

# Transaction Profile



Location: **2100 Franklin St., Oakland, CA**

Type: **HQ Relocation**

Space Use: **Office**

Industry: **Biotech**

Size: **37,855 SF**

*“Relocating our headquarters was no small undertaking. CM Commercial was there from the beginning to help us put together the right team of experts to assist with all facets of the move - architects, contractors, furniture providers and relocation managers. The results exceeded expectations. We ended up with a great deal and the process and support to make it all happen.”*

*--Rick Orr, Sr. V.P. Operations  
Cerexa, Inc.*

## The Deal:

Cerexa, Inc., a subsidiary of Forest Labs, relocated their headquarters from Alameda, California after an extensive property search. CM Commercial negotiated an aggressive rent schedule, seven months of free rent, and a “turn key” tenant improvement package, including an internal communicating stairwell between floors, for the corporate headquarters of a growing pharmaceutical development company.

## The Project:

Center 21 is comprised of two towers, the 215,000 square foot, nine-story, 2100 Franklin which was completed in January 2008 as an extension of the existing 2101 Webster tower, a 20-story, 475,000 square foot tower that is approximately 95 percent leased. 2100 Franklin was built to a LEED Gold Certified standard and is the newest office high rise in downtown Oakland in the past five years.

