

# HARBOR BAY BUSINESS PARK

1501 HARBOR BAY PARKWAY  
ALAMEDA, CA



Full building opportunity for lease or sale  
±32,000 SF office/R&D building

For more information,  
please contact

**Grand Yeatman**  
grant.yeatman@am.jll.com  
(510) 465-9406  
License # 01972905

**Eddie Shuai**  
eddie.shuai@am.jll.com  
(510) 285 5368  
License #01454419



**Jones Lang LaSalle Brokerage, Inc.**  
License # 01856260

SIZE	AVAILABILITY	RATE
32,000 RSF	Immediately	Inquire with broker - TBD upon TIA Well capitalized owners

## PROPERTY HIGHLIGHTS

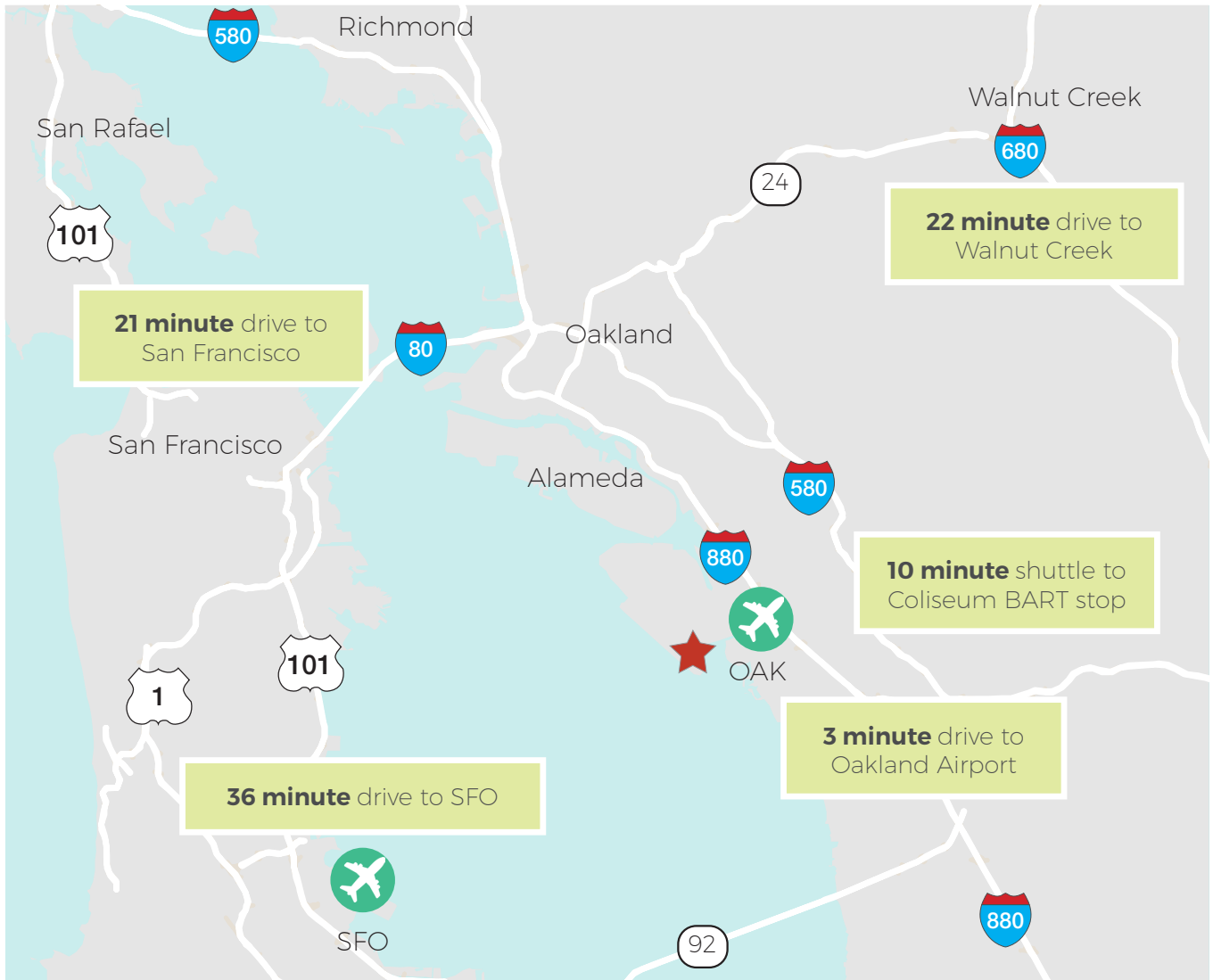
- 2,000 amps at 480 volt
- 4,000 lb freight elevator available
- Brand new roof
- Seismic/structural upgrades completed
- Warm shell condition
- Sprinklers in place
- Gas line into building
- Parking: ±3.31/1,000 (2.34 acre parcel)
- Foundation: 10" concrete slab

