



DRAKE'S BREWING CO.



GUA TEAK



VANTAGE ROBOTICS

# GATE 510

EST. 2014

• CREATE HERE •

SPACES AVAILABLE  
1,000-10,000 SF

JOIN A COMMUNITY OF  
CREATORS & INNOVATORS

WHAT  
WILL YOU  
CREATE  
HERE?

TOWN CENTER: EXTENSIVE  
RENOVATIONS UNDERWAY

SCHEDULE A TOUR



FREEWIRE



BOURBON COFFEE



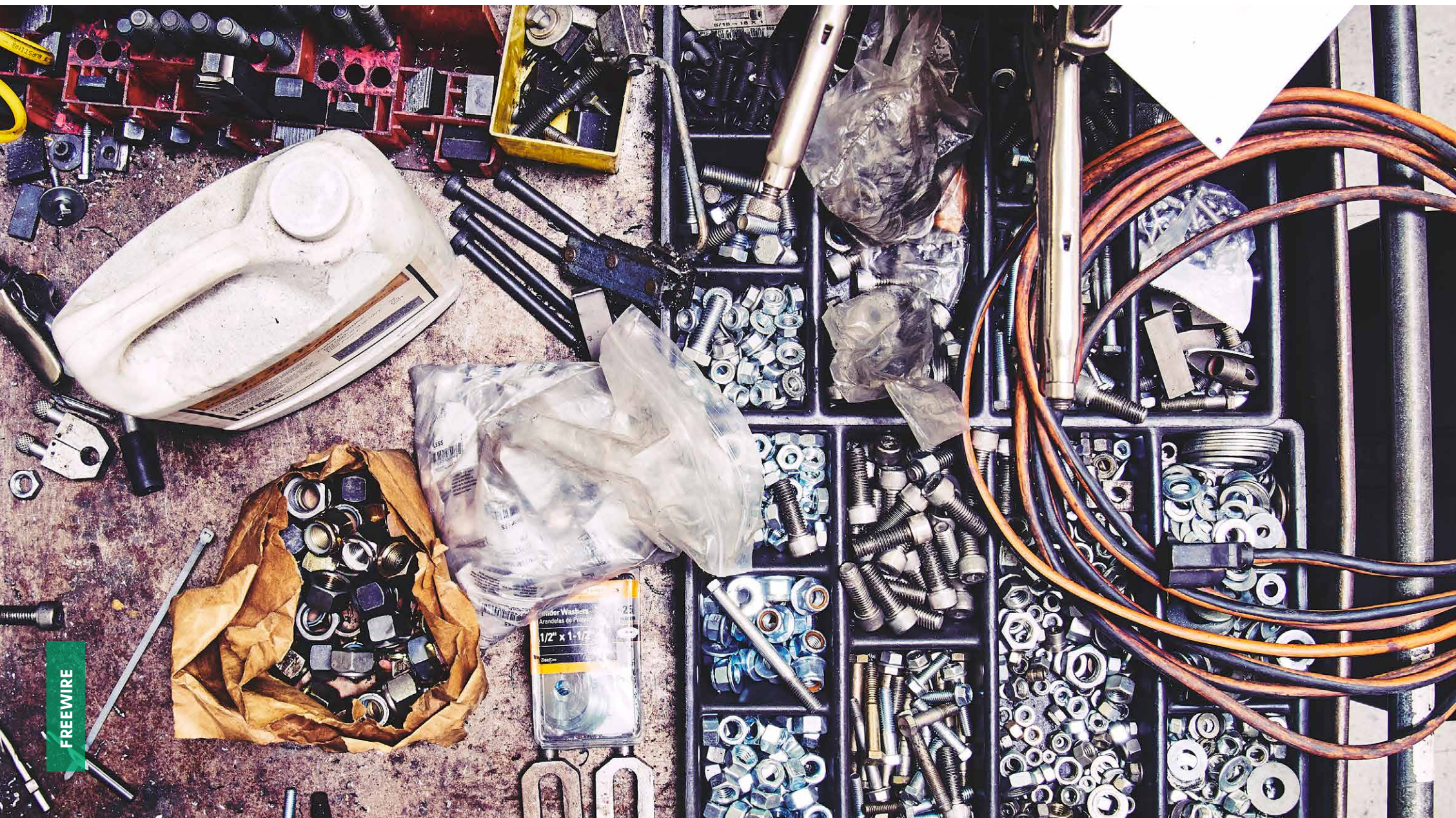
3DNS



IVALDI



VANTAGE ROBOTICS

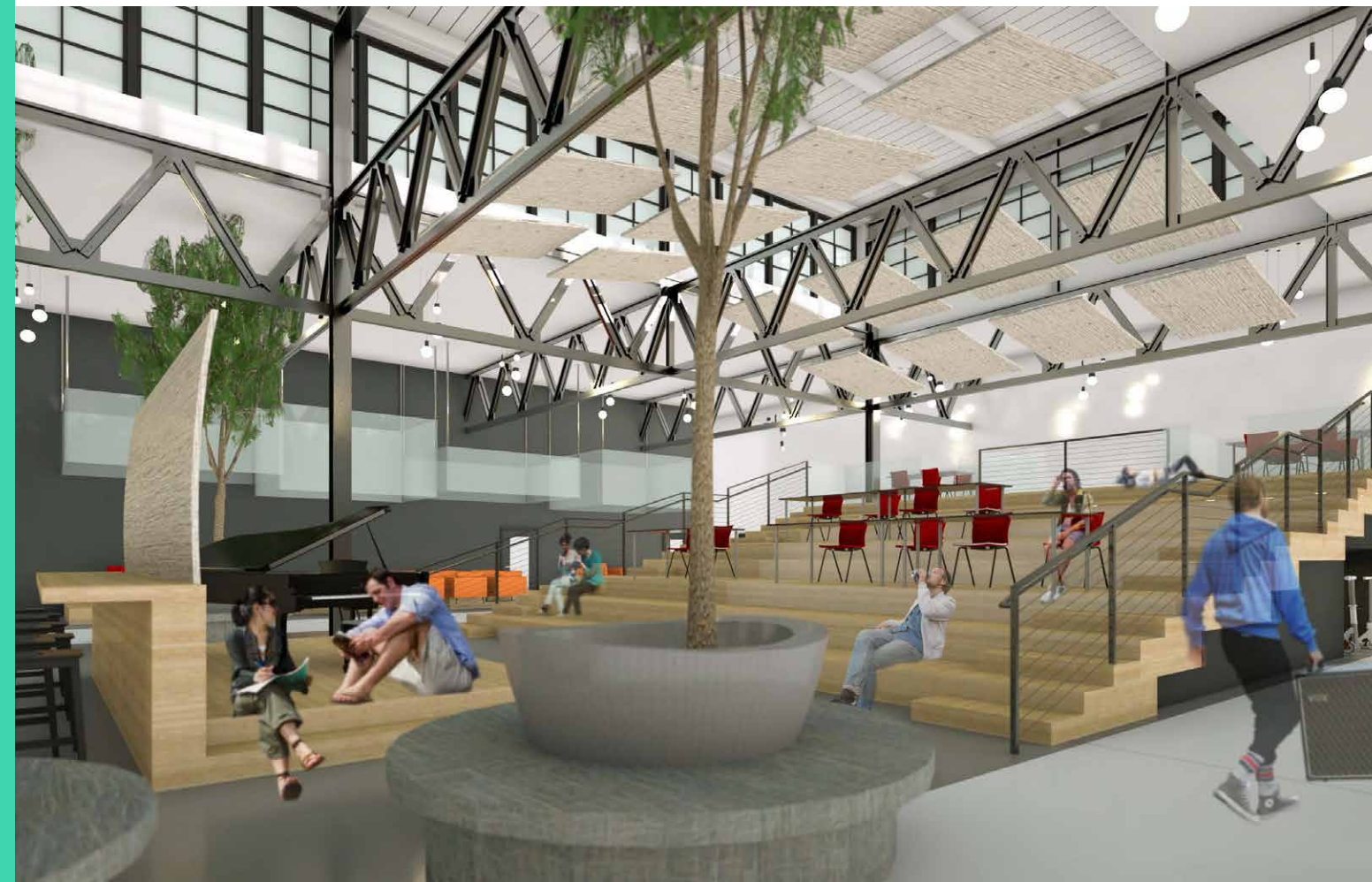


FREEWIRE

Gate510 is an innovative hub in the East Bay for tech and artisanal entrepreneurs, makers, creators and visionaries to collaborate, invent, work and manufacture.

