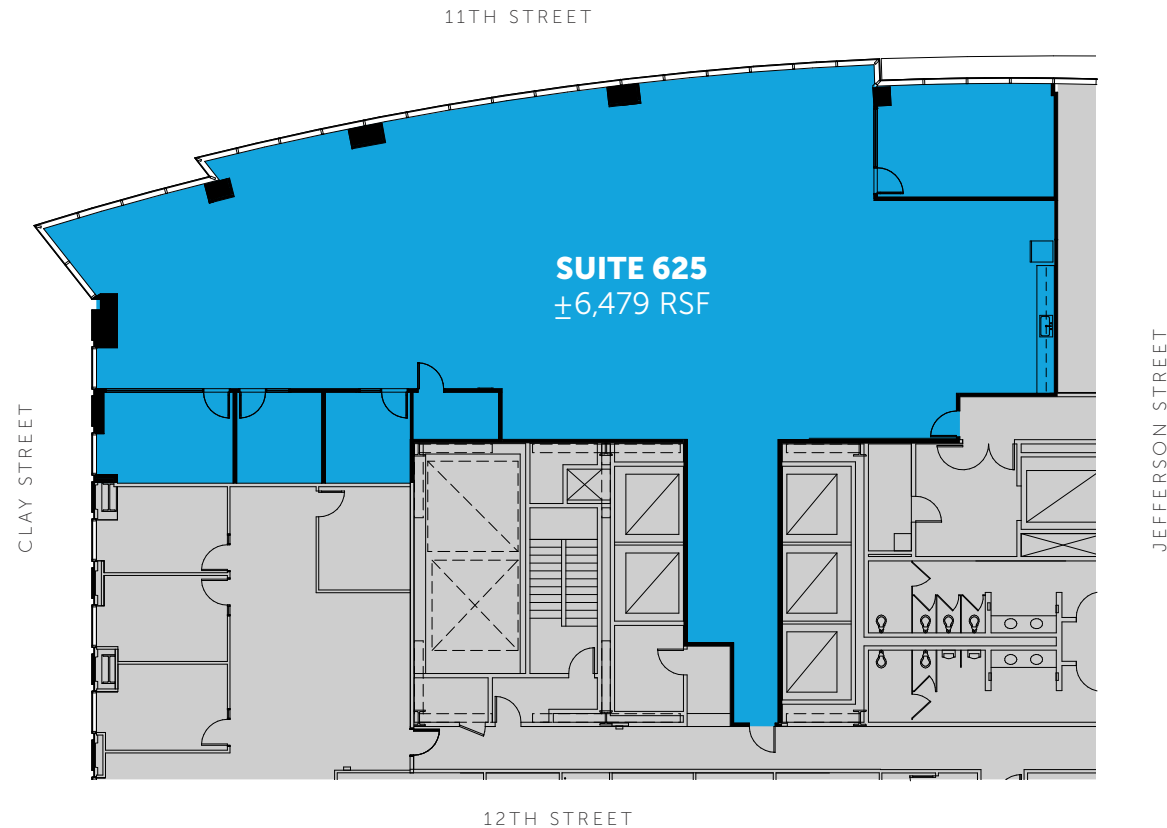
- Full floors feature floor to ceiling glass and high end creative finishes
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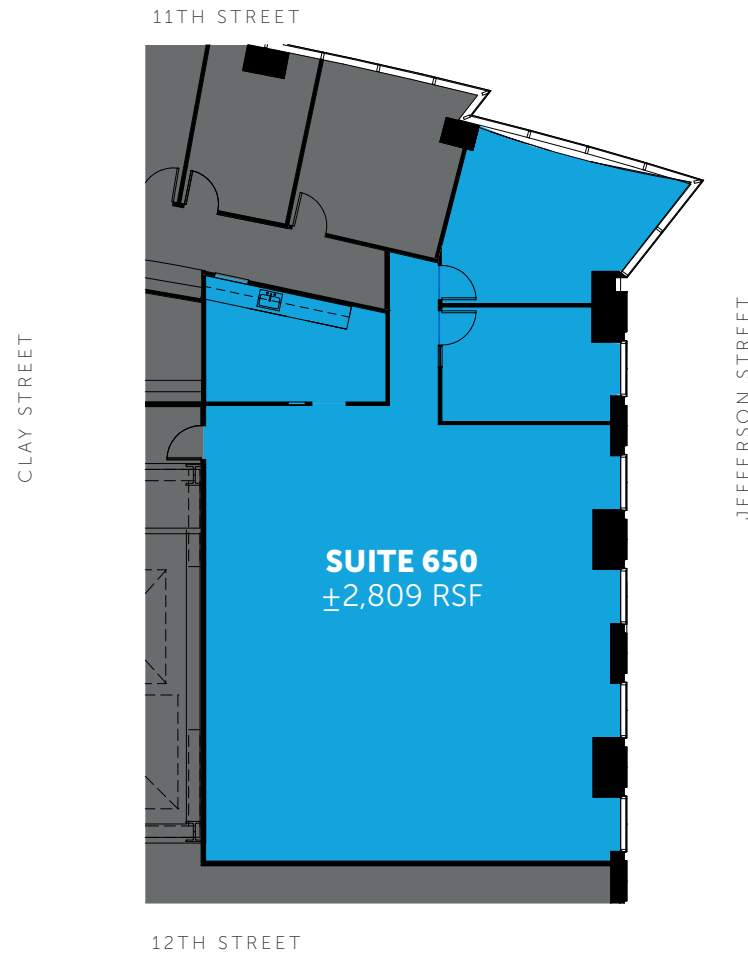


## SUITE 625 | $\pm 6,479$ SF



- Creative space with exposed ceilings
- Open plan with lots of natural light
- Conference room
- Three (3) private offices
- Open Kitchen

