



► **HISTORIC CENTRAL BUILDING**

Location
436 14th Street
Oakland

Project
Rehabilitation and re-positioning
136,000sf rentable office space

Value
\$16.3 Million

Acquisition
2005

Exterior Renovation
2016

ECB Role
Acquisition/Due Diligence
Services/Financing/Property
Management/Project Management

Contractor
Everest Waterproofing & Restoration

Financing
Bank of America

Built in 1926, the Historic Central Building (HCB) is a 17-story landmark high-rise in the heart of Downtown Oakland's central business district.

Due to its architectural façade and ornate lobby, the HCB is a Contributing Building in the Downtown Oakland Historic District.

ECB managed a fast-track acquisition, due diligence and financing process for Jordan Real Estate Interests, LLC and an ECB Principal to purchase the building.

ECB managed the property for 10 years and oversaw significant interior and exterior improvements. Interior improvements included individual office finishes, renovated restrooms, elevator rehabilitation, and MEP system upgrades.

On the exterior, ECB worked with waterproofing contractors and masonry experts to repoint and reglaze the terra cotta façade, strengthen steel columns and replace and refinish exterior wood windows.

Ultimately, the building was re-positioned as one of the most attractive and best located Class B office buildings in Downtown Oakland.