



# | NORTH LOOP 3

ALAMEDA | CA

**FOR SALE OR LEASE**

Six New R&D/Advanced Manufacturing Buildings  
±23,955 SF to ±38,047 SF



**STEVE KAPP,  
SIOR**

Executive Managing Director  
510.300.0213  
CA RE License #01069911

**SHAWN  
KLEIN**

Director  
510.923.6209  
CA RE License #01426551



## KEY BUSINESS ADVANTAGES

- Central Bay Area location close to San Francisco, the Peninsula, Oakland International airport, Port of Oakland and universities
- Functional footprint, heavy power and loading
- Secure building site within a well-maintained business park
- Superior modern construction meeting all codes
- High-visibility building to display to customers and employees
- Low business taxes
- Excellent freeway access and transportation options, including I-880, the Harbor Bay ferry to San Francisco and South San Francisco, and a business park shuttle to the ferry and Coliseum BART station, which is free to end users





Prominent location  
in heart of Harbor  
Bay Business Park



2.5 Parking stalls  
per 1,000 SF



5 minute drive  
to Oakland  
International Airport



Access to Bay Trail



Free BART shuttle  
and 24-hour  
security



Water ferry between  
Harbor Bay and San  
Francisco Ferry Build-  
ing and Harbor Bay and  
South San Francisco



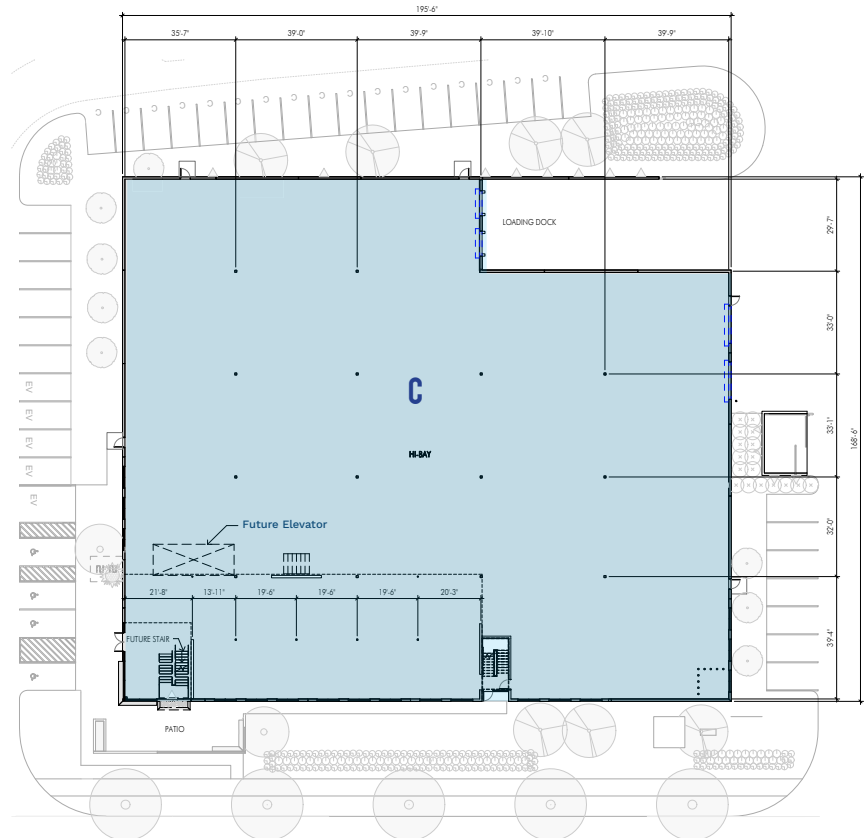


## NORTH LOOP 3-ALAMEDA

**BUILDING C / 34,582 SF**

### FEATURES

- ± 34,582 SF Building
- ± 2.1 Acre Site
- 24' Clear Height
- Glass Line in High Bay/Lab Manufacturing Area
- 1200 Amps 277/480 V 3 Phase Power
- 2 Docks / 2 Grades
- 85 Parking Spaces
- Partial Second Story:
  - Existing ±4,079 SF
  - Allowable Expansion (with Knock out Window Panels) ±3,022 SF
  - Total Potential ±7,101 SF



