



NORTH LOOP 3

ALAMEDA | CA

FOR SALE OR LEASE

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





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



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Access to Bay Trail



Free BART shuttle and 24-hour security



Water ferry between Harbor Bay and San Francisco Ferry Building and Harbor Bay and South San Francisco



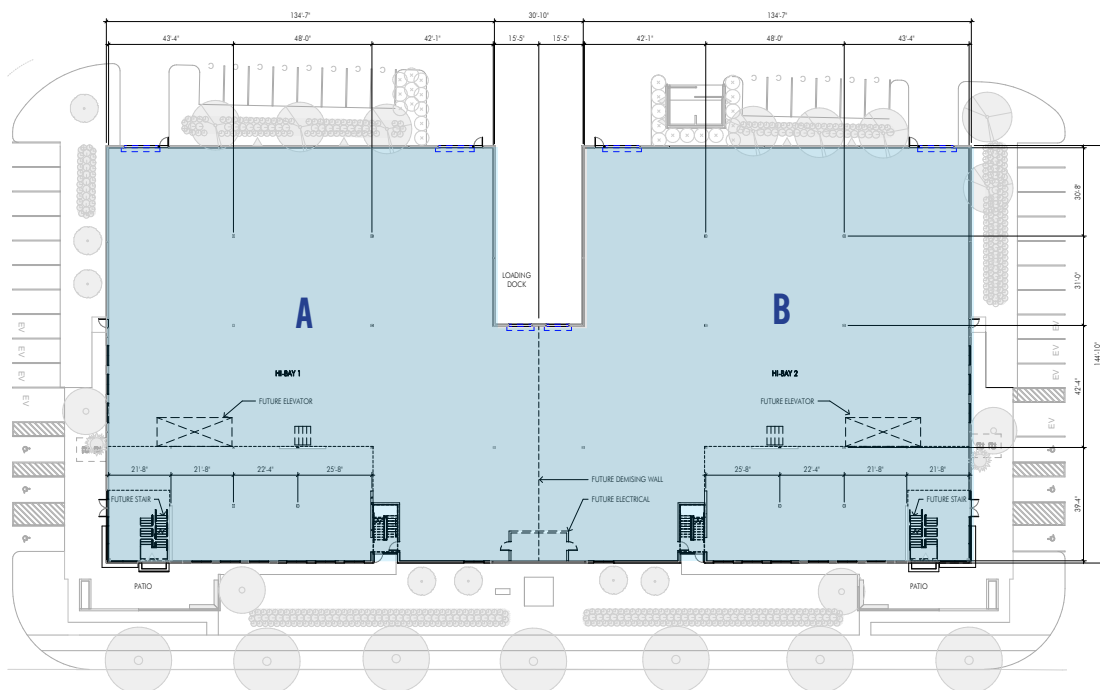


NORTH LOOP 3-ALAMEDA

BUILDING A / 23,955 SF

FEATURES

- ± 23,955 SF Building
- Partial Second Story ±3,192 SF
- ± 1.4 Acre Site
- 24' Clear Height
- 800 Amps 277/480 V 3 Phase Power
- 1 Dock / 1 Grade
- 58 Parking Spaces
- Can be combined with Building B totaling ±47,910 SF with 1600 Amps 3 Phase Power