## GROW YOUR BUSINESS HERE

For most up-to-date information about available space, visit [GATE510.com](http://GATE510.com)



# TOWN CENTER

## RENOVATIONS UNDERWAY

INVESTING IN CREATING SPACE FOR INNOVATION, COLLABORATION AND CREATIVE MINDS TO MEET AND MINGLE. THE UPGRADES PLANNED FOR THE TOWN CENTER WILL SERVE TO CONNECT TENANTS THROUGH A VIBRANT SPACE PROVIDING A MULTI-FUNCTIONAL AMENITY.

- Flex space for business and social multi-use
- Event and performance space
- Cafe area with complimentary fresh brewed coffee all day
- Lounge and varied seating areas
- Places to gather, work and connect
- Meet-ups and tenant events

## EVENTS AT GATE510



### JOIN US EVERY THURSDAY @3PM FOR THIRSTY THURSDAY

Thirsty Thursday is a property management sponsored, weekly tenant gathering in the Town Center. We feature light food and drink and an opportunity to collaborate, mingle and share. Get to know your neighbors—add it to your calendar.



### FIRST FRIDAY AT DRAKE'S BREWING CO.

\$5 per person voluntary donation to the non-profit organization Drake's is supporting. 32+ taps flowing, pouring year round beers, seasonals, specials, firkins and anything else being brewed up that month.



PINX

# BUILDING AMENITIES

- Conveniently located off I-880—1 mile from OAK Int'l Airport and BART
- Gigabit fiber internet
- 24-hour security
- Free on-site parking
- Bike parking and shower facilities
- AC Transit, Free BART and Senior Shuttle stops on-site
- Future tenant fitness area
- Community Town Center
- Recycling program
- Shared conference rooms
- Shared loading docks
- Pet friendly, pet relief areas
- USPS, FedEx and UPS services and drop boxes on-site
- Ground floor retail hub—easy access to shops, supplies, materials and dining
- On-site property management



