

The Saw Mill Building

3400 BROADWAY | 3401 PIEDMONT AVENUE

Oakland, CA

FOR LEASE:

±1,975 – 4,170 RSF

\$1.00 PSF

Promotional Starting Rent

Creative Artist

and Maker Space





The Saw Mill Building

Built in 1916, the Saw Mill Building preserves its early 20th century architecture complete with stone façade and ornate sculpture. The property has been modernized with upgrades to efficient HVAC, plumbing, and lighting. It also features an oversized freight elevator.



Historic building constructed in 1916



5-story office and retail



Oversized freight elevator



At the split of Broadway and Piedmont Ave

Building Highlights

ONE-OF-A-KIND, ARTIST AND MAKER SPACE

Suites feature an open layout, in-suite restrooms, exposed brick and cement, with views of downtown and The Hills. Perfect for open office uses and Art or Sound Production.

3400 BROADWAY: ±1,975 – 4,170 RSF



±1,975 – 4,170 RSF creative office available



Open plan



HVAC



Exposed brick and timber



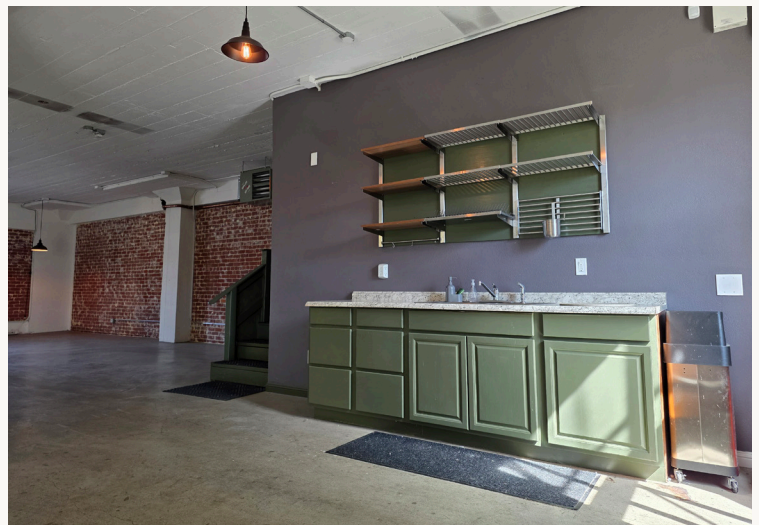
Elevator core



Oversized freight elevator



Restrooms in-suite



 Transwestern

Jake Norton

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Creative Artist and Maker Space

±12,144 – 24,348 RSF

The suites feature exposed brick and cement, in-suite restrooms, HVAC, open plans, and an elevator.



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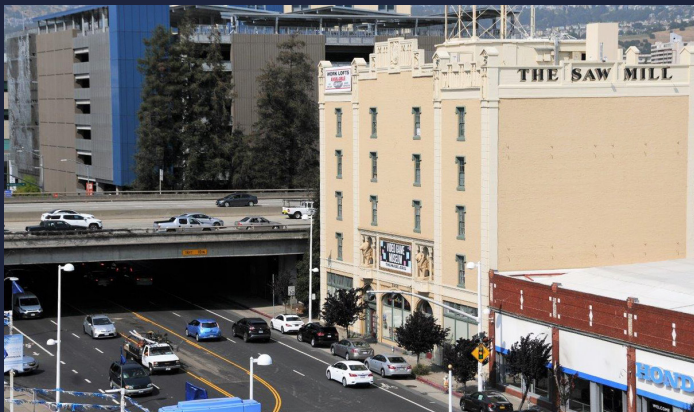
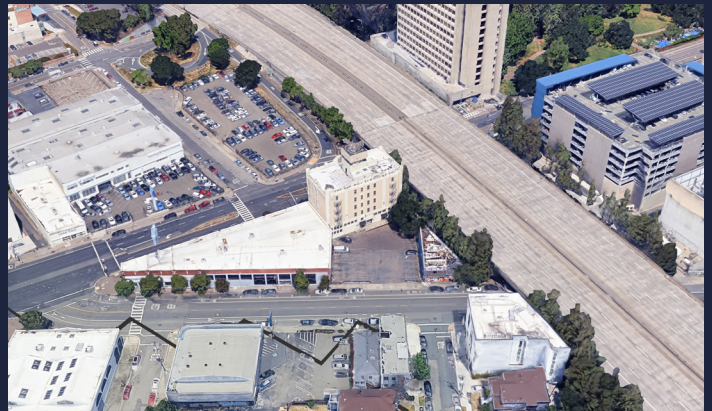
The Saw Mill Building
3400 Broadway