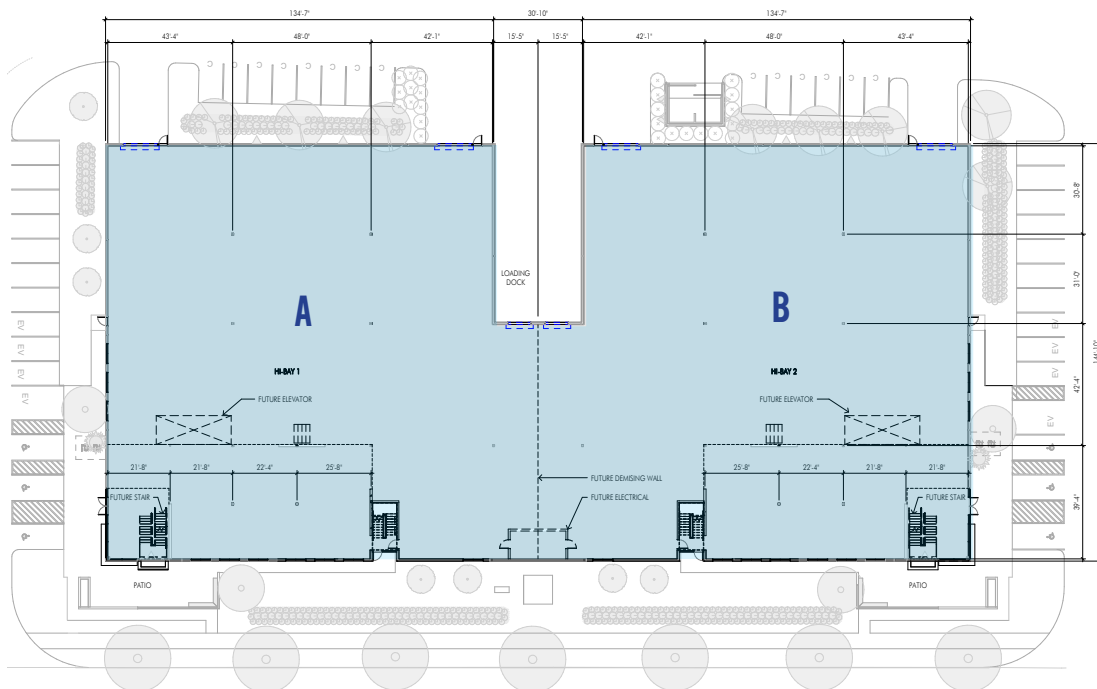


BUILDING B / 23,955 SF

NORTH LOOP 3 - ALAMEDA

FEATURES

- ± 23,955 SF Building
- Partial Second Story ±3,192 SF
- ± 1.4 Acre Site
- 24' Clear Height
- 800 Amps 277/480 V 3 Phase Power
- 1 Dock / 1 Grade
- 57 Parking Spaces
- Can be combined with Building A totaling ±47,910 SF with 1600 Amps 3 Phase Power