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GUA TEAK

**GROW YOUR BUSINESS HERE**



FREEWIRE



MAGIC FUEL



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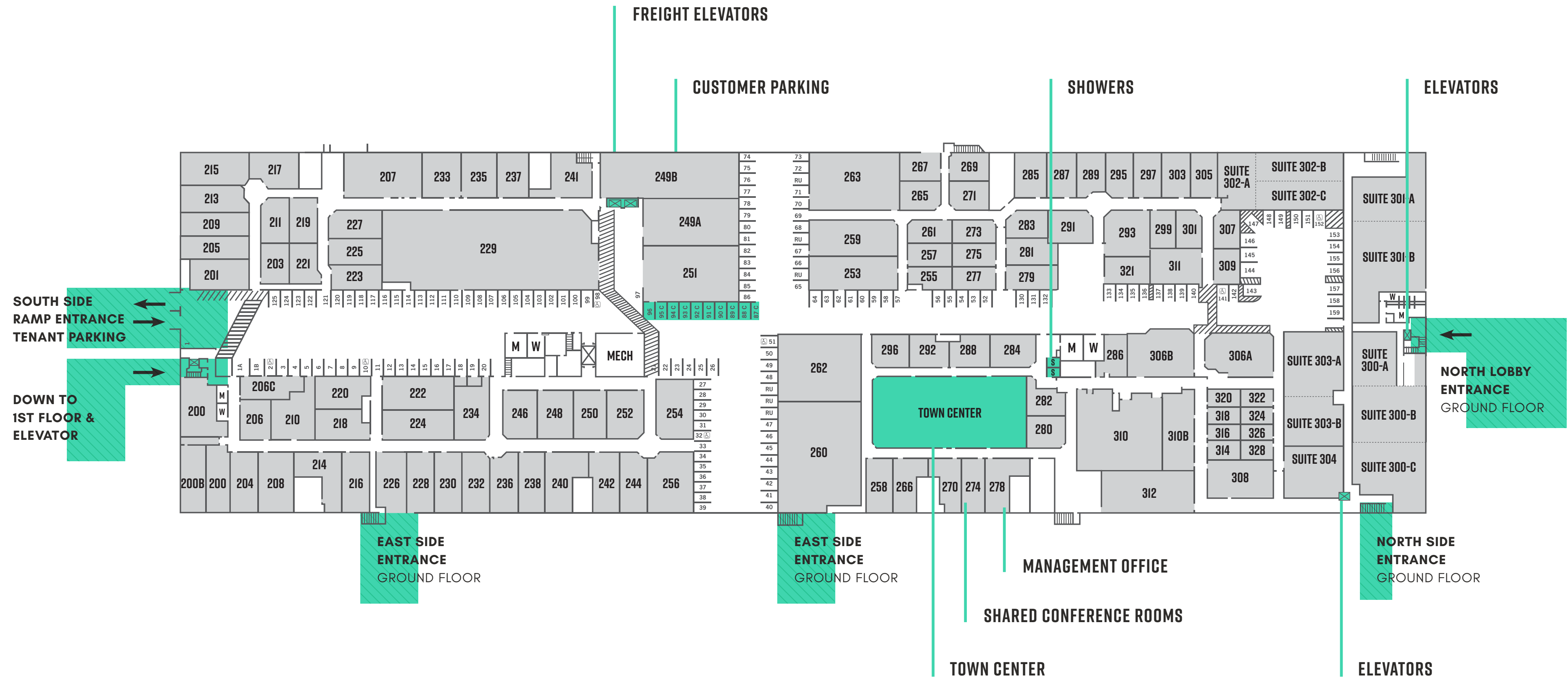
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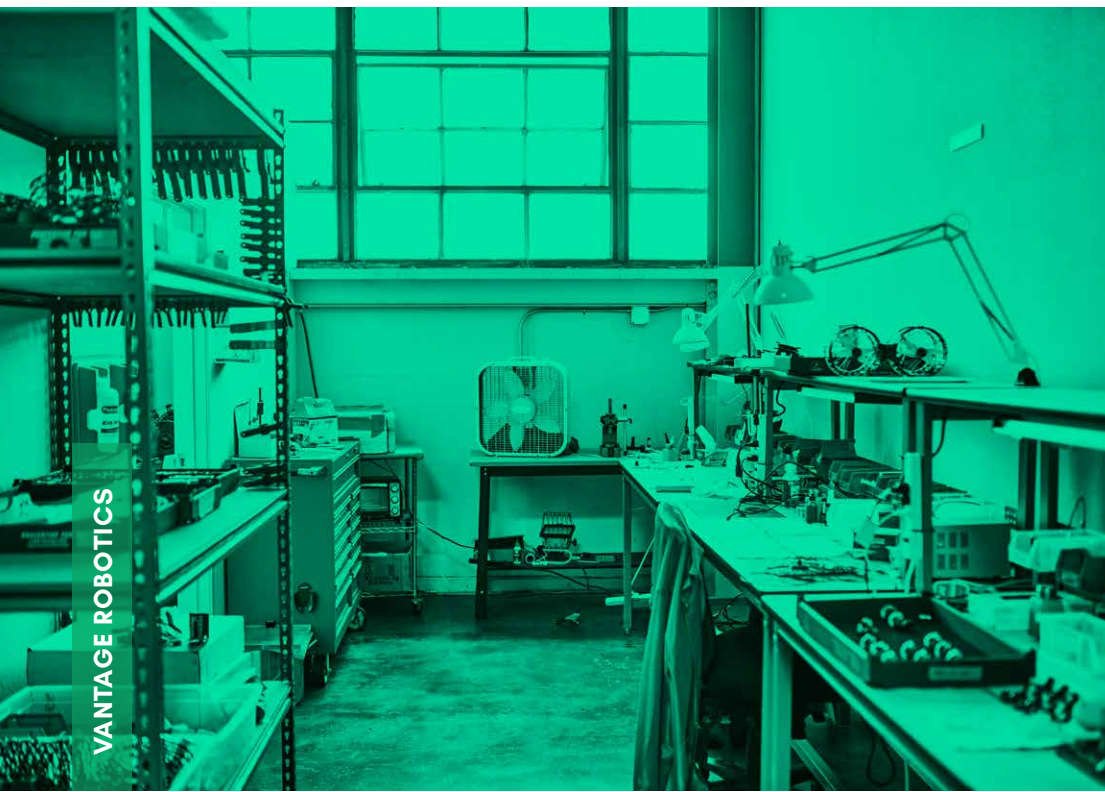
# VISIT GATE510

GREAT OPPORTUNITY FOR A VARIETY OF CONFIGURATIONS AND USES: CREATIVE OFFICE, LIGHT MANUFACTURING, ARTIST STUDIOS, LAB SPACE, WAREHOUSE.



