

FOR LEASE: 2130-2220 Livingston Street, Oakland, CA
Oakland's Most Dynamic Creative & Industrial Campus



PROPERTY OVERVIEW

Almost fully leased – last remaining spaces available!

Welcome to The Loom, a historic cotton mill reborn as Oakland's most dynamic creative and industrial campus offering FLEXIBLE LEASE TERMS! This is not your average warehouse – it's a bold, community-driven environment designed for makers, artists, innovators, builders, and entrepreneurs who are proud to call Oakland home. We offer versatile office and industrial spaces filled with character: soaring ceilings, exposed brick, and abundant natural light available for minimum 1 year lease & up.

Many spaces are recently renovated or ready for a custom tenant buildout – with generous TI packages and concessions available for long-term leases. Leasing at The Loom is not a transaction, it's a chance to integrate into a close-knit and supportive community that's fueling Oakland's creative and economic renaissance. Rich on-site amenities including gym, yoga studio, café/bar, event spaces. State-of-the-art security system with alarms and cameras recently installed. Experienced property and community managers will onboard you and cater to your every need, ensuring that you can take full advantage of the rich amenities and full calendar of cultural programming on site, such as artist open studios, live music performances, and more. **Down to the last few available spaces, so please contact us now to schedule a tour.**

AVAILABLE SPACES:

1st FLOOR

Area B	±11,266 RSF • \$1.10 psf/month NNN	Industrial
Area H	±10,500 RSF • \$1.10 psf/month NNN	Industrial

2nd FLOOR

Suite 201	±4,000 RSF • \$1.50 psf/month NNN	Office
Suite 203-207	±1,437- 4,307 RSF • \$1.50 psf/month NNN	Office/Lab
Suite 209	±3,435 RSF • \$1.50 psf/month NNN	Office

Lease rate does not include utilities, property expenses or building services



Amenities include a gym with group classes and personal training, a yoga & wellness studio, and a unique multi-function art lounge that serves as a coffee shop by day and a vibrant bar and event space in the evening.

AREA B • PHOTO TOUR 2130-2220 Livingston Street, Oakland CA

Over 11,000 square feet with structural posts at 29' x 23' grid intervals within the space. Immaculate, brand-new high-capacity dedicated restrooms were just built out for this space, making it perfect for an event venue or other large capacity use. Three entry/exit points including a loading dock with roll-up, an accessible ramp, and standard door.



AREA H • PHOTO TOUR 2130-2220 Livingston Street, Oakland CA

Rare opportunity as one of the Loom's largest contiguous spaces is now available! Over 10,000 square feet with structural posts at 24' grid intervals within the space. Double-width loading dock is available – shared with another tenant, as well as stairs and an accessible ramp to floor level. Recently refinished, level concrete floors throughout.



SUITE 201 • PHOTO TOUR 2130-2220 Livingston Street, Oakland CA

Move-in-ready suite featuring expansive open floor plan characterized by soaring timber ceilings, exposed brick walls, and authentic architectural details. Second floor with views and abundant natural light. Spacious, light-filled open area features sleek, modern workstations, ergonomic seating, and high-end finishes fostering a collaborative team culture. Sandblasted brick walls and massive original timber beams provide a warm, textured backdrop that sets this space apart from traditional corporate offices. A stunning glass-enclosed conference room and private breakout areas allow for natural light to flow throughout the entire suite while providing necessary privacy for meetings and focused work. Lobby/reception, conference room, four private offices, open space, kitchenette, utility room, and more.



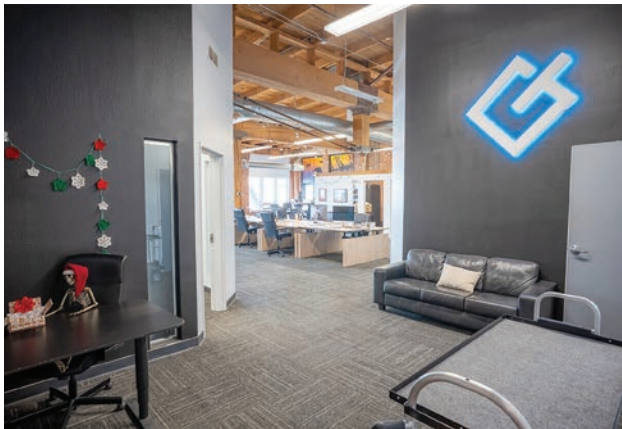
SUITE 203-207 • PHOTO TOUR 2130-2220 Livingston Street, Oakland CA

Former lab space with some remaining infrastructure. This suite retains the exposed brick and raw wood finishes exemplary of the Loom's industrial-chic aesthetic. Extensive window-line means plenty of natural light. Flexible layout, spanning three individual suites that are currently combined but can be demised into smaller spaces. Generous TI budgets are available on longer-term leases to build out part or all of this suite into your ideal lab, biotech, or office suite!