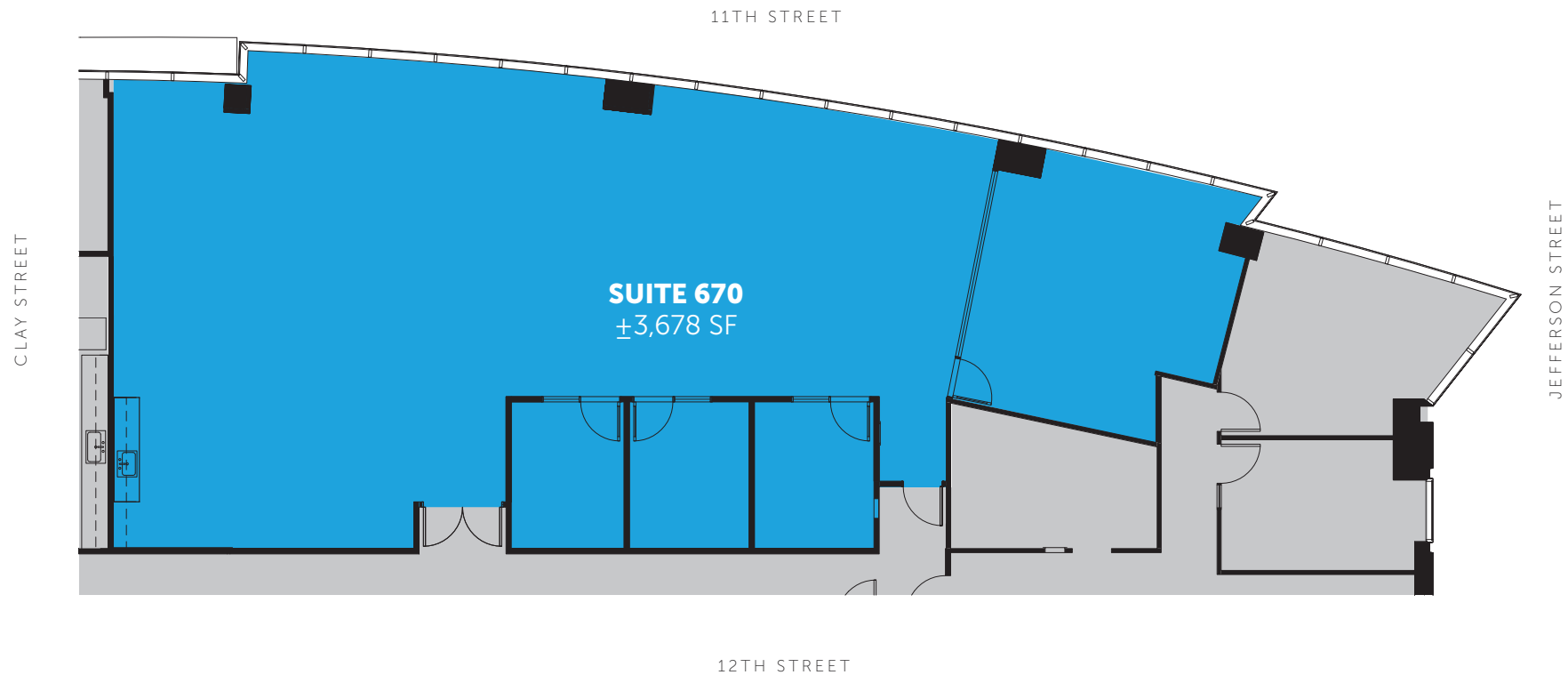
## SUITE 650 | $\pm 2,809$ SF



- 1 private office
- Conference room
- Open area
- Breakroom
- Available now

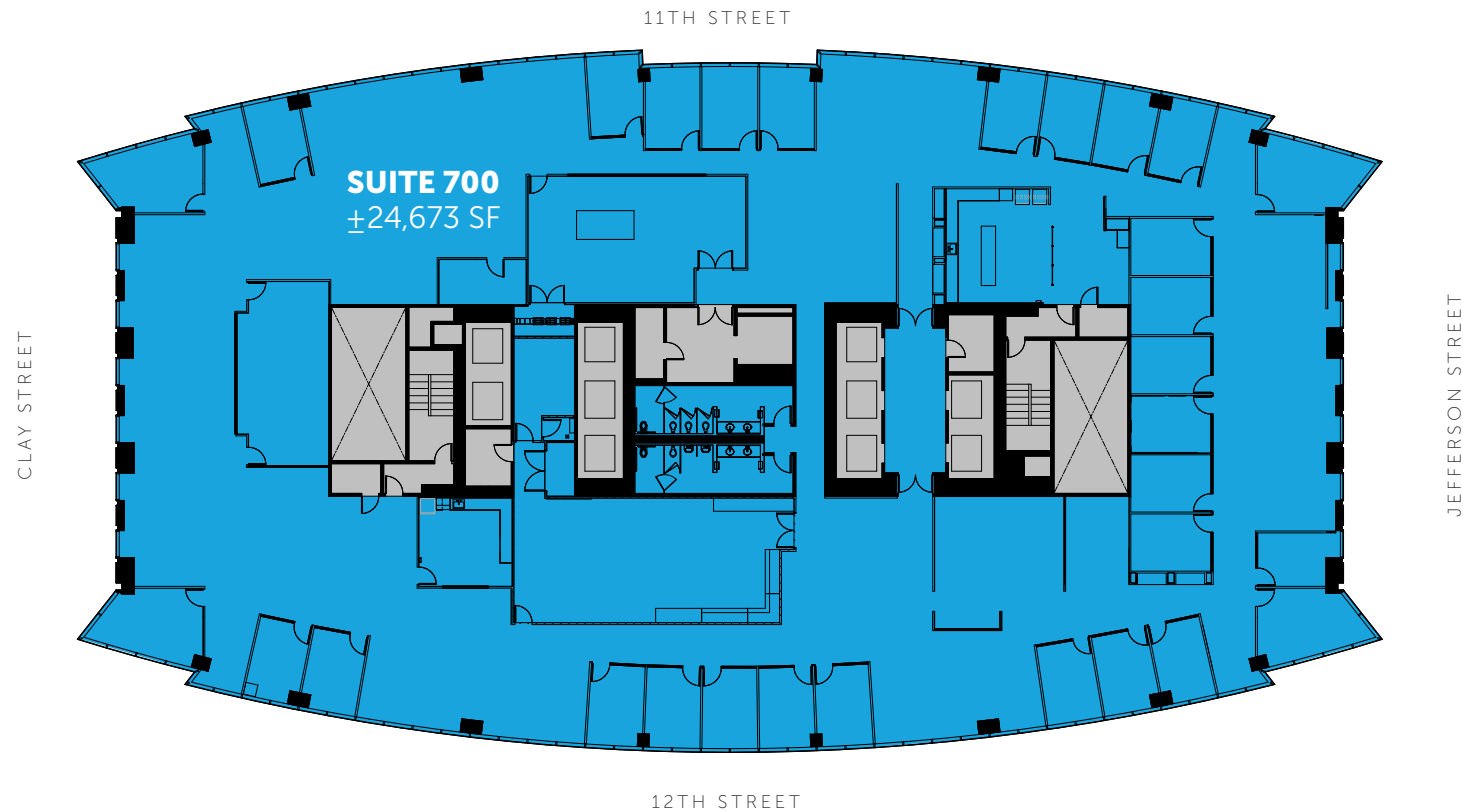


## SUITE 670 | $\pm 3,678$ SF



- Nice bay views
- Three offices
- Conference room
- Kitchen
- Open area
- Exposed ceilings, 13'6"