**KEY**

- ENTRANCES
- AMENITIES



# SCHEDULE A TOUR

CALL 510 430-0133 OR VISIT [GATE510.COM/CONTACT-US](http://GATE510.COM/CONTACT-US)

LOCATED AT THE DAVIS STREET EXIT OFF I-880 IN SAN LEANDRO.  
JUST 5 MINUTES FROM OAK AND SAN LEANDRO BART.

## LEASE SPACES: 1,000–10,000 SF

Large open floor plans with plenty of natural light. Enjoy 1,000MBPs internet speed, 20-ft ceilings with large windows surrounding the perimeter and numerous skylights in interior suites. Polished concrete floors and industrial finishes make it the perfect place to launch a product or your next big idea.

- Flexible suite options
- Gigabit fiber internet
- 24-hour security
- Free on-site parking
- Bike parking and shower facilities
- Community Town Center
- Events and programming
- Shared conference spaces
- Shared loading docks
- Ground floor retail hub

510 430-0133 – [GATE510.COM](http://GATE510.COM) – 1933 DAVIS STREET – SAN LEANDRO, CA 94577

# CREATE AT GATE510

WE WELCOME A DIVERSE COMMUNITY OF INDUSTRIES AND CREATIVES AT GATE510.



## 3D PRINTING

Turn your sketch into a product here.



## COMMERCIAL KITCHEN

Chef it up here.



## APPAREL

Knit, cut and sew your custom apparel lines here.



## DRONE TECHNOLOGY

Develop the latest UAV technology here.



## ARCHITECTURE / DESIGN

Design your dream project here.



## MUSIC

Mix & reproduce your sound here.



## ART

Paint, sculpt, draw or illustrate your masterpiece here.



## ROBOTICS

Construct your own machine here.



## BIOTECH

Develop scientific breakthroughs here.



## VIRTUAL REALITY

See it for yourself here.



## BREWING / DISTILLING

Pour the pint you've always wanted here.



## WOODWORKING / METALWORK

Master your craft here.



## CLEAN TECH

Innovate your new energy source here.



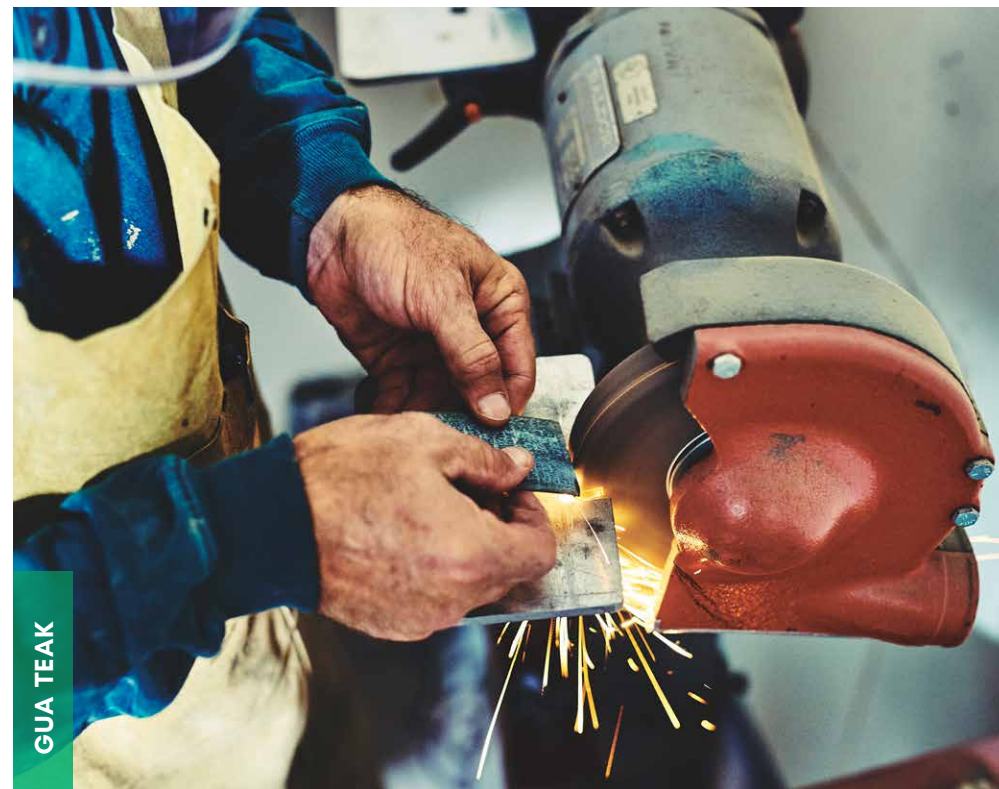
## DON'T SEE YOUR INDUSTRY?