## LOCATION HIGHLIGHTS

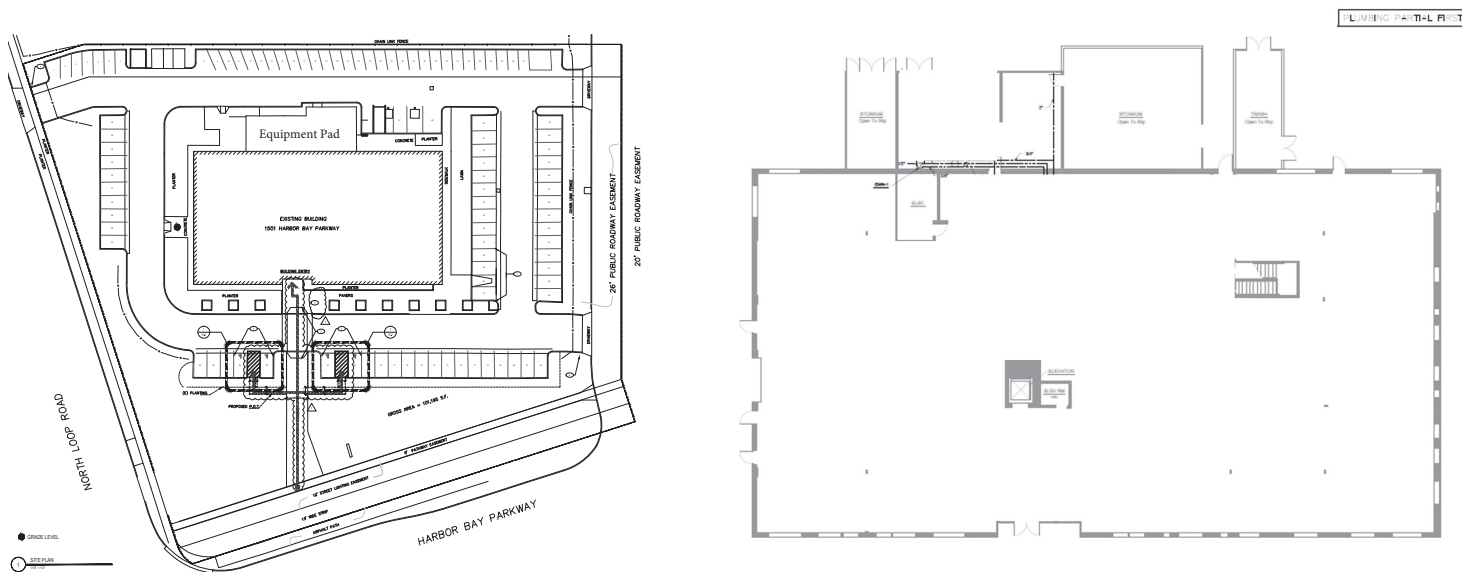
- Centrally located Harbor Bay location
- Directly between Penumbra and Exelixis campuses
- Flourishing life science hub



# LOCATION MAP



# FLOOR PLANS



## LOCATION MAP