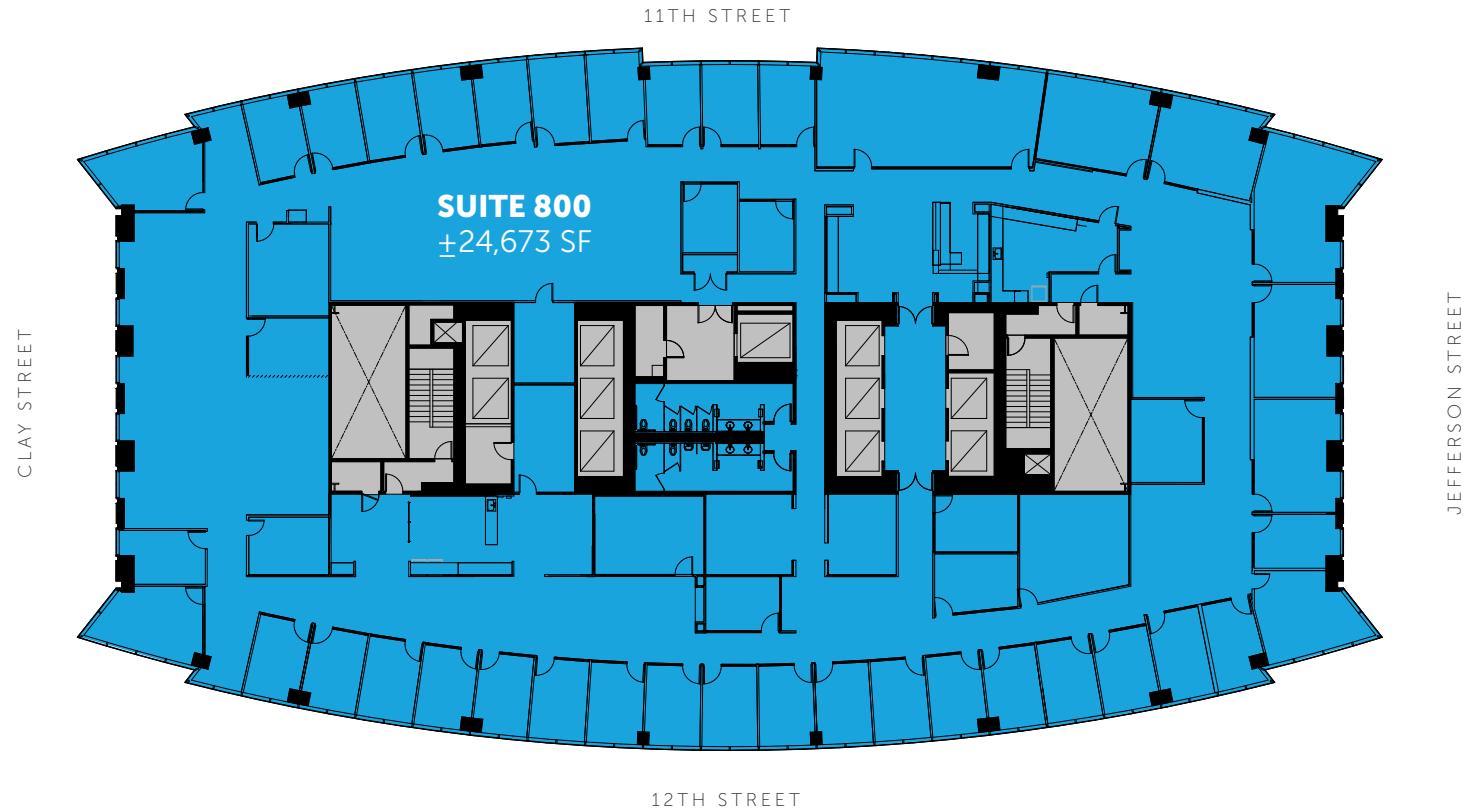
## SUITE 700 | $\pm 24,673$ SF



- Full Floor
- 30 offices
- Three conference rooms
- Large kitchen

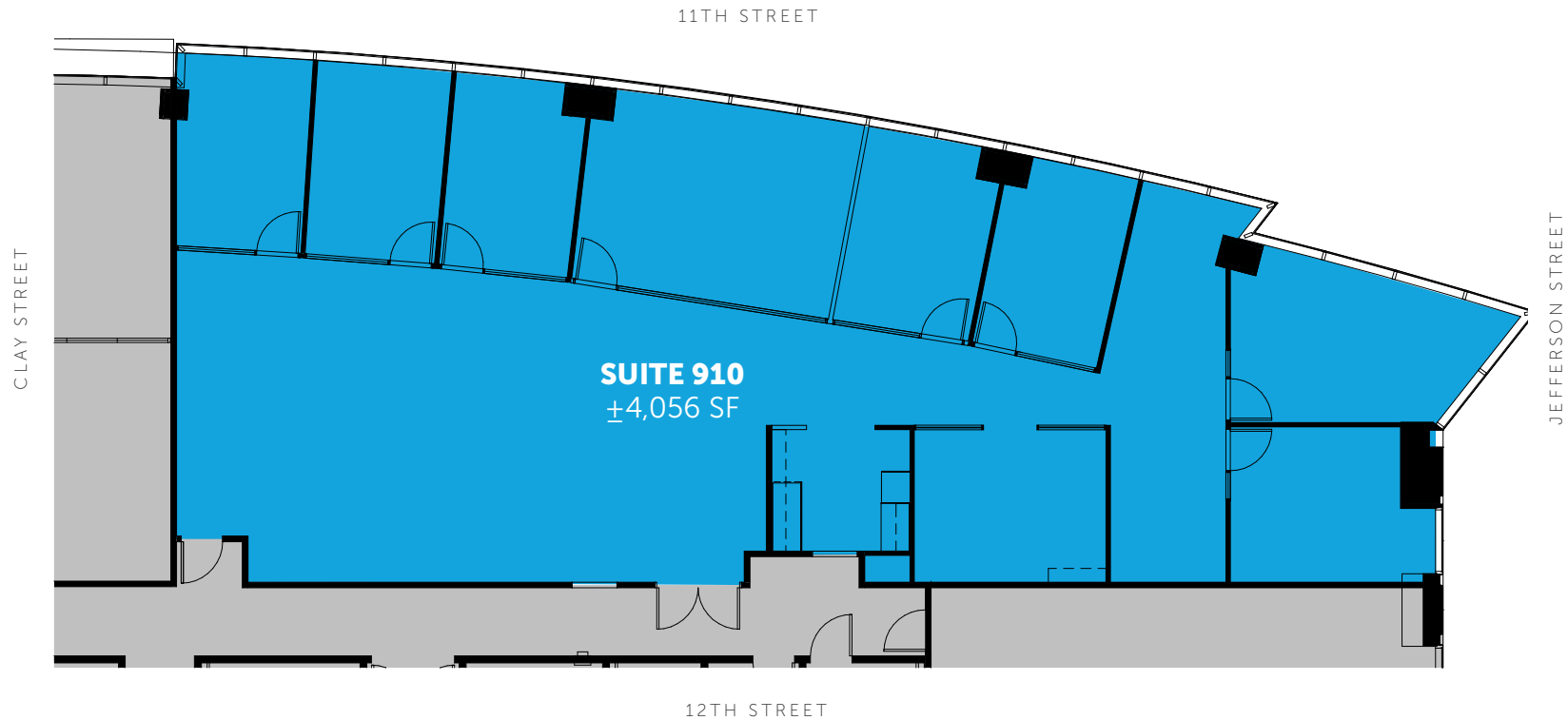


# SUITE 800 | $\pm 24,673$ SF



- Full Floor
- 36 offices
- 7 conference rooms

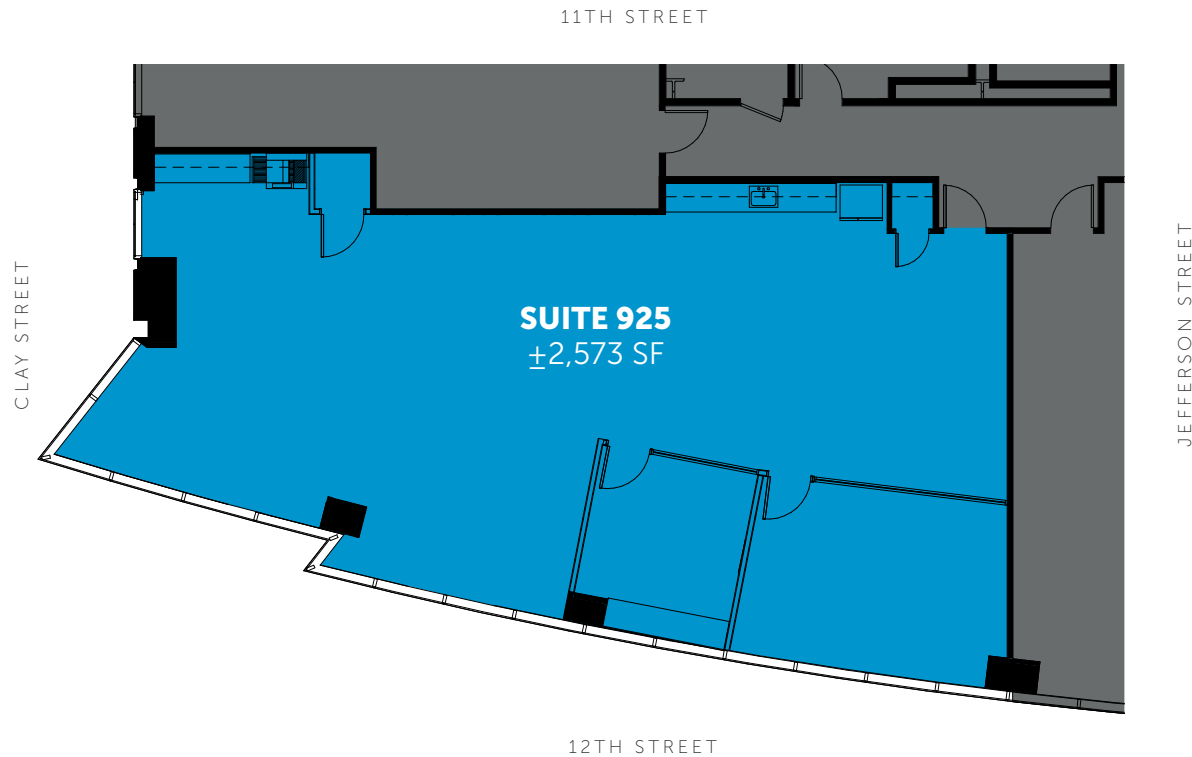
## SUITE 910 | $\pm 4,056$ SF



- 7 private offices
- Break room
- 1 conference room
- Copy/storage



## SUITE 925 | $\pm 2,573$ SF

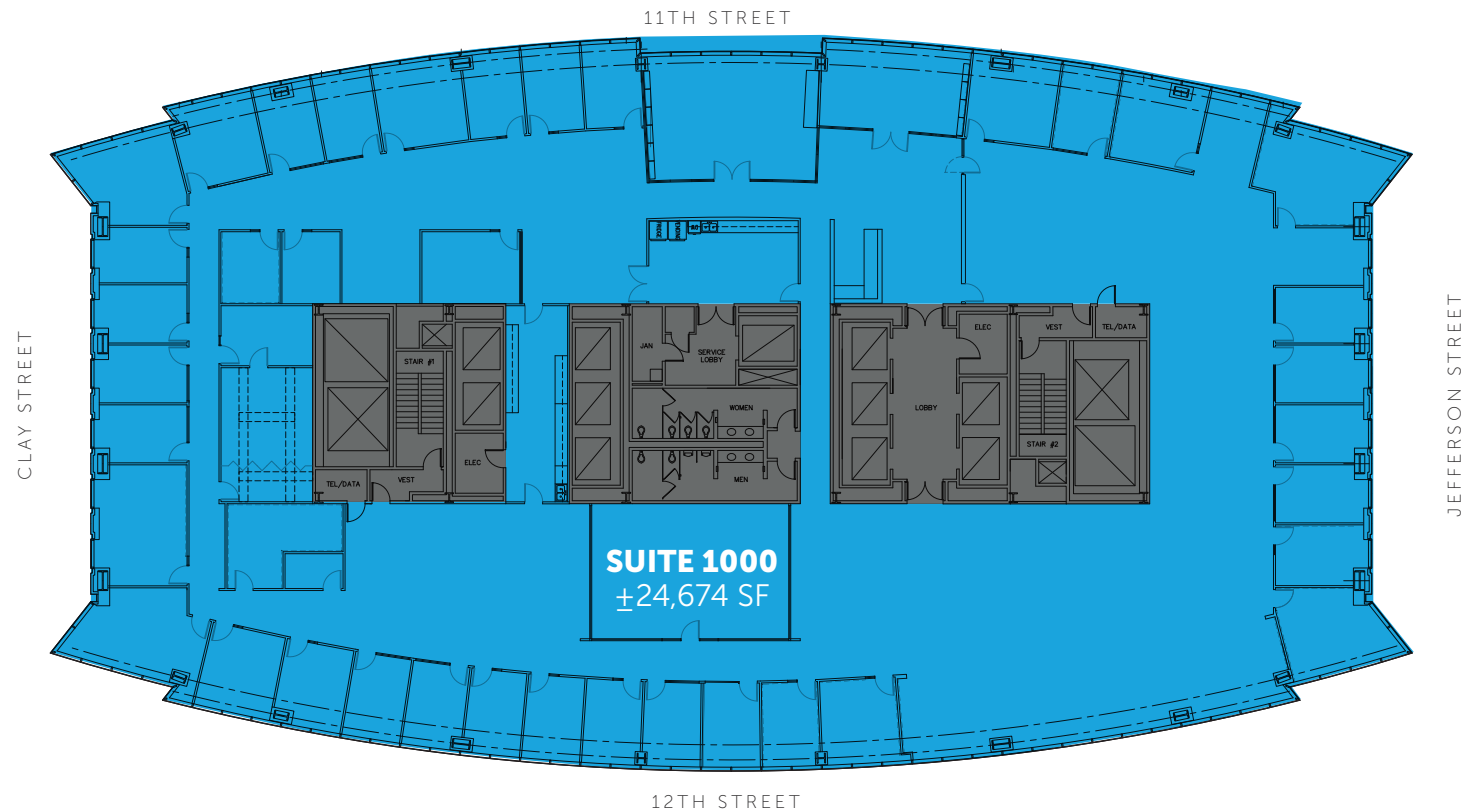


