

FINALIST: Kaiser Center

After touring a number of other buildings in the East Bay, the University of California's Office of the President decided that home is where the heart is.

The university office's renewal of 117,300 square feet was the largest lease signed in the Oakland metropolitan office market in 2007. Landlord Swig Co. sweetened the deal by agreeing to help rearrange, renovate and rewire the company's space. The tenant and landlord came up with a detailed work plan that included swing space on another floor to enable the renovation and minimize disruptions to the organization's operation.

—Amanda Bishop ■

KAISER CENTER

Location: 300 Lakeside Dr., Oakland.

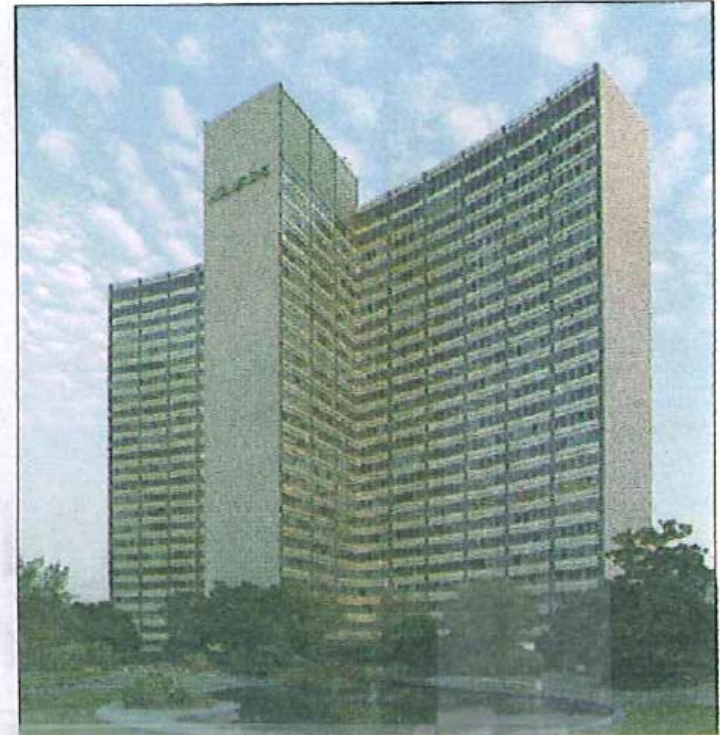
Size: 117,300 square foot lease.

Landlord: The Swig Co. and Capmark Financial.

Tenant: University of California, Office of the President.

Estimated value: \$31 million.

Brokers: Charlie Allen and Ryan Hattersley of Cushman & Wakefield Inc.; Steve Barker, Kevin Brennan and Matt Hart of Studley Services.



Staying put: Renewal was Oakland's largest in 2007.