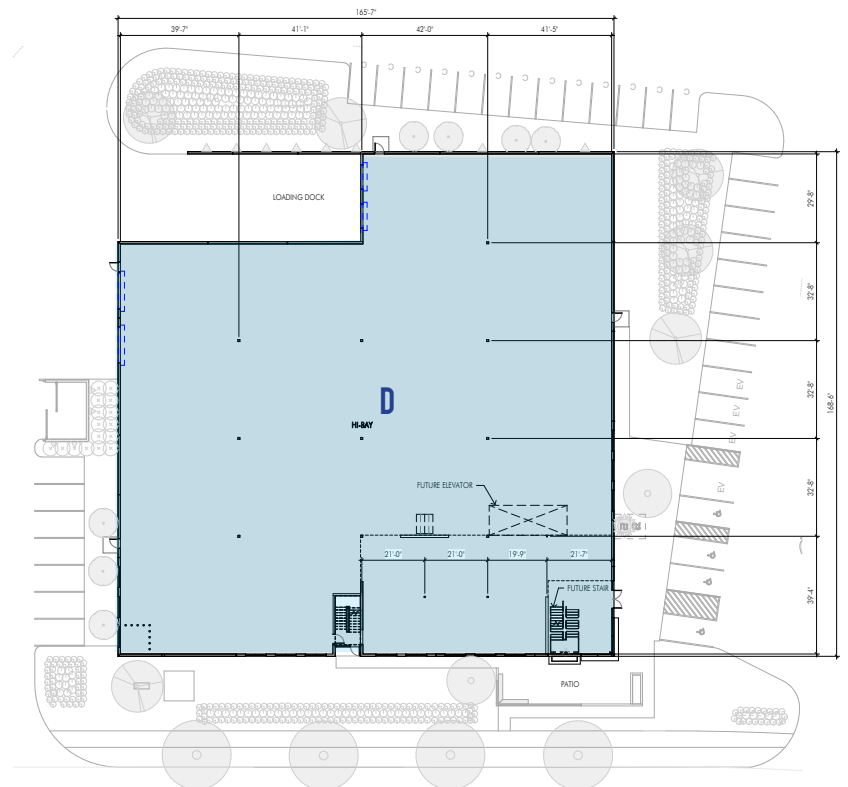


**BUILDING D / 28,234 SF**

**NORTH LOOP 3-ALAMEDA**

## FEATURES

- ± 28,234 SF Building
- ± 1.94 Acre Site
- 24' Clear Height
- Glass Line in High Bay/Lab Manufacturing Area
- 1000 Amps 277/480 V 3 Phase Power
- 2 Docks / 2 Grades
- 74 Parking Spaces
- Partial Second Story:
  - Existing ±2,811 SF
  - Allowable Expansion (with Knock out Window Panels) ±3,066 SF
  - Total Potential ±5,877 SF