- Corner location with floor to ceiling glass
- Great views

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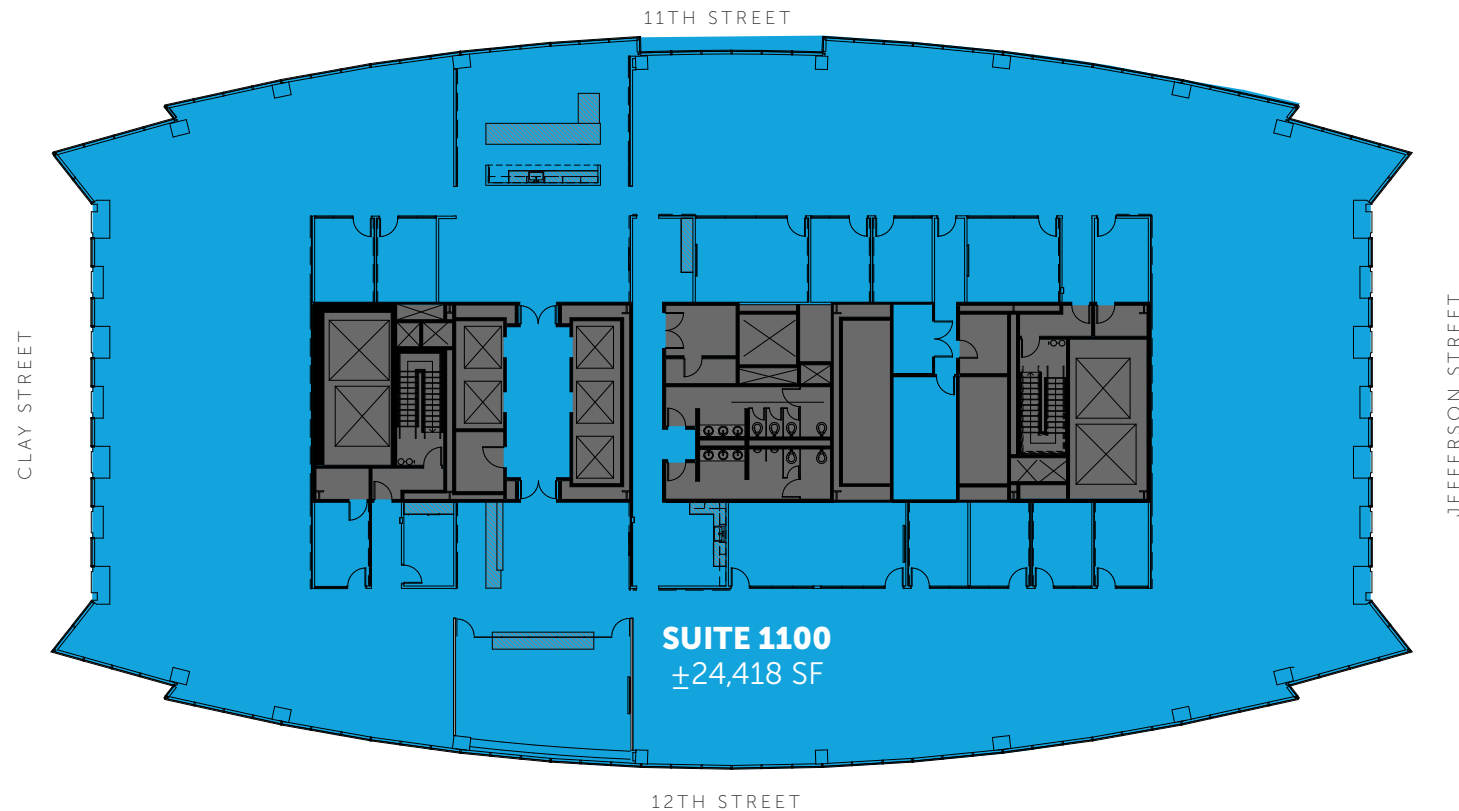
# SUITE 1000 | $\pm 24,674$ SF



- 38 private offices
- Large board room
- Large conference room
- Large open areas
- Great glass line and views



# SUITE 1100 | ±24,418 SF

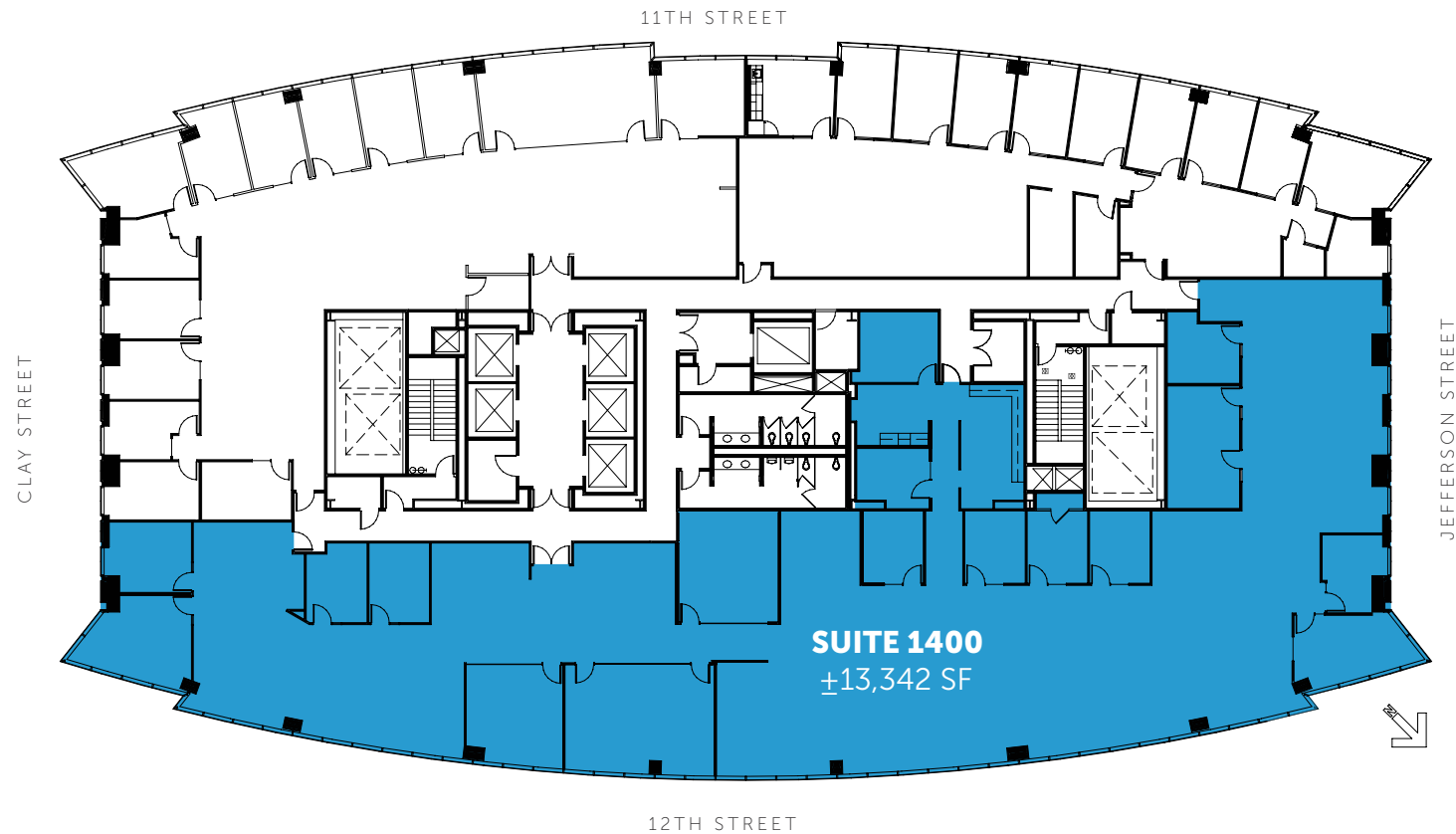


- Full Floor with great views
- Open layout great for tech
- Large open style kitchen

