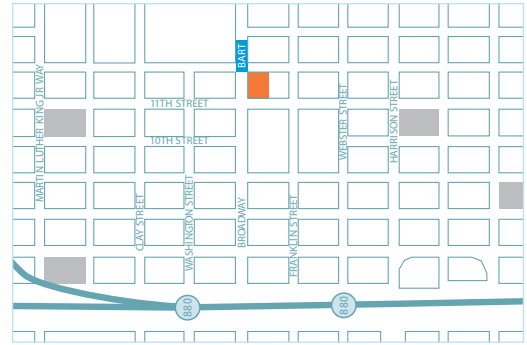


1100

Broadway

acquired FEBRUARY 2007
entitled FEBRUARY 2008



1100 Broadway

1100 Broadway is located

on Broadway between 11th and 12th Streets in the heart of downtown Oakland. This 22,000 square foot site is comprised of 17,000 square feet of vacant land and a 37,000 square foot historic office building known as the Key System building. The Key System building was damaged in the 1989 Loma Prieta earthquake and has remained vacant ever since. SKS has obtained entitlements to build a new 20-story tower which will include the adaptive re-use of the Key System building facade. The new building, designed by KMD Architects, will be the premier Class A office building in the East Bay, incorporating a number of green building features. Upon completion, it will be certified as LEED Silver at a minimum. To

complement the project's LEED certification, SKS intends to develop and implement a sustainable operations and maintenance program at the building. The project will have a total of 310,000 rentable square feet of office and 10,000 square feet of ground floor retail space including 145 parking stalls in an adjacent garage accessible through the building's lobby.

1100 Broadway is located at the preeminent intersection in downtown Oakland. The site is directly above the Oakland City Center/12th Street BART station, with easy access to freeways, and accessibility to a variety of retail and business amenities. 1100 Broadway is adjacent to Oakland City Center and the Oakland Marriott with close proximity to the Oakland Convention Center and the revitalized "Old Oakland" district.

SKS is managing all aspects of 1100 Broadway's development including production of construction drawings, project permitting, core and shell construction and leasing. A significant component of the project involves the preservation of the Key System building facade and its incorporation into the new construction. The distinctive nature of the project's design will result in a building that will become an Oakland landmark. It is anticipated that the project can be delivered as early as Spring 2011.

SKS is currently marketing and leasing 1100 Broadway. For leasing information please call Ken Meyersieck at 510-433-5802 or Trent Holsman 510-433-5859, or visit 1100Broadway.com