Location Highlights

- ±0.1 mi from Kaiser Oakland
- ±1.0 mi from 19th St BART
- ±0.1 mi from Piedmont Ave

**AT THE CORNER OF
BROADWAY & PIEDMONT AVE**



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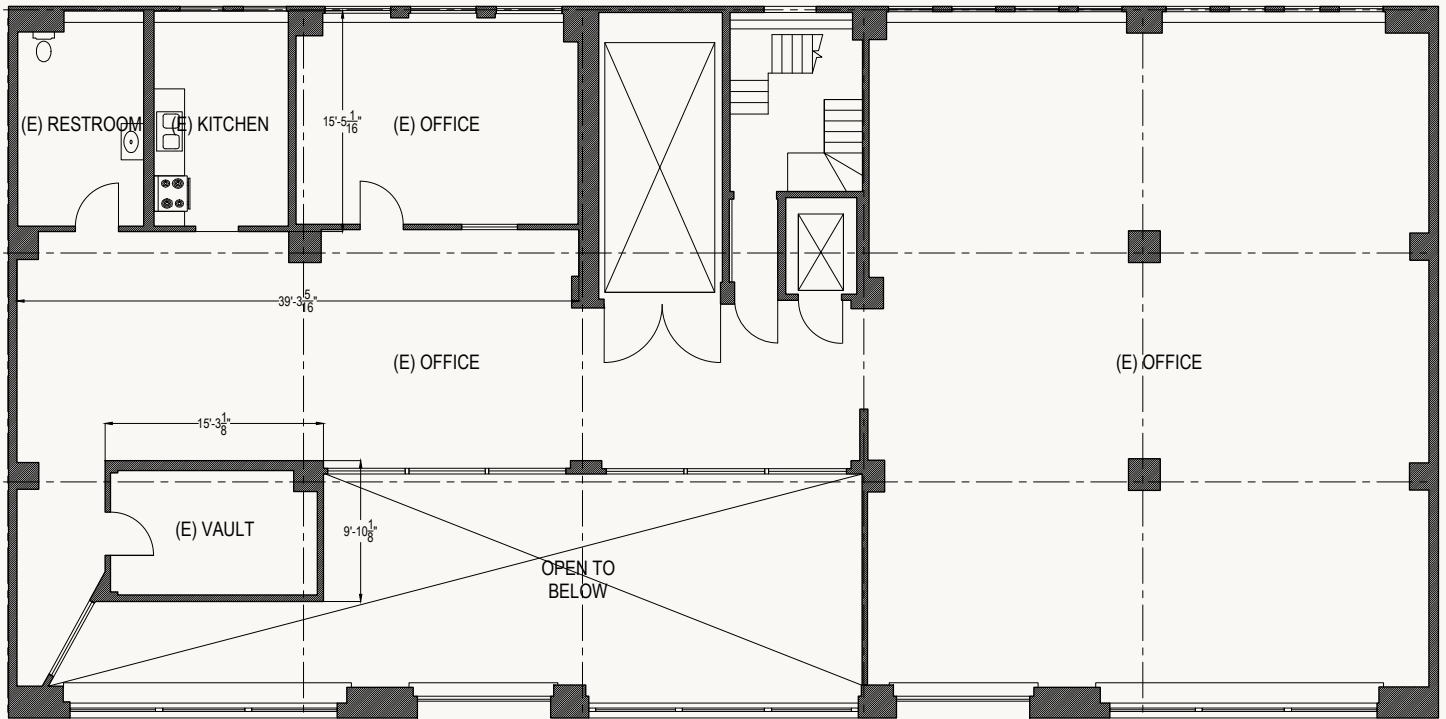
1st Floor Floor Plan