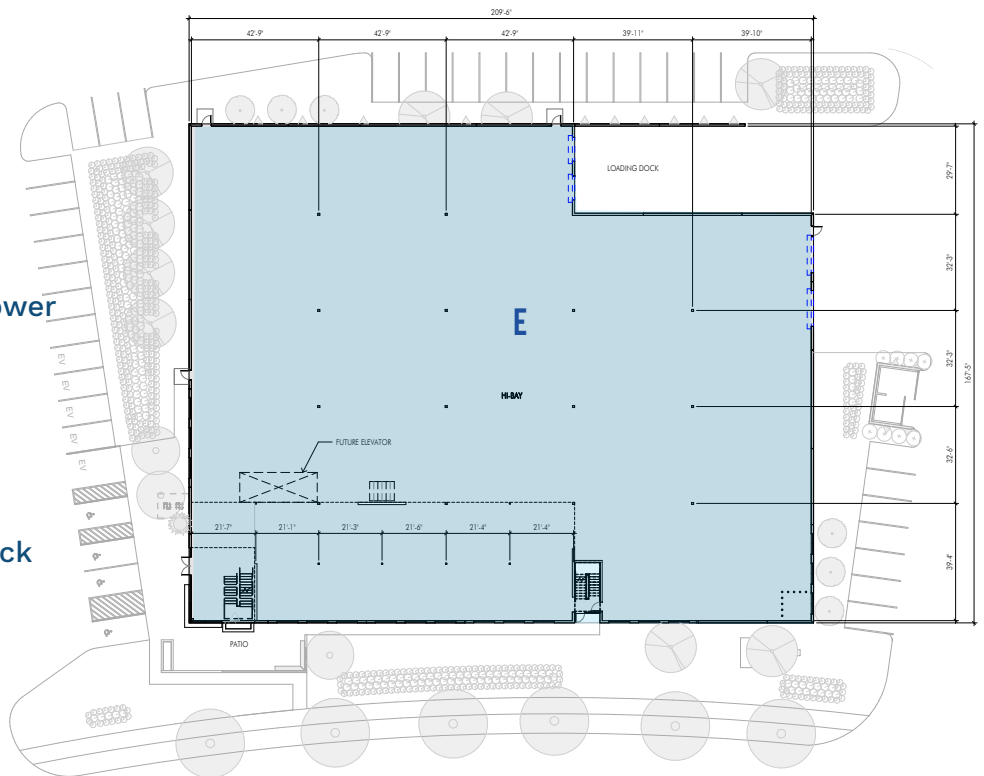


## NORTH LOOP 3 - ALAMEDA

## BUILDING E / 37,261SF

### FEATURES

- ± 37,261 SF Building
- ± 2.32 Acre Site
- 24' Clear Height
- Glass Line in High Bay/Lab Manufacturing Area
- 1600 Amps 277/480 V 3 Phase Power
- 2 Docks / 2 Grades
- 87 Parking Spaces
- Partial Second Story:
  - Existing ±4,630 SF
  - Allowable Expansion (with Knock out Window Panels) ±3,026 SF
  - Total Potential ±7,656 SF