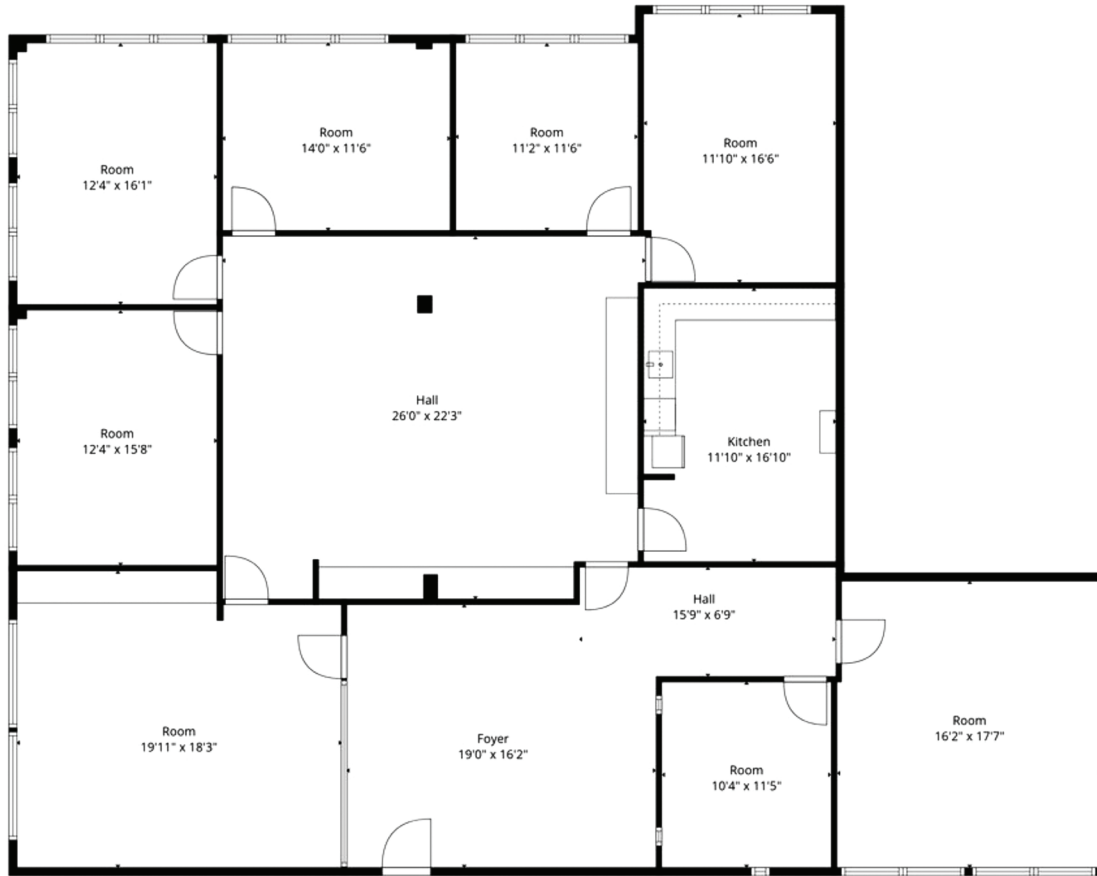


SUITE 209 • PHOTO TOUR 2130-2220 Livingston Street, Oakland CA

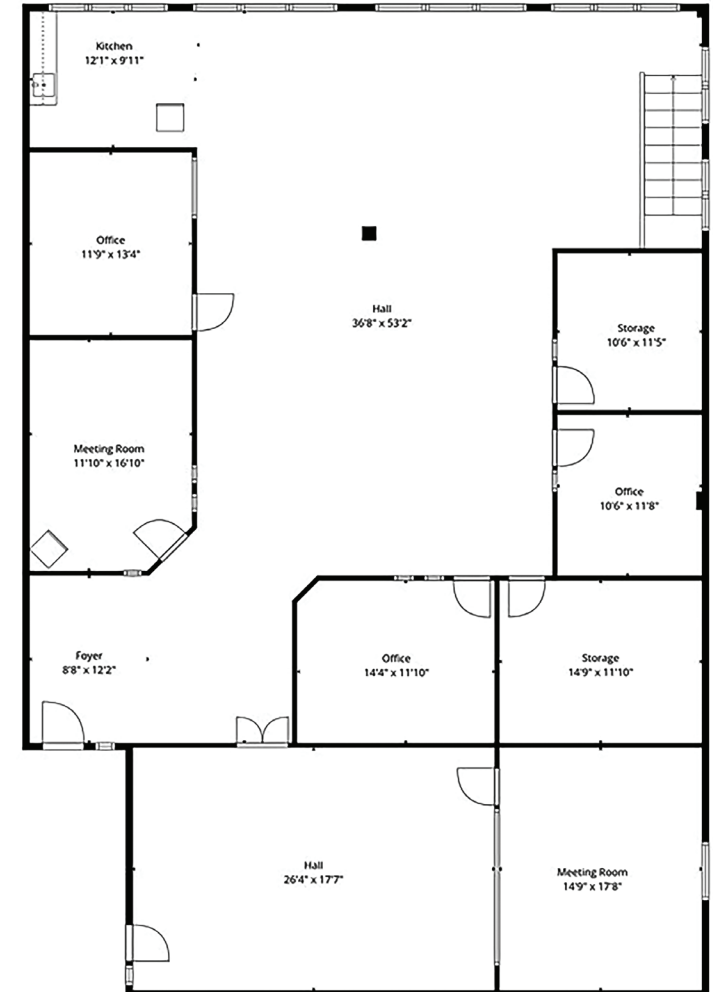
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FLOOR PLANS 2130-2220 Livingston Street, Oakland CA