±3,073 RSF

Office / Production Space

\$1.00 PSF *

Suite 101: ±3,073 RSF



* \$1.00 PSF starting rent for one (1) year;
\$2.00 PSF year two (2);
minimum three (3) year term

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2nd Floor Floor Plan

±4,170 RSF

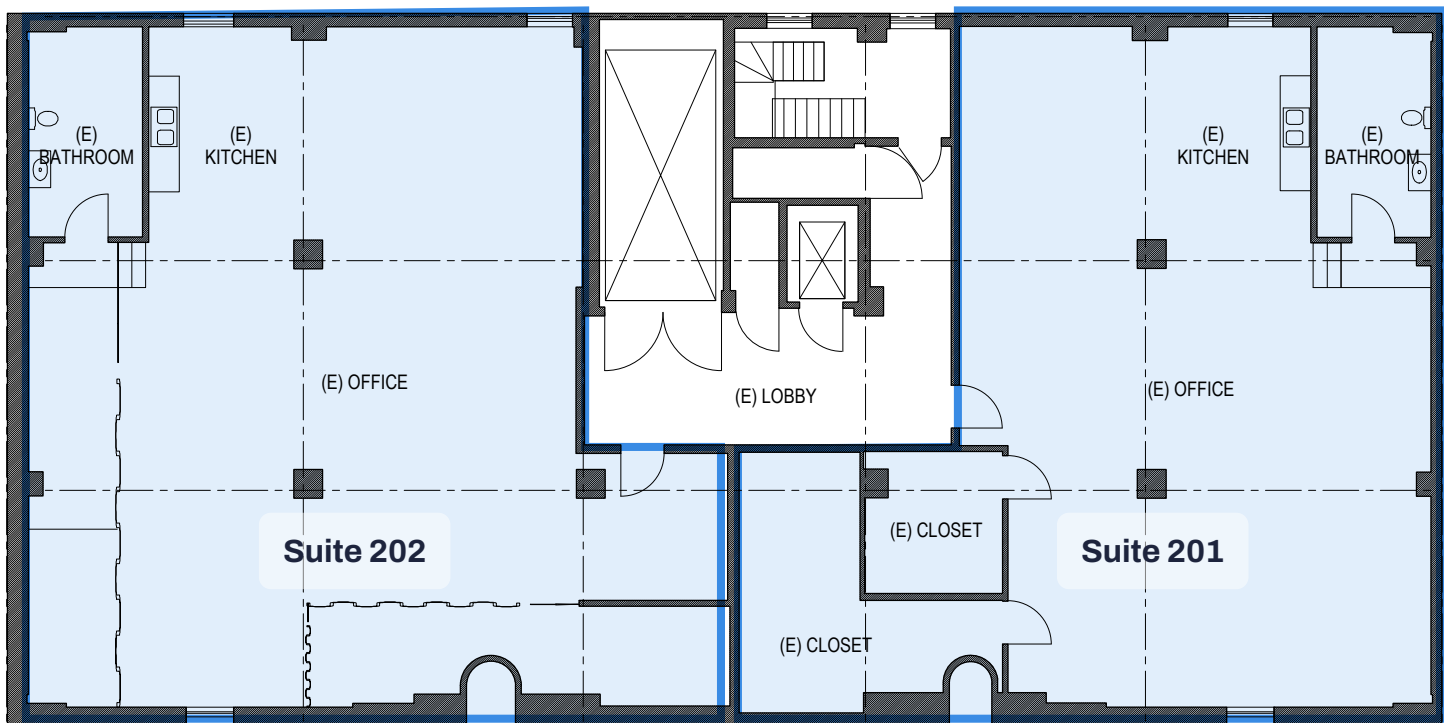
Office / Production Space

\$1.00 PSF *

Suite 201: ±1,975 RSF **

Suite 202: ±2,195 RSF **

** Both suites can be combined to create a ±4,170 RSF suite.



* \$1.00 PSF starting rent for one (1) year; \$2.00 PSF year two (2); minimum three (3) year term