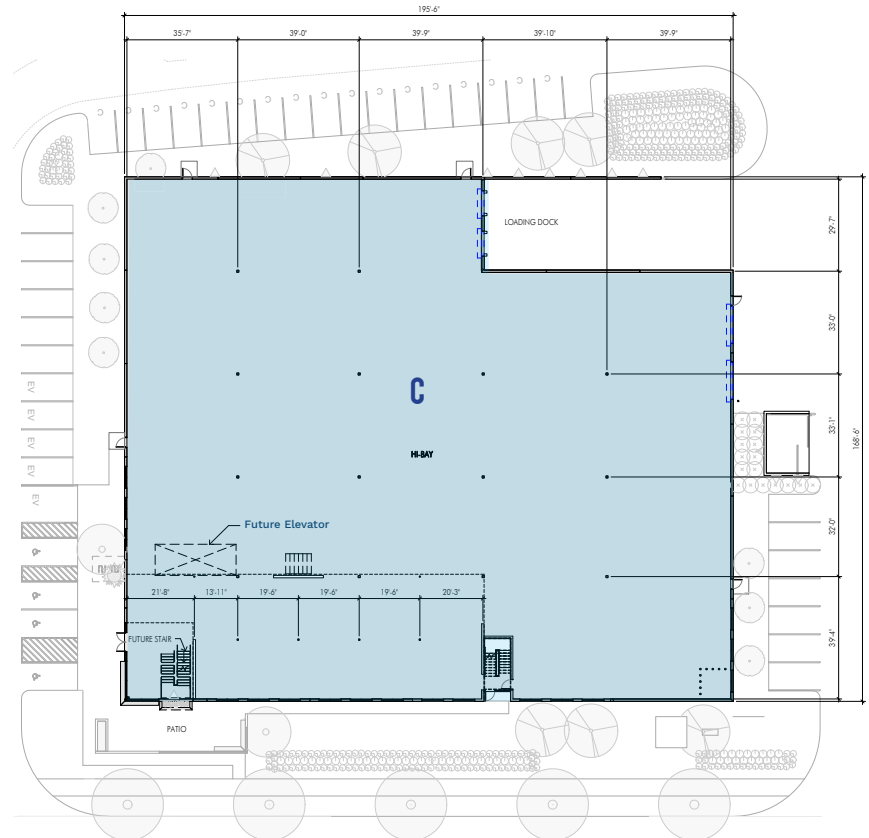


NORTH LOOP 3-ALAMEDA

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



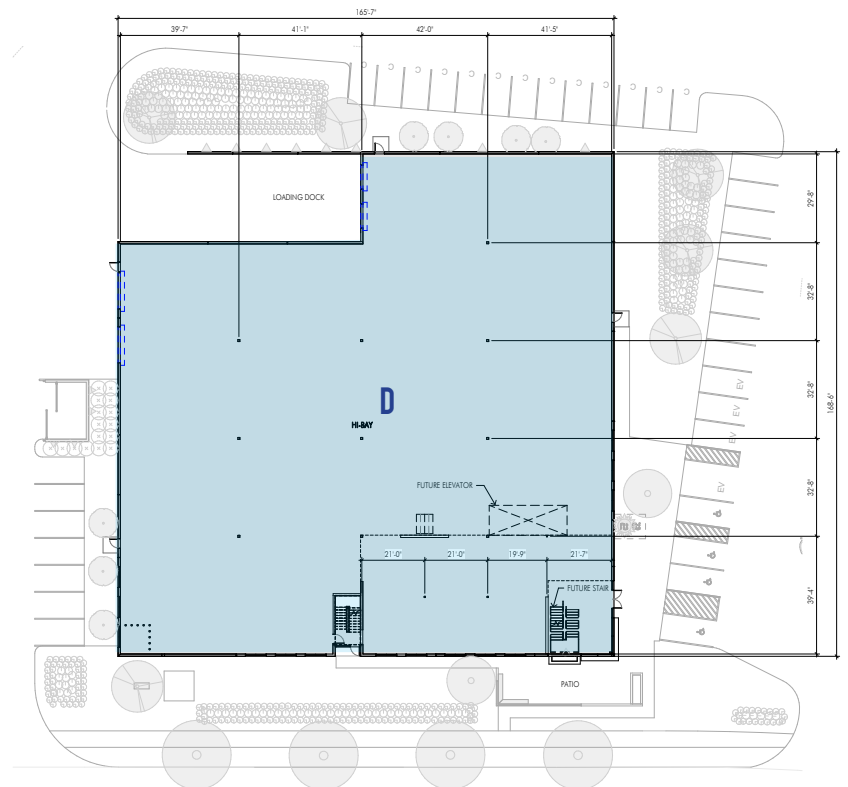


BUILDING D / 28,234 SF

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