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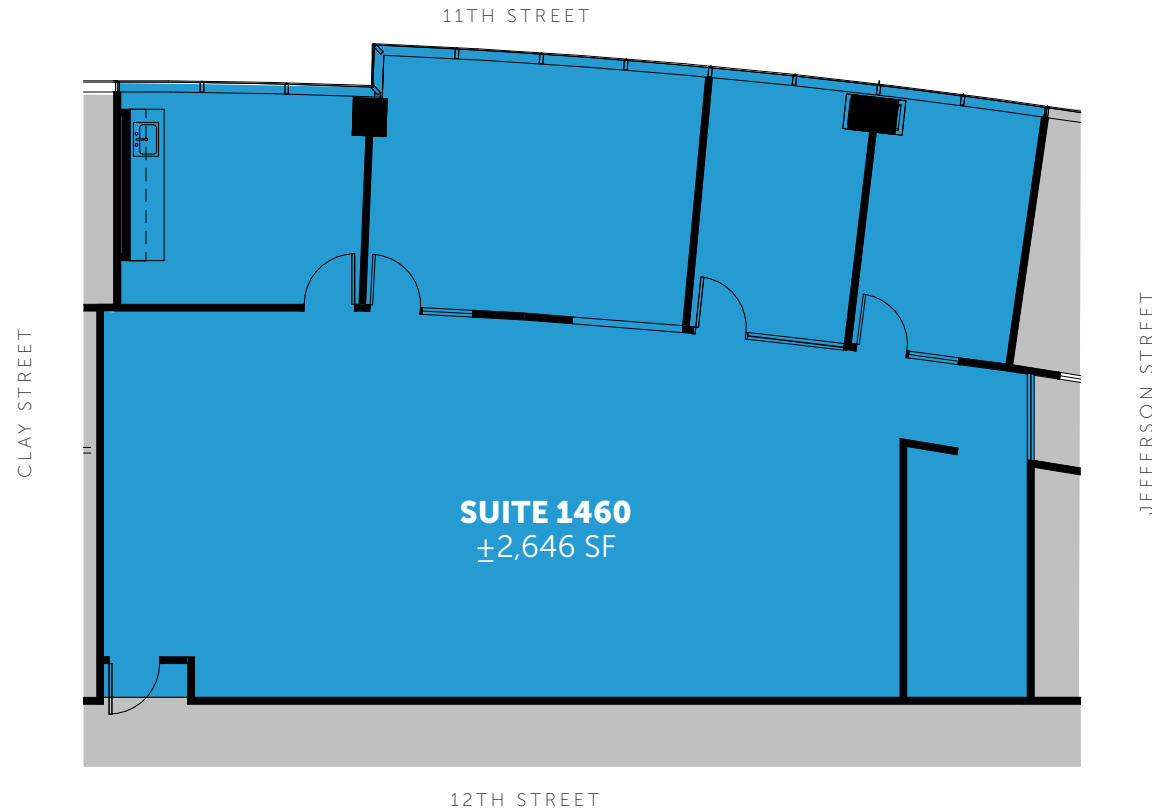
## SUITE 1400 | ±13,342 SF



- 13 private offices
- 1 large conference room
- 2 small conference rooms
- IT closet

- Breakroom
- Double door entry
- 2 large open areas for cubes
- Floor to ceiling glass with great views

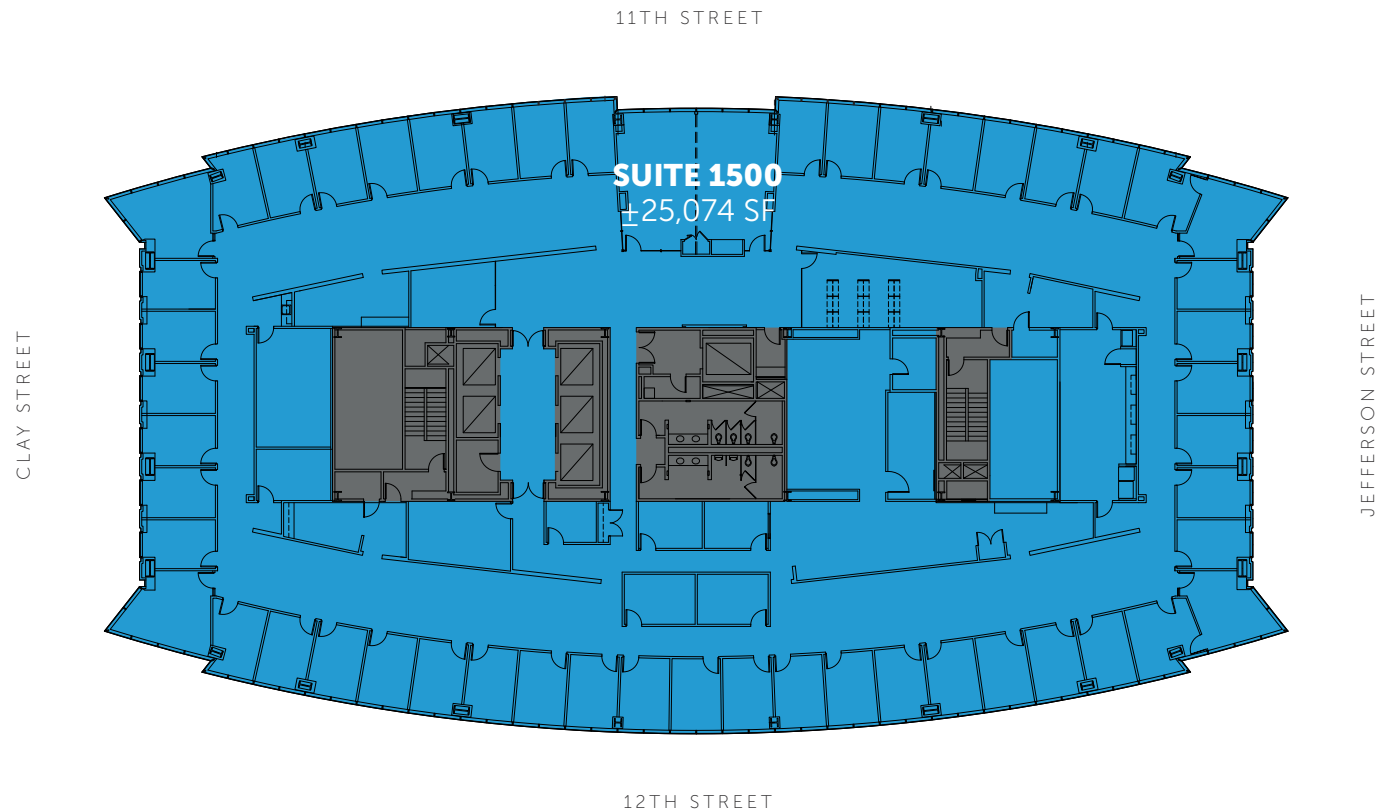
## SUITE 1460 | $\pm 2,646$ SF



- 2 Offices
- Conference room
- Breakroom
- Floor to ceiling glass
- Amazing views
- Move in ready



