

## Shorenstein breaks ground for 601 City Center

**G**ROUNDBREAKING on 601 City Center, a 23-story office tower in downtown Oakland, was held on Oct. 1. The development is a joint venture between Shorenstein Realty Investors Eight, L.P., and MetLife.

With nearly 597,000 square feet of high quality Class A office space and energy efficient technologies, 601 City Center is expected to become one of the largest green office buildings in the East Bay. When completed in fall 2010, the building will seek LEED (Leadership in Energy and Environmental Design) gold certification.

The building will be located on a 1.43-acre site on an entire block bounded by 11th Street, 12th Street, Jefferson Street and Martin Luther King, Jr. Way in Oakland's City Center business district.

John Dolby, vice president of leasing for Shorenstein Properties LLC, and Oakland City Center, says, "We are building upon the solid reputation and



success of 555 City Center, and have confidence that 601 City Center will attract a diverse mix of national and

local office tenants, resulting in the further enhancement of the economic vitality of downtown Oakland."

*Participating in the groundbreaking ceremonies were (left to right) Shorenstein executives John Dolby, vice president of leasing, Oakland City Center; Joel Ullman, development consultant; Todd Sklar, senior vice president, head of Development Services; Tom Hart, executive vice president; Michael Nevard, development manager; and Paul Grafft, senior vice president asset manager.*

In addition to its office and retail space, 601 City Center will include a two-level, 200-stall underground parking garage. The building will be located within close proximity of BART and will provide bicycle lockers and storage in compliance with the city's not-yet-adopted Bicycle Ordinance.

The building's green elements are focused on enhancing energy efficiency and minimizing the building's overall impact on the environment.