Be the first to represent at Gate510. Come tour today.





DRAKE'S BREWING CO.



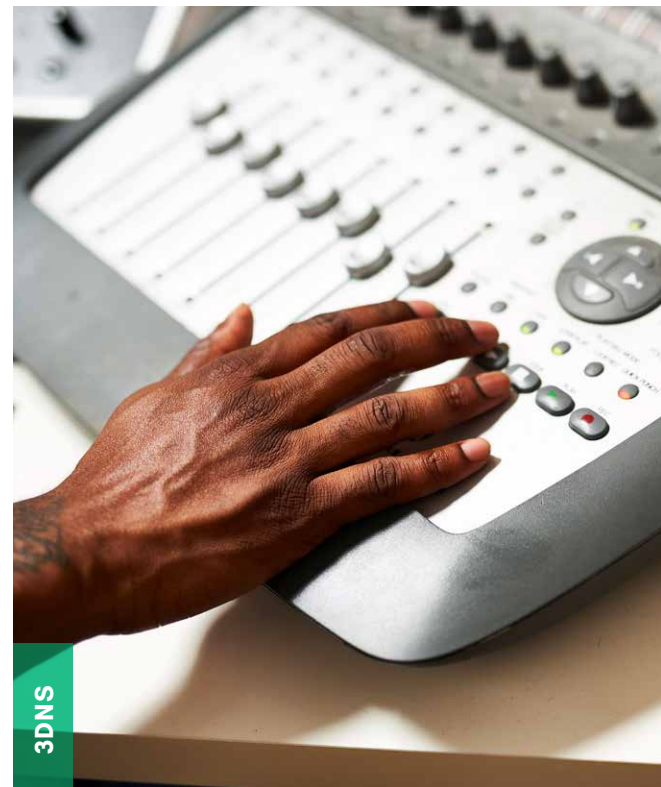
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PHASE SPACE



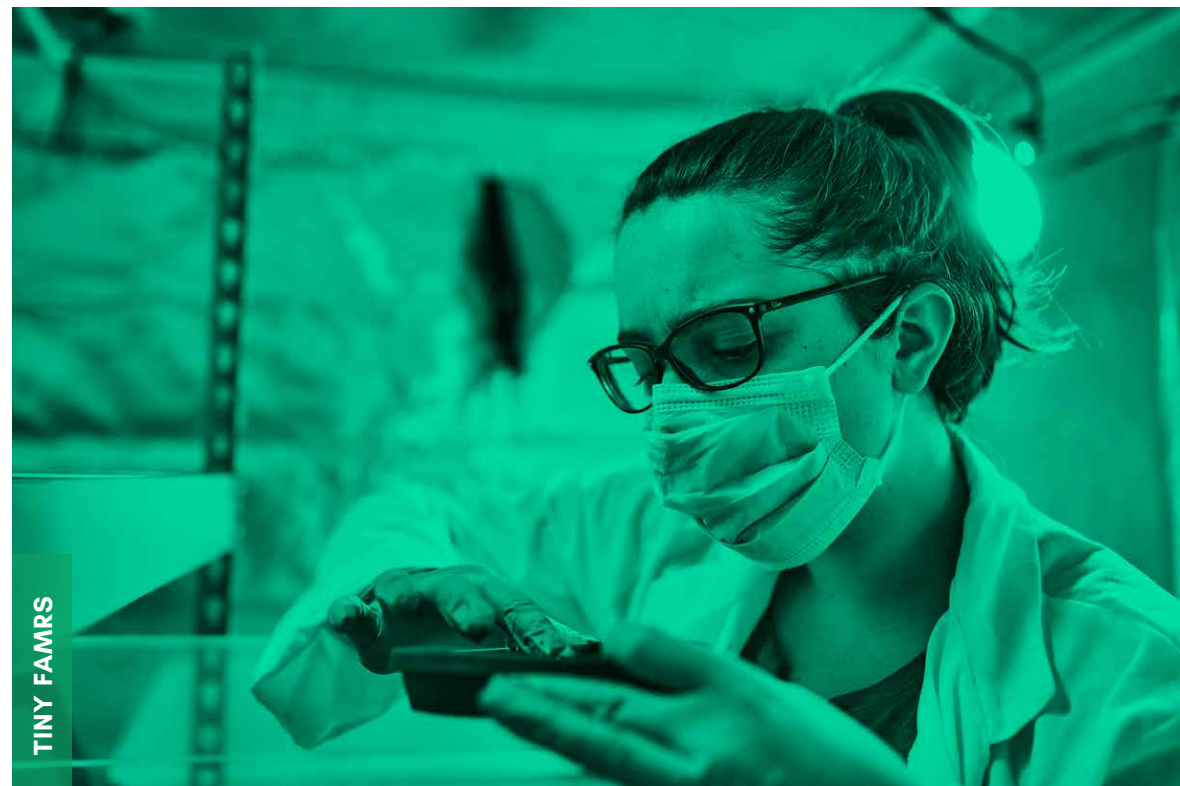
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3DNS