Suite 201

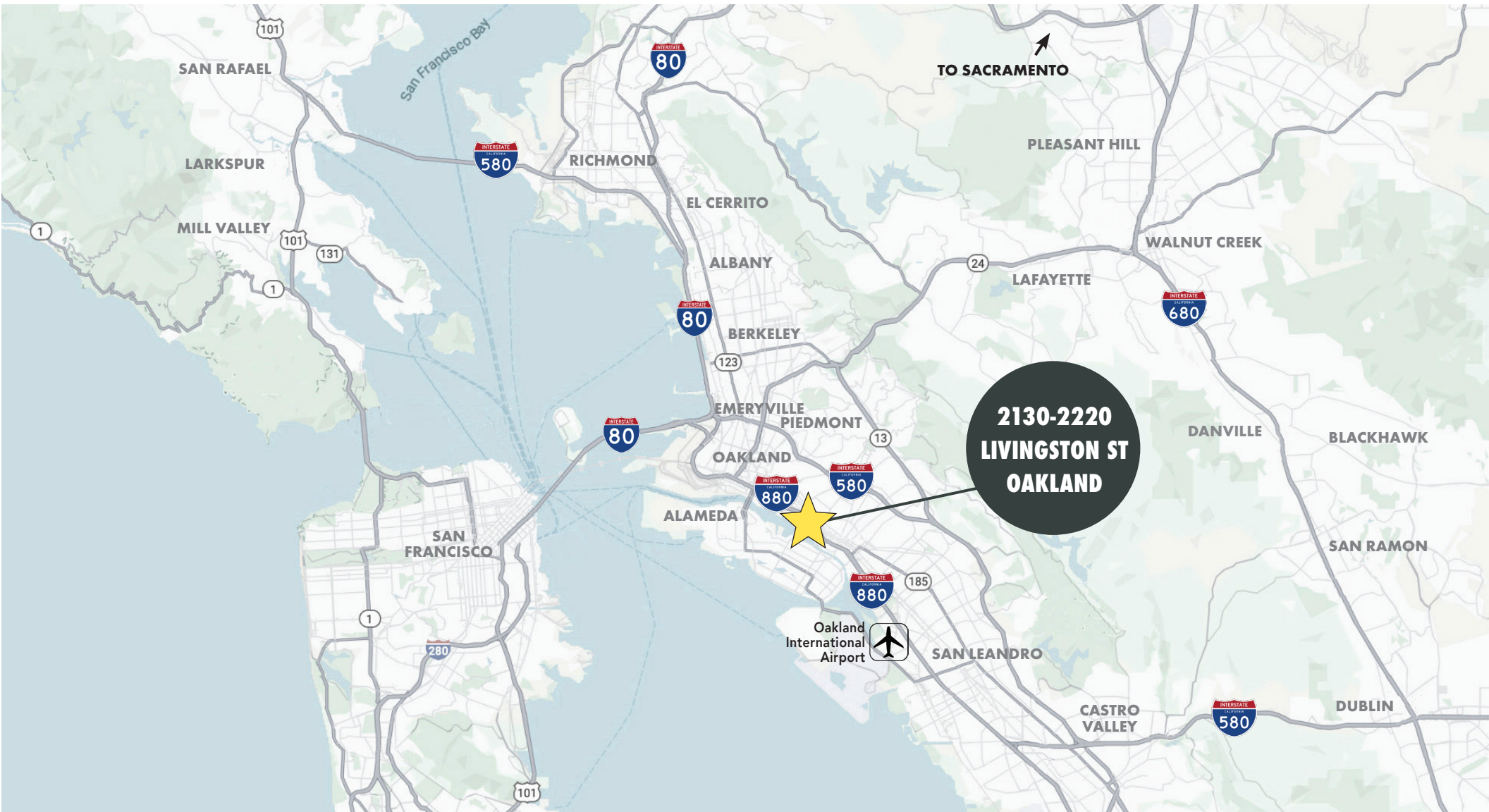


Suite 209

These floor plans are intended to be used as an aid in planning. Though care was taken in drawing these floor plans, accuracy is not guaranteed.

LOCATION MAP 2130-2220 Livingston Street, Oakland CA

Situated in a high-demand region with easy freeway accessibility near both I-880 and I-580. Close to I-80 and the entire San Francisco Bay Area. Oakland Airport is 7 miles away, Port of Oakland is 3 miles, just 4 miles to Downtown Oakland, 8 miles to Berkeley, 14 miles from San Francisco, 19 miles to Walnut Creek. 38 miles to San Jose, 84 miles to Sacramento.



EXTERIOR • PHOTO TOUR 2130-2220 Livingston Street, Oakland CA