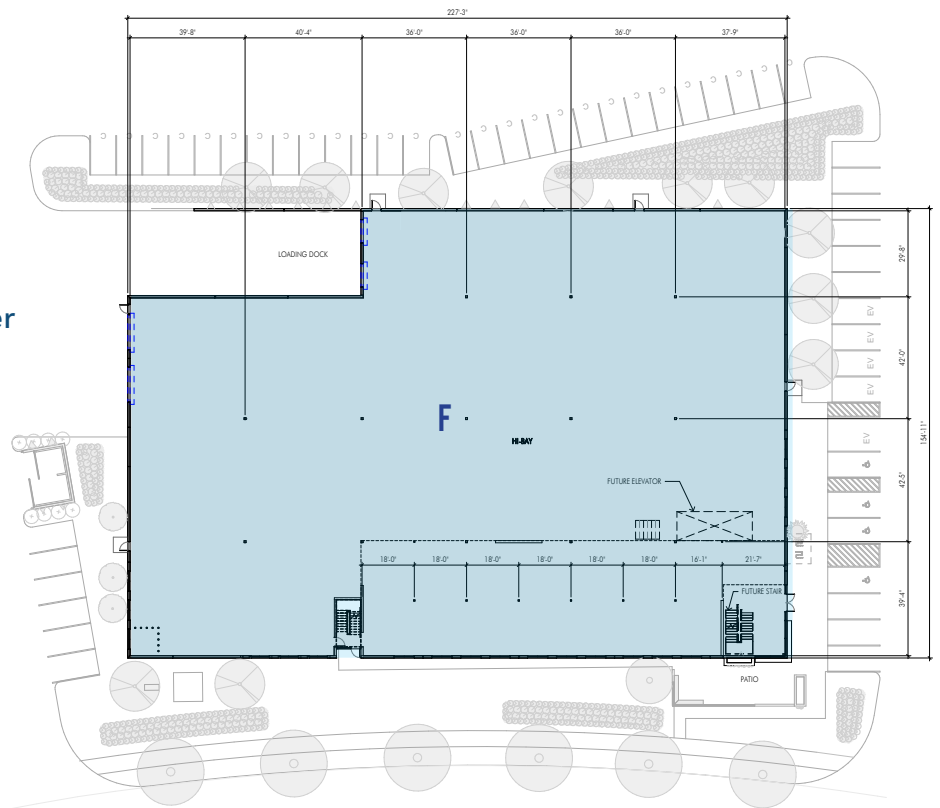


**BUILDING F / 38,047 SF**

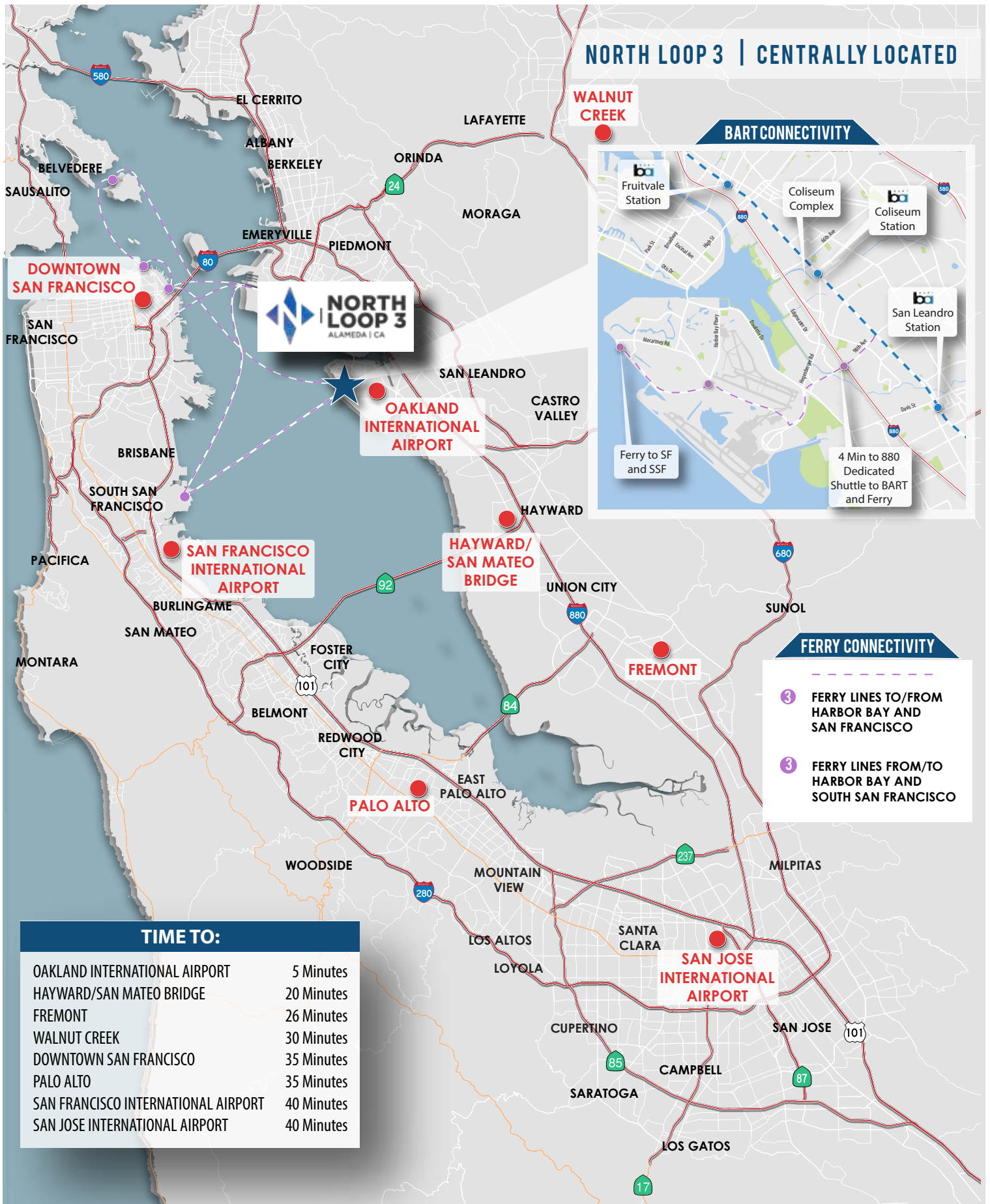
**NORTH LOOP 3-ALAMEDA**

## FEATURES

- ± 38,047 SF Building
- ± 2.57 Acre Site
- 24' Clear Height
- Glass Line in High Bay/Lab Manufacturing Area
- 1600 Amps 277/480 V 3 Phase Power
- 2 Docks / 2 Grades
- 96 Parking Spaces
- Partial Second Story:
  - Existing ±5,299 SF
  - Allowable Expansion (with Knock out Window Panels) ±3,028 SF
  - Total Potential ±8,327 SF