# SUITE 1500 | ±25,074 SF

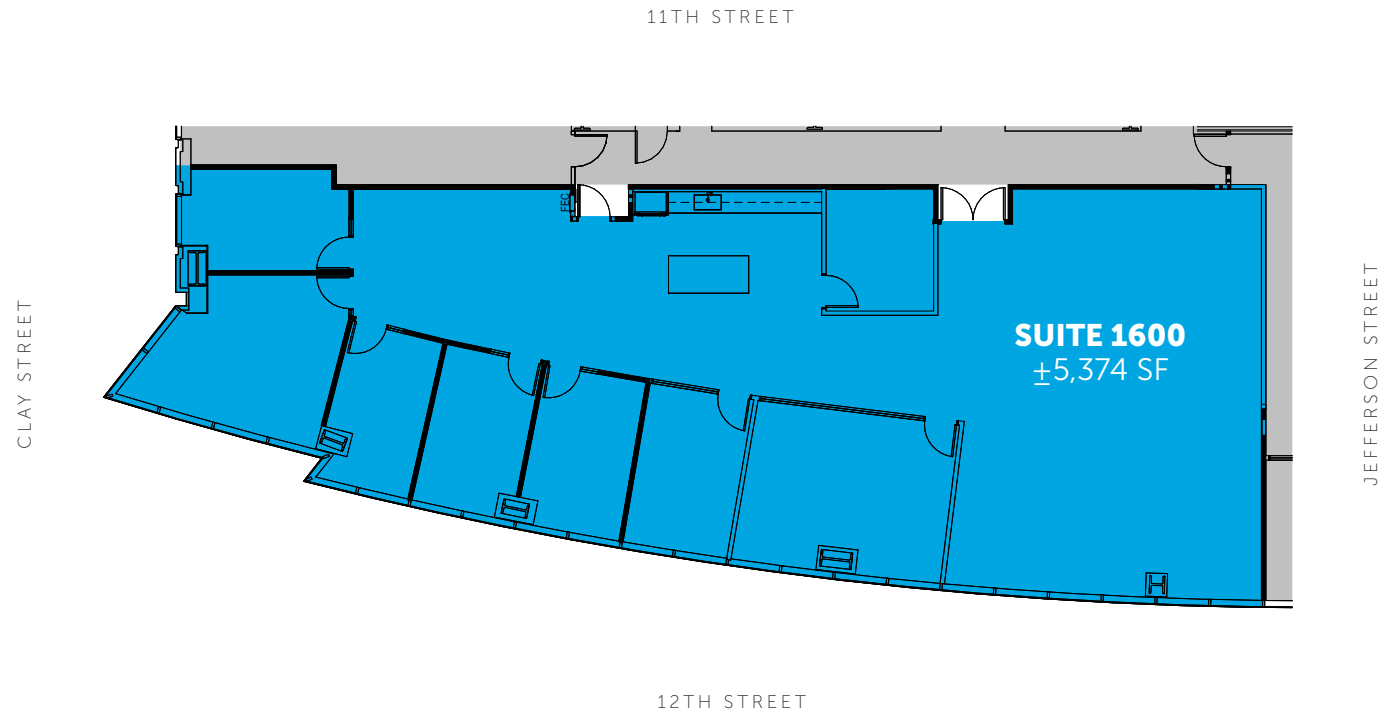


- 51 exterior private offices
- Three large conference rooms
- Great views

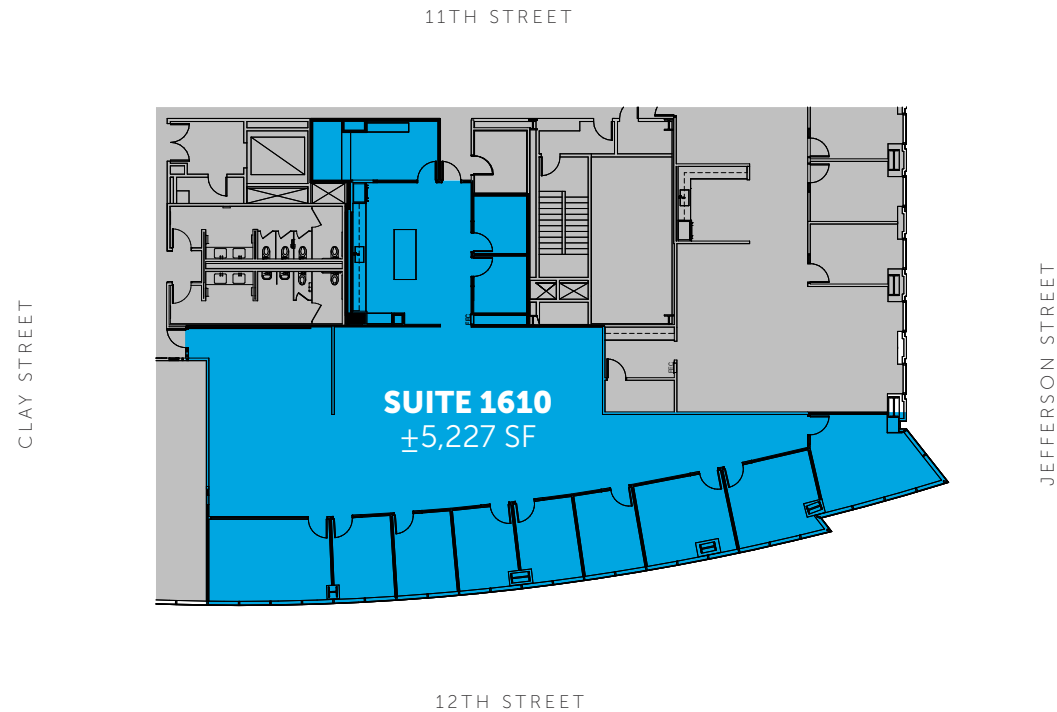
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# SUITE 1600 | $\pm 5,374$ SF