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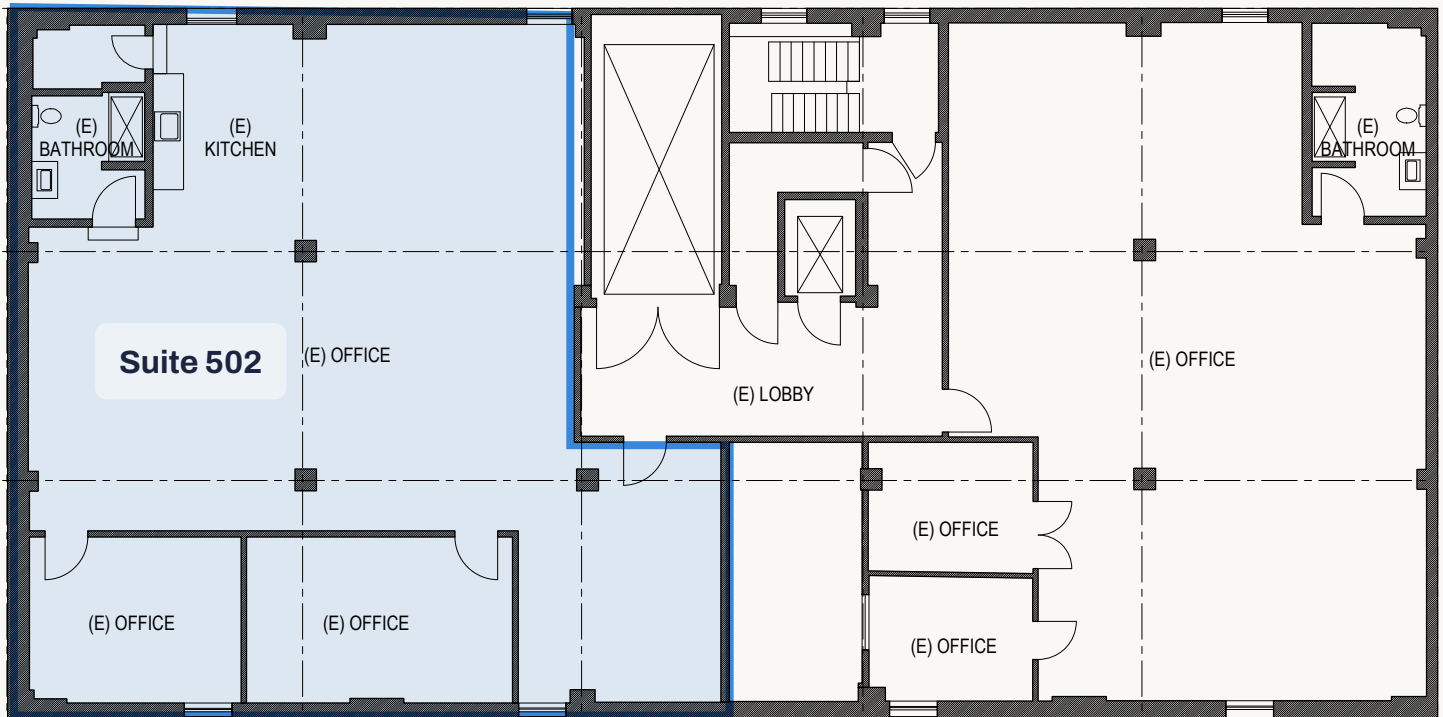
5th Floor Floor Plan