# NORTH LOOP 3 | CENTRALLY LOCATED



### BART CONNECTIVITY

Ferry to SF and SSF

4 Min to 880  
Dedicated Shuttle to BART and Ferry

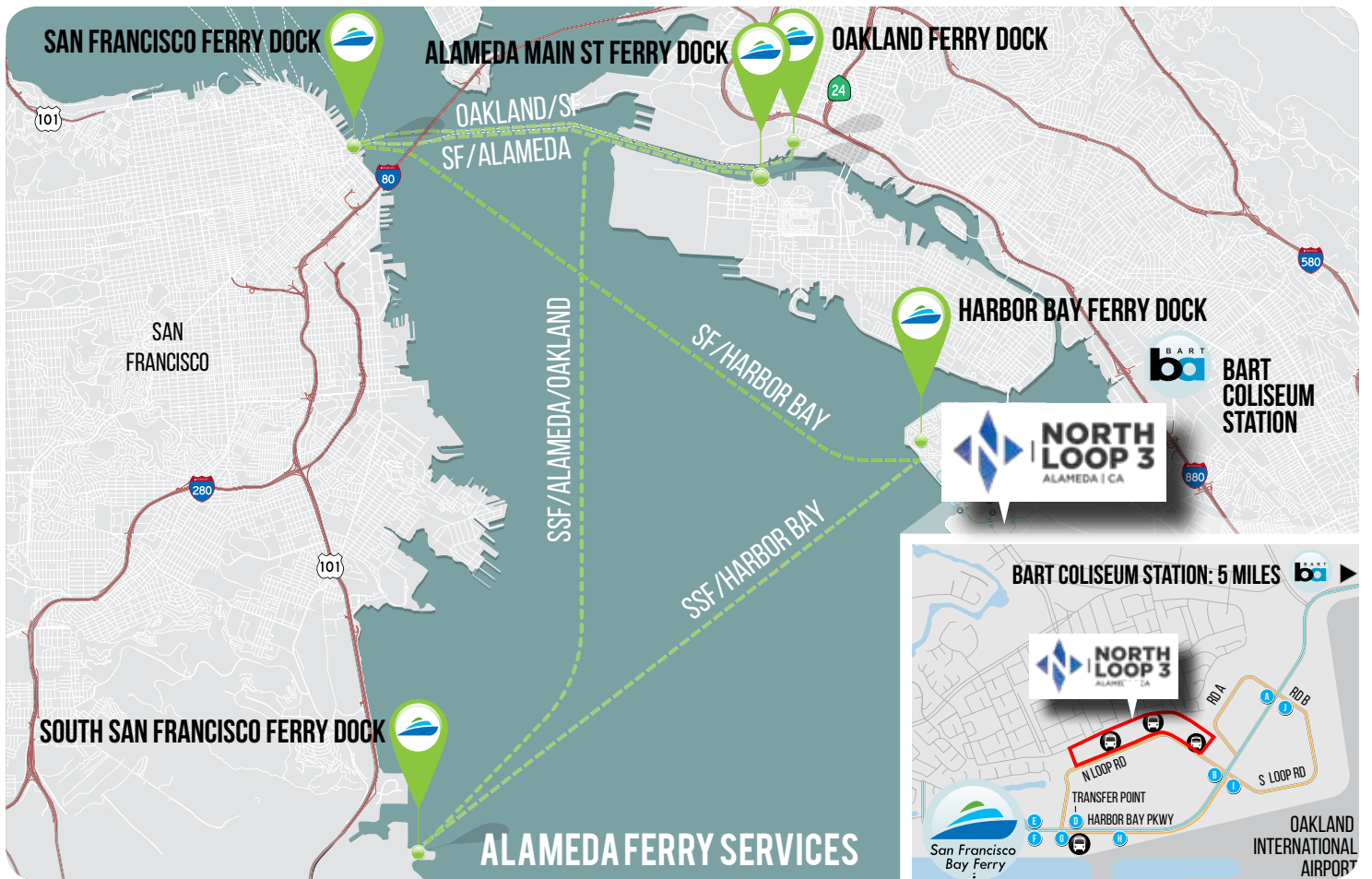
### FERRY CONNECTIVITY

- 3 FERRY LINES TO/FROM HARBOR BAY AND SAN FRANCISCO
- 3 FERRY LINES FROM/TO HARBOR BAY AND SOUTH SAN FRANCISCO

### TIME TO:

OAKLAND INTERNATIONAL AIRPORT	5 Minutes
HAYWARD/SAN MATEO BRIDGE	20 Minutes
FREMONT	26 Minutes
WALNUT CREEK	30 Minutes
DOWNTOWN SAN FRANCISCO	35 Minutes
PALO ALTO	35 Minutes
SAN FRANCISCO INTERNATIONAL AIRPORT	40 Minutes
SAN JOSE INTERNATIONAL AIRPORT	40 Minutes





## HARBOR BAY BUSINESS PARK SHUTTLE SCHEDULE

	AM	ba	0	1	2	3	4	5	6	7	8	9	A	B	C	D	E	F	G	H	I	J			
MORNING SCHEDULE	Trip 1	6:05											6:20	6:22	6:23	6:24	6:26								
	Trip 2	6:25	6:39	6:40	6:41	6:42	6:43	6:44	6:45	6:46	6:47	6:48													
	Trip 3	6:45	6:59	7:00	7:01	7:02	7:03	7:04	7:05	7:06	7:07	7:08													
	Trip 4	7:05												7:20	7:22	7:23	7:24	7:26	7:28	7:30	7:32	7:33	7:34	7:36	