## MEET YOUR NEIGHBORS

GATE510 IS A VIBRANT COMMUNITY OF DESIGN AND CREATIVE PROFESSIONALS. WHETHER YOUR PASSION IS BIOTECH OR SOFTWARE TECH, ROBOTICS OR 3D PRINTING, INTERIOR DESIGN OR COFFEE ROASTING THERE IS SPACE FOR EVERY TYPE OF INNOVATIVE MAKER HERE. CHECK OUT A REPRESENTATION OF THE THRIVING COMMUNITY AT GATE510 AND COME GROW YOUR BUSINESS NEXT TO ONE OF THESE GREAT NEIGHBORS.



TINY FAMRS



FREEWIRE



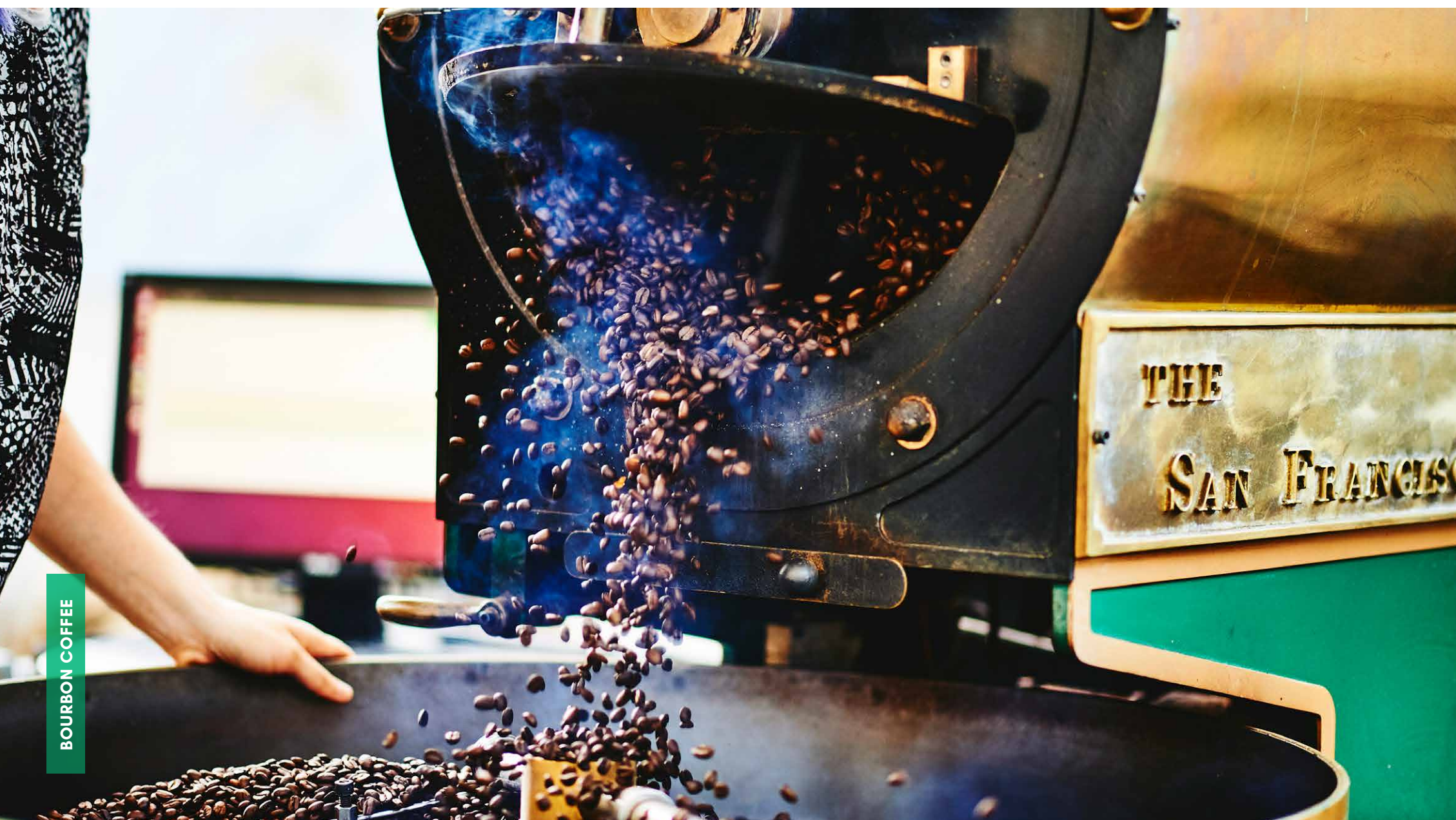
BOURBON COFFEE



DR. HOPS



DRAKE'S BREWING CO.



BOURBON COFFEE