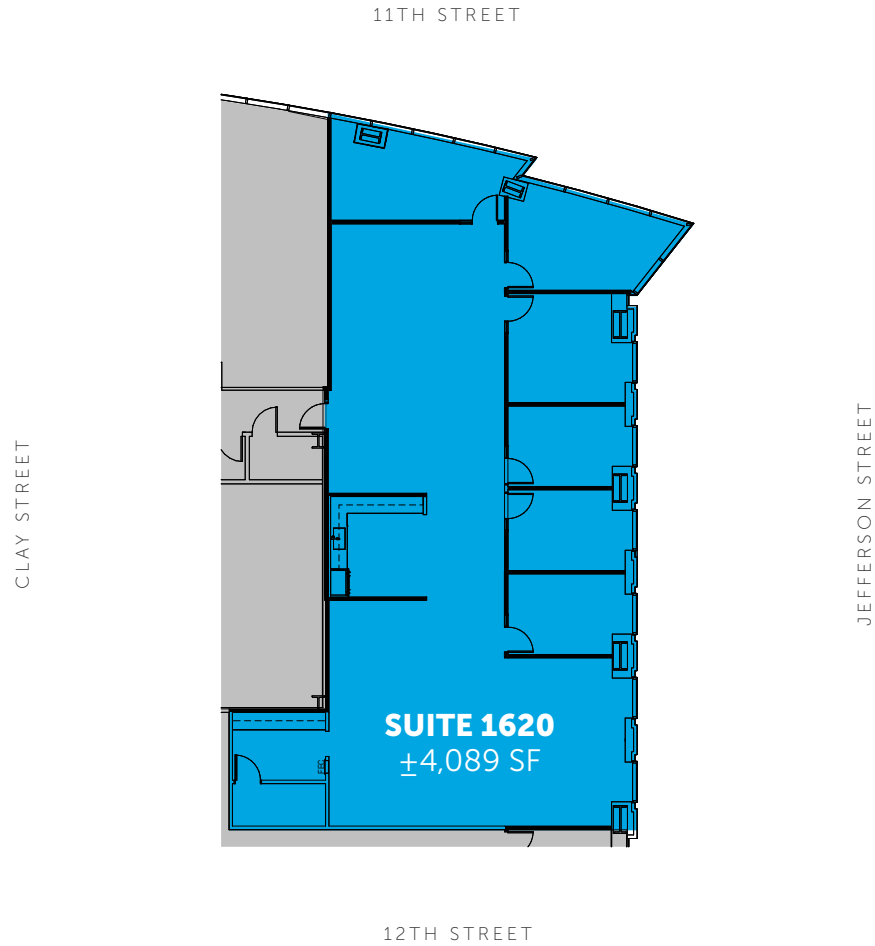


# SUITE 1610 | ±5,227 SF

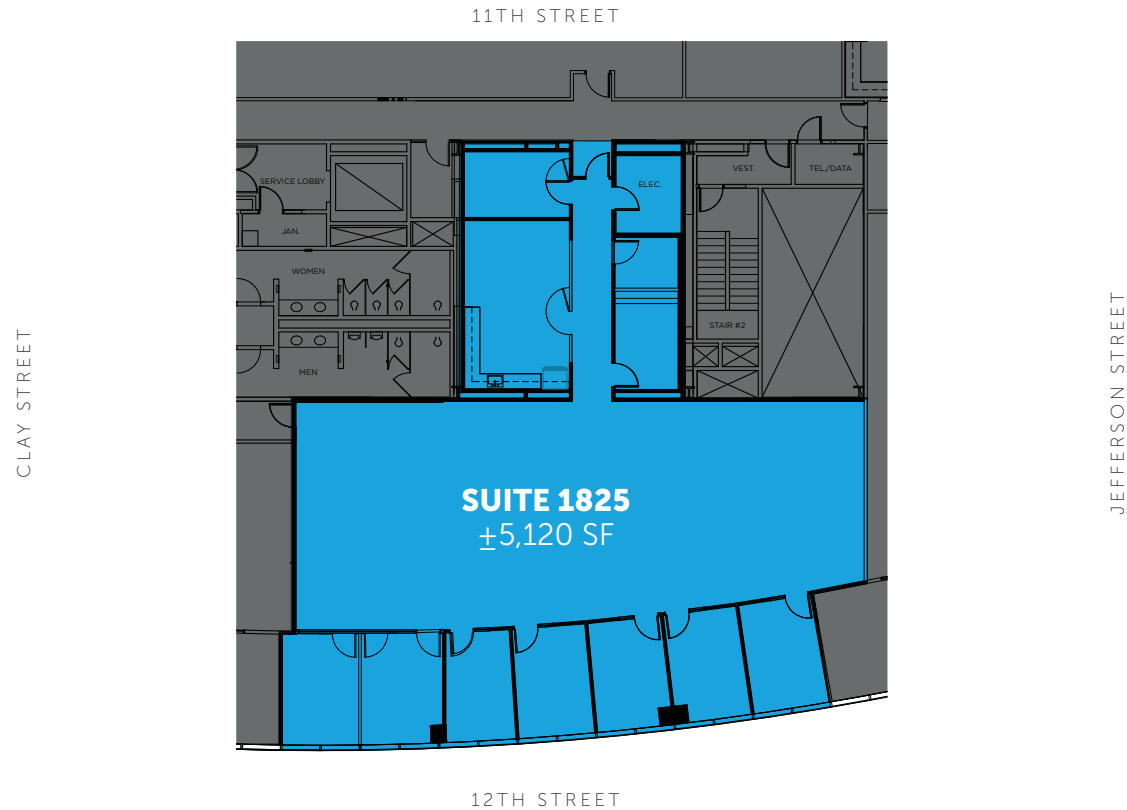




# SUITE 1620 | ±4,089 SF

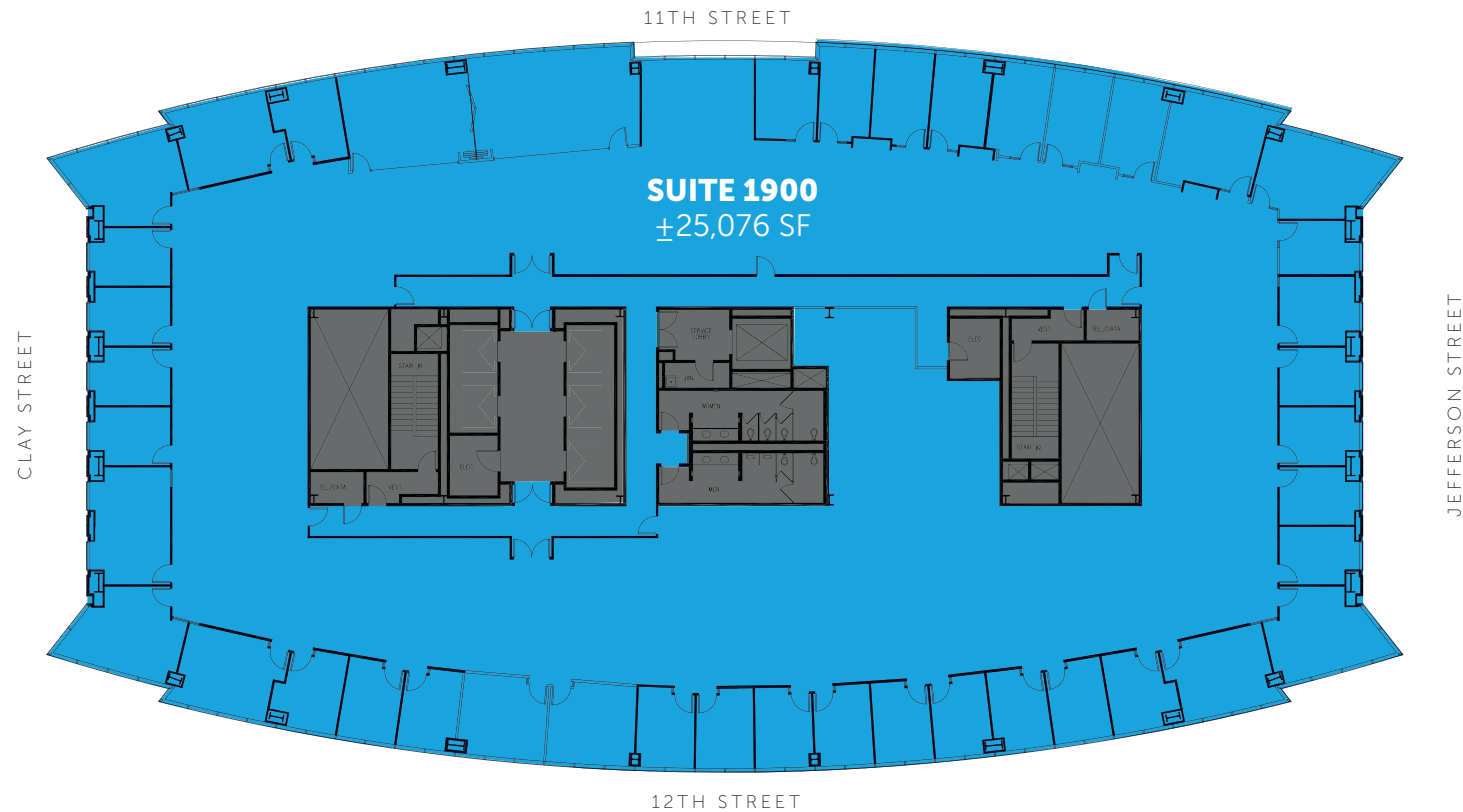


# SUITE 1825 | $\pm 5,120$ SF



- 7 private offices
- Breakroom
- Storage

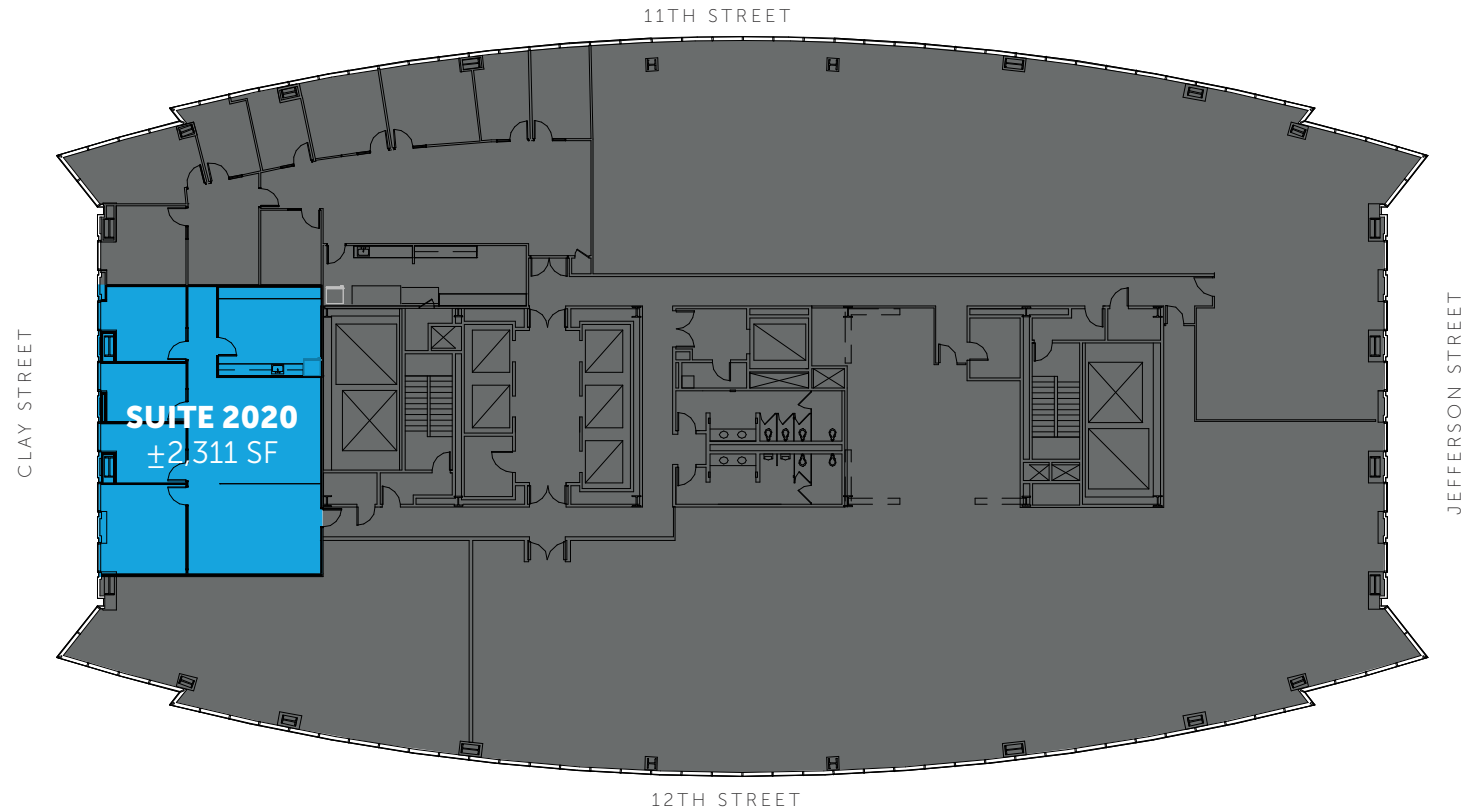
# SUITE 1900 | ±25,076 SF



- Available Now
- Beautiful upper floor views with floor to ceiling glass

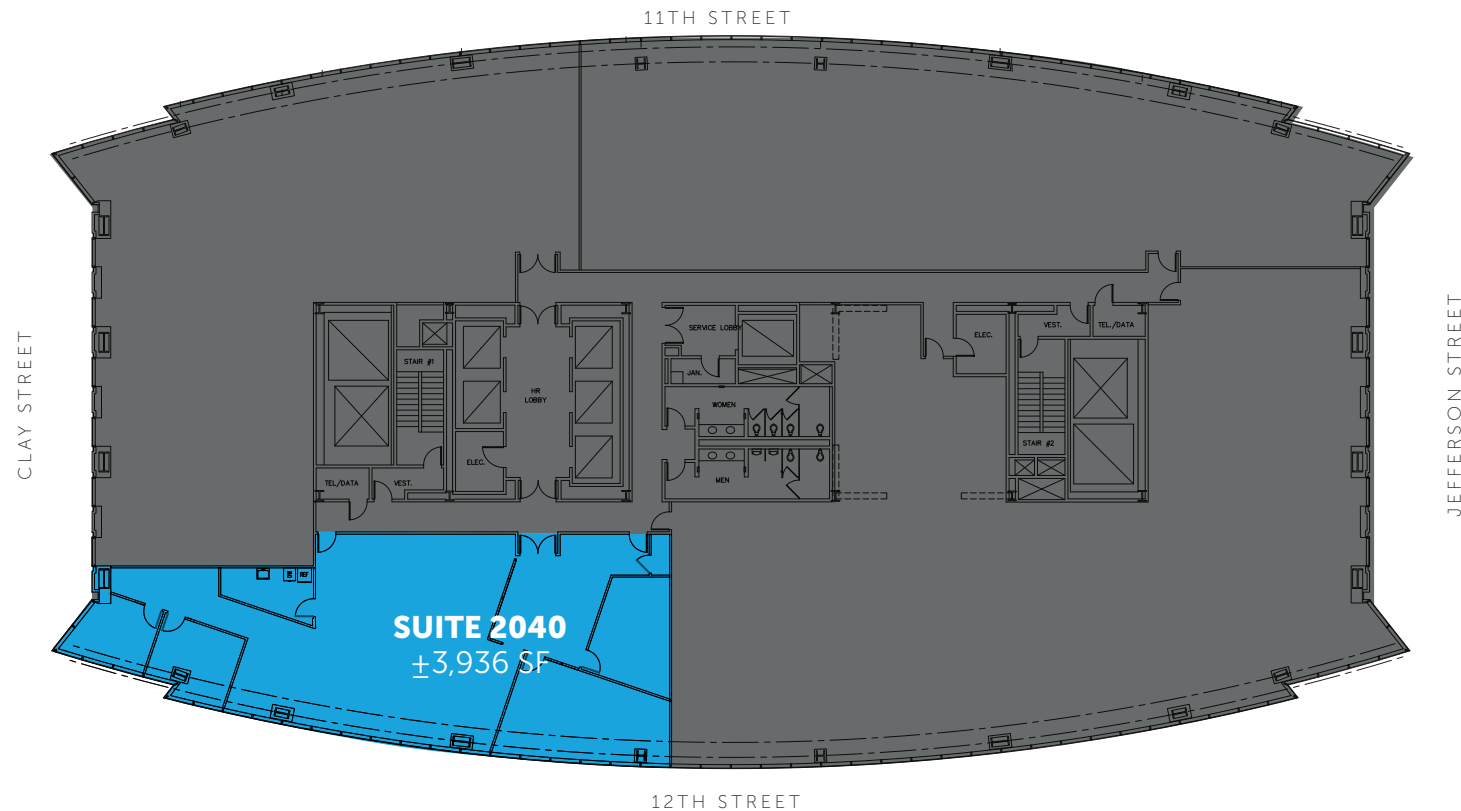


## SUITE 2020 | ±2,311 SF



- Move in ready