	Trip 5	7:25	7:39	7:40	7:41	7:42	7:43	7:44	7:45	7:46	7:47	7:48													
	Trip 6	7:45	7:59	8:00	8:01	8:02	8:03	8:04	8:05	8:06	8:07	8:08													
	Trip 7	8:05												8:20	8:22	8:23	8:24	8:26	8:28	8:30	8:32	8:33	8:34	8:36	
	Trip 8	8:33	8:47	8:48	8:49	8:50	8:51	8:52	8:53	8:54	8:55	8:56													
	Trip 9	8:45												9:00	9:02	9:03	9:04	9:06							
EVENING SCHEDULE	Trip 1	3:00	3:00	3:01	3:02	3:03	3:04	3:05	3:06	3:07	3:08												3:23		
	Trip 2																	3:22	3:24	3:25	3:26	3:28	3:43		
	Trip 3	3:40	3:40	3:41	3:42	3:43	3:44	3:45	3:46	3:47	3:48												4:03		
	Trip 4	4:00	4:00	4:01	4:02	4:03	4:04	4:05	4:06	4:07	4:08												4:23		
	Trip 5																	4:22	4:24	4:25	4:26	4:28	4:43		
	Trip 6	4:40	4:40	4:41	4:42	4:43	4:44	4:45	4:46	4:47	4:48												5:03		
	Trip 7													4:53	4:55	4:56	4:57	4:59	5:01	5:03	5:05	5:06	5:07	5:09	5:24
	Trip 8	5:28	5:28	5:29	5:30	5:31	5:32	5:33	5:34	5:35	5:36													5:51	
	Trip 9													5:53	5:55	5:56	5:57	5:59	6:01	6:03	6:05	6:06	6:07	6:09	6:24