±2,195 RSF

Office / Production Space

\$1.00 PSF *

Suite 502: ±2,195 RSF



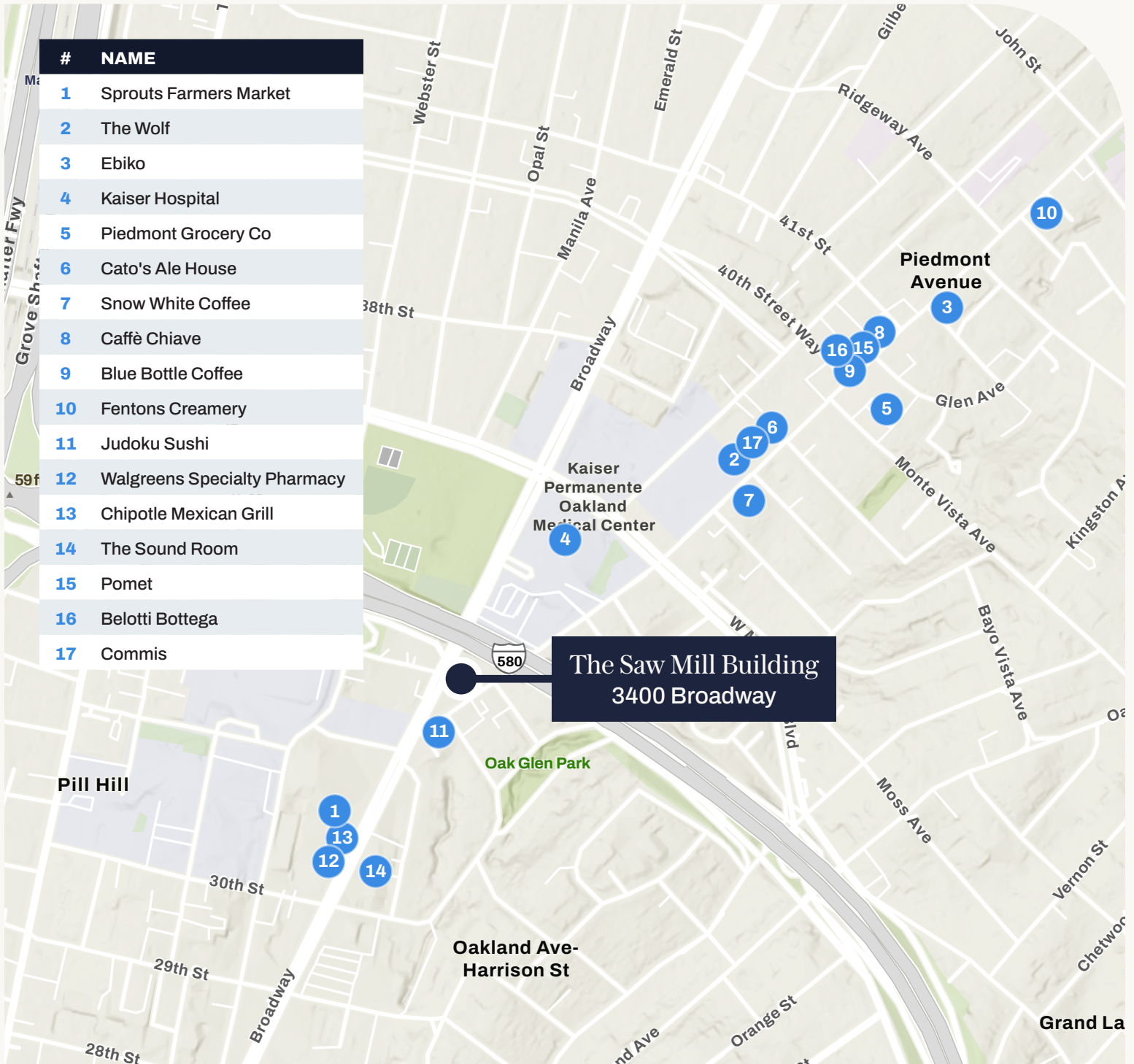
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minimum three (3) year term

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Surrounding Amenities



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