



# CENTER 21

## 2100 FRANKLIN STREET

### Project Summary

2100 Franklin is a nine-story office tower that adjoins a 20-story building at 2101 Webster St. to form Center Twenty One, a complex featuring Class A office space, ground-level retail space, and one level of below-grade parking. The existing building and the new tower are linked by an elegant 10-story sky-lit atrium.

Center Twenty One is Oakland's first new commercial office building in over five years and is one of Oakland's largest commercial complexes. The 2100 Franklin building is designed with multiple energy-conscious features, including abundant natural light, high-efficiency electrical, plumbing and mechanical systems, and water-efficiency technology.



The project was awarded 36 out of a possible 60 points under USGBC's Core & Shell program. One of the management team's goals is to encourage and assist tenants in developing green TI build-outs. The management team is also in the process of making 2101 Webster LEED EB certified as well.

### Commercial New Construction

2100 Franklin St.  
Oakland 94612

**LEED -Core  
& Shell  
Gold Certified**

**Recognition  
per City Council  
Resolution 81831**

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## Environmental Savings At A Glance

- Water-consumption was reduced by 20 percent
- Renewable sources generate 70% of the building's energy



## Project Team

### Owner

CIM Group

### Developer

Brandywine Realty Trust  
2101 Webster Street, Suite 1600  
Oakland, CA 94612

Dan Cushing	Senior Vice President & Managing Director*
Chris Donohoe	Vice President
John Sutton	Vice President of Development*
Kaki Coleman	Development Associate*
Hank Dagenais	Construction Manager
Pedro Sanchez	Assistant Development Manager*
Don Rogers	General Manager

\* No longer with the company

### Architect

Wright Heerema Architects  
140 South Dearborn  
Suite 200  
Chicago, IL 60603

Stephen Wright	Managing Principal
Scott Rubel	Project Architect

### General Contractor

Pankow  
2101 Webster Street, Suite 1500  
Oakland, CA 94612

Kim Lum	Regional Manager
Scott Anderon	Project Manager
Frank Murphy	Field Superintendent
Aaron Morris	Project Engineer

### LEED Consultant

Simon & Associates  
200 Brannan Street, Suite 204  
San Francisco, CA 94107

Lynn Simon	President
Raphael Sperry	Green Consultant
Bill Worthen	Green Consultant



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