# NORTH LOOP 3

## NEIGHBORING TENANTS

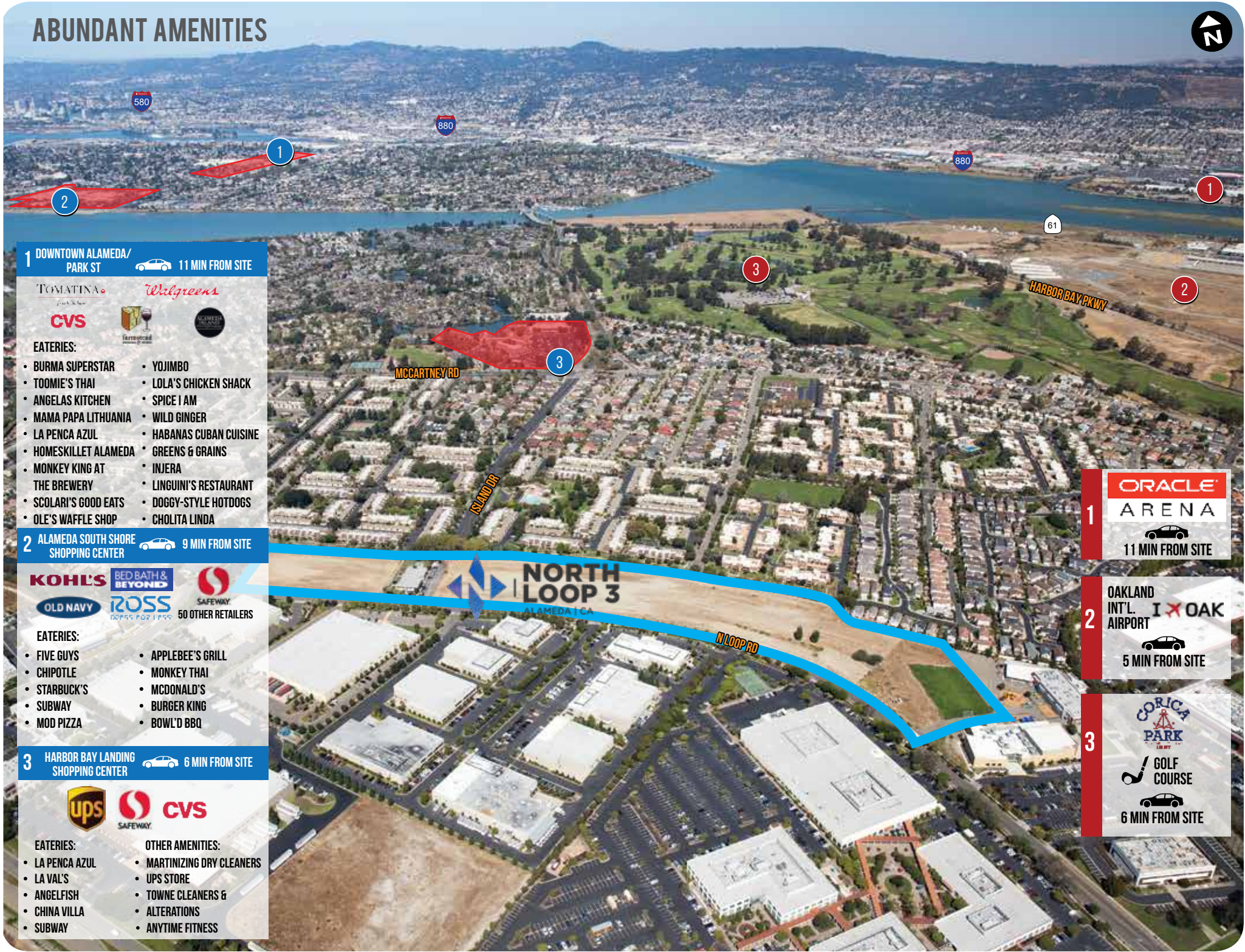
ALAMEDA | CA



- |                          |                                  |                               |                         |                                      |
|--------------------------|----------------------------------|-------------------------------|-------------------------|--------------------------------------|
| 1. Southwest             | 7. HAUSER PERMANENT              | 13. Singulex                  | 19. USTA                | 25. ZEPHYR                           |
| 2. RAIDERS               | 8. ALLCELLS                      | 14. Atron                     | 20. VT THE NORTH FACE   | <b>HOTELS</b>                        |
| 3. FDA                   | 9. LeukoLab                      | 15. EXELIXIS                  | 21. Donsuemor Madeines  | 26. extended STAY AMERICA            |
| 4. TRIC                  | 10. Penumbra                     | 16. Alcatel-Lucent Enterprise | 22. SANTA CLARA SYSTEMS | 27. Hampton Inn & Suites             |
| 5. Abbott                | 11. ABB CONCISE The smart choice | 17. Peets Coffee & Tea        | 23. ETIÖRE              | 28. Hilton Oakland Airport           |
| 6. FritoLay Great Snacks | 12. MERICOR                      | 18. SEMIFREDDO'S              | 24. UEI                 | 29. Residence INN BY HARRIOTT (2020) |



# ABUNDANT AMENITIES



## 1 DOWNTOWN ALAMEDA/ PARK ST 11 MIN FROM SITE

**EATERIES:**

- BURMA SUPERSTAR
- TOOMIE'S THAI
- ANGELAS KITCHEN
- MAMA PAPA LITHUANIA
- LA PENCA AZUL
- HOMESKILLET ALAMEDA
- MONKEY KING AT
- THE BREWERY
- SCOLARI'S GOOD EATS
- OLE'S WAFFLE SHOP
- YOJIMBO
- LOLA'S CHICKEN SHACK
- SPICE I AM
- WILD GINGER
- HABANAS CUBAN CUISINE
- GREENS & GRAINS