- 3 private offices
- Conference room
- Break/storage room
- Nice views and light

# SUITE 2040 | ±3,936 SF

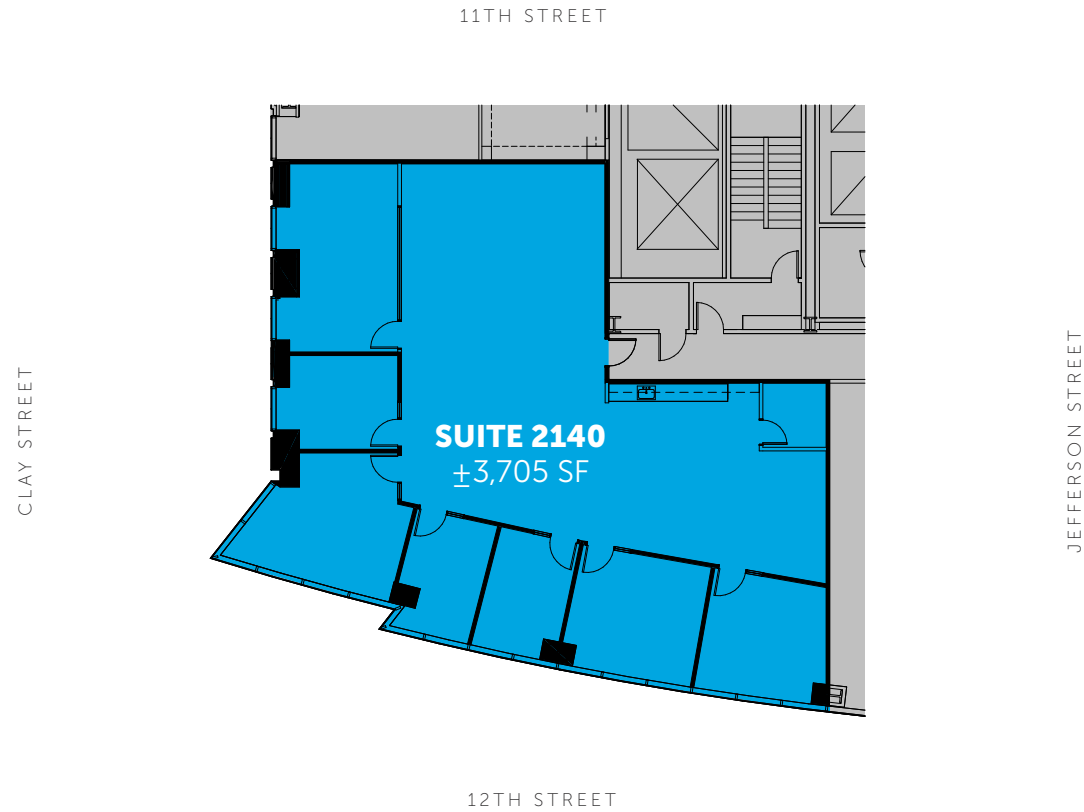


- Corner location with great views
- 2 offices
- Breakroom
- Open area
- Small server room
- 2 large conference rooms
- Double door entry off the elevator lobby

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# SUITE 2140 | ±3,705 SF







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