# RESOURCES

WESTGATE, GROUND FLOOR TO GATE510, OFFERS ESSENTIAL RETAIL FOR CONSUMERS AND BUSINESSES ALIKE. JOIN A THRIVING MIXED BUSINESS COMMUNITY IN A GREAT LOCATION.

## RESOURCES

- Home Depot
- Office Depot
- Verizon Wireless
- Walmart

## SERVICES

- FedEx
- UPS
- USPS

## FOOD

- Drake's Brewing Co.
- Ohana Hawaiian BBQ
- See's Candies
- TOGO's

## TRANSIT

- AC Transit
- BART
- San Leandro Links
- Senior Shuttle





SHANNON LEIGH



ALL WAYS SEWING



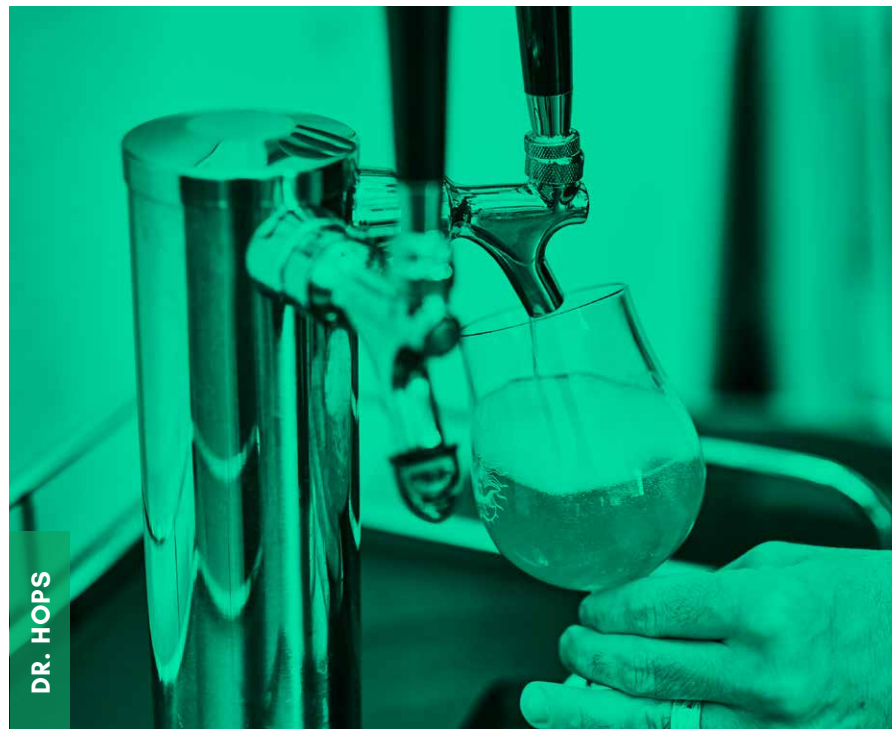
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