- INJERA
- LINGUINI'S RESTAURANT
- DOGGY-STYLE HOTDOGS
- CHOLITA LINDA

## 2 ALAMEDA SOUTH SHORE SHOPPING CENTER 9 MIN FROM SITE

50 OTHER RETAILERS

**EATERIES:**

- FIVE GUYS
- CHIPOTLE
- STARBUCK'S
- SUBWAY
- MOD PIZZA
- APPLEBEE'S GRILL
- MONKEY THAI
- MCDONALD'S
- BURGER KING
- BOWL'D BBQ

## 3 HARBOR BAY LANDING SHOPPING CENTER 6 MIN FROM SITE

**EATERIES:**

- LA PENCA AZUL
- LA VAL'S
- ANGELFISH
- CHINA VILLA
- SUBWAY

**OTHER AMENITIES:**

- MARTINIZING DRY CLEANERS
- UPS STORE
- TOWNE CLEANERS &
- ALTERATIONS
- ANYTIME FITNESS

### 1 ORACLE ARENA

11 MIN FROM SITE

### 2 OAKLAND INT'L. AIRPORT

5 MIN FROM SITE

### 3 CORICA PARK

GOLF COURSE  
 6 MIN FROM SITE

# SAN FRANCISCO

# OAKLAND

# ALAMEDA



## BUILDING & SITE FEATURES

- Two-story glass entries with partial 2nd story floor space
- Ample Parking (+/-2.5/1,000 SF)
- High image building exteriors and landscaping
- Reliable utilities and a lower cost (+/-20%) clean energy supply from Alameda Municipal Power (not PG&E)
- Two (2) Loading Docks and two (2) grade doors
- 24' Clear Heights
- Compliance with all applicable building codes and requirements:
  - :: Seismic
  - :: Title 24 (energy efficiency)
  - :: Loading and vehicle areas
  - :: Americans with Disabilities Act (ADA)

## NORTH LOOP 3 CONNECTIVITY:

- Water Ferry between Harbor Bay and San Francisco Ferry Building & Harbor Bay and South San Francisco
- Free Harbor Bay Business Park Shuttle between Ferry and Coliseum BART Station
- 880 Freeway Access to Ron Cowan Parkway
- 5 Minutes to Oakland International Airport
- Close Shuttle Service Drop Off Points



**STEVE KAPP, SIOR**

Executive Managing Director  
510.300.0213  
CA RE License #01069911

**SHAWN KLEIN**

Director  
510.923.6209  
CA RE License #01426551