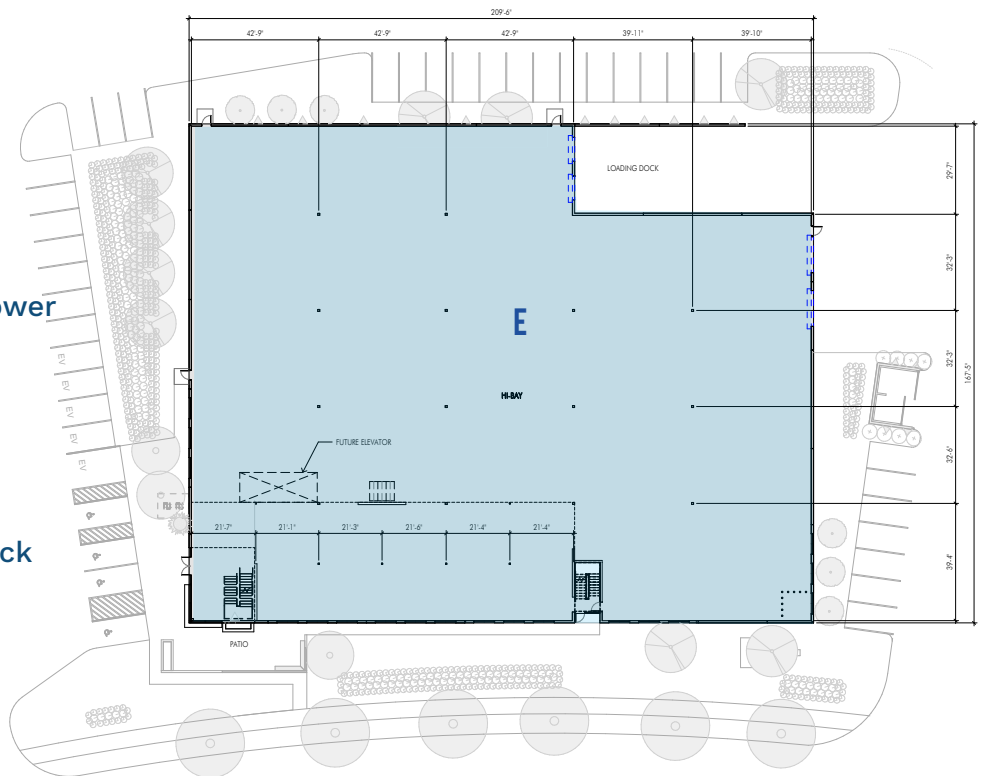


NORTH LOOP 3 - ALAMEDA

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



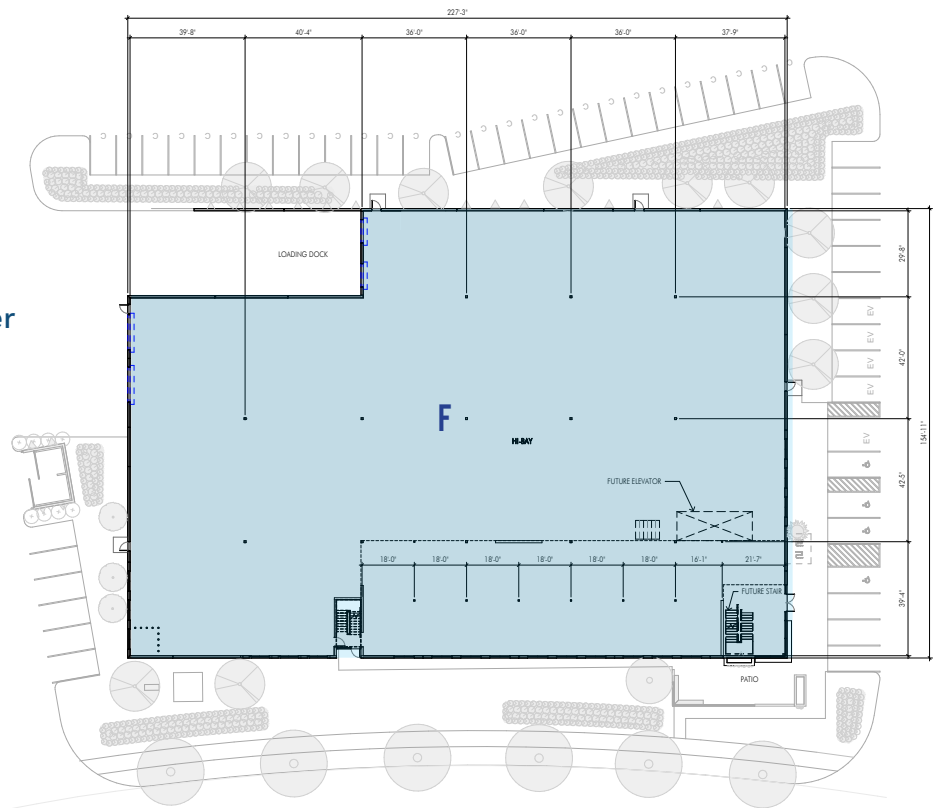


BUILDING F / 38,047 SF

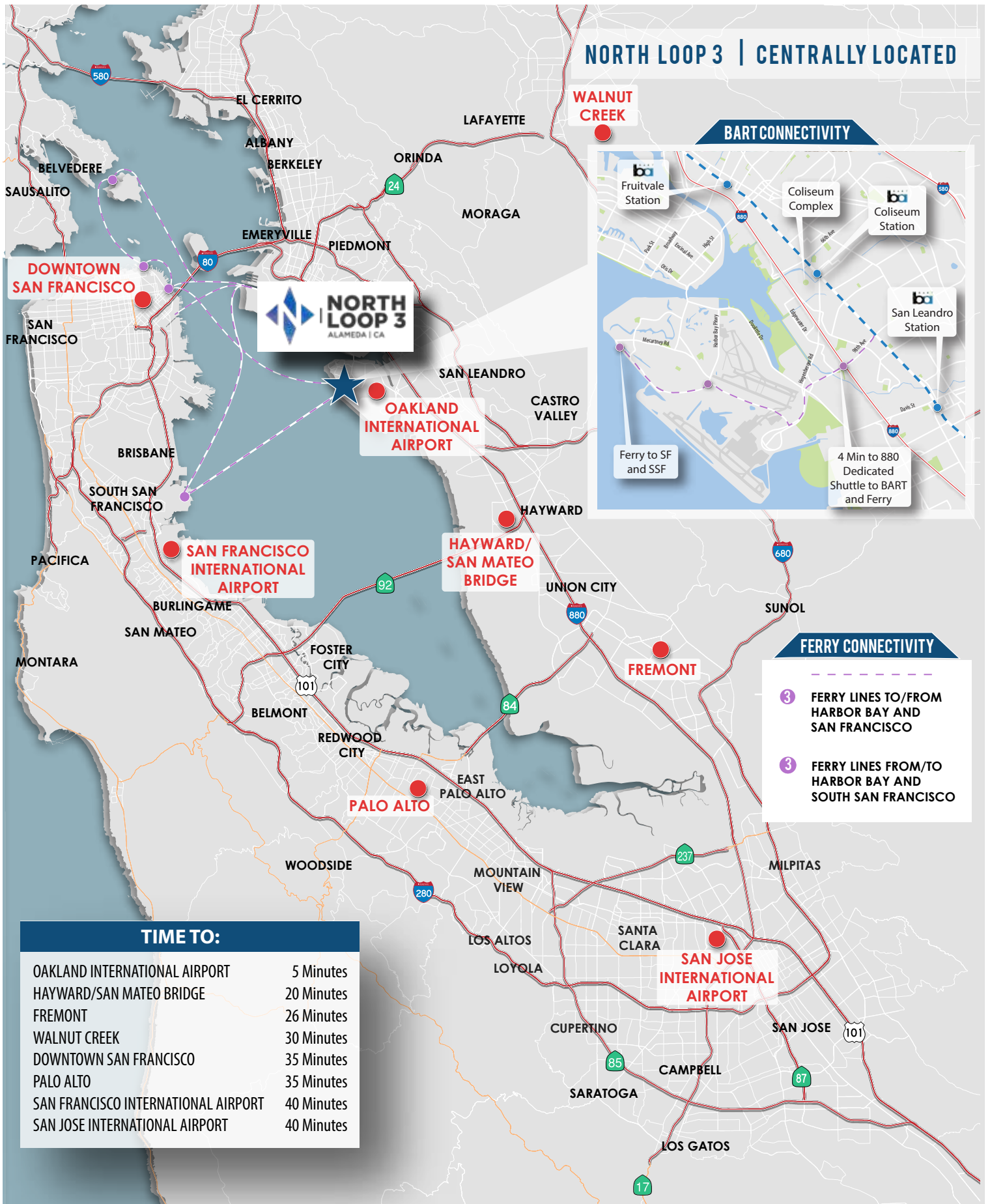
NORTH LOOP 3-ALAMEDA

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

Map showing BART stations and connectivity points:

- Fruitvale Station
- Coliseum Complex
- Coliseum Station
- San Leandro Station

Key features and services:

- Ferry to SF and SSF
- 4 Min to 880 Dedicated Shuttle to BART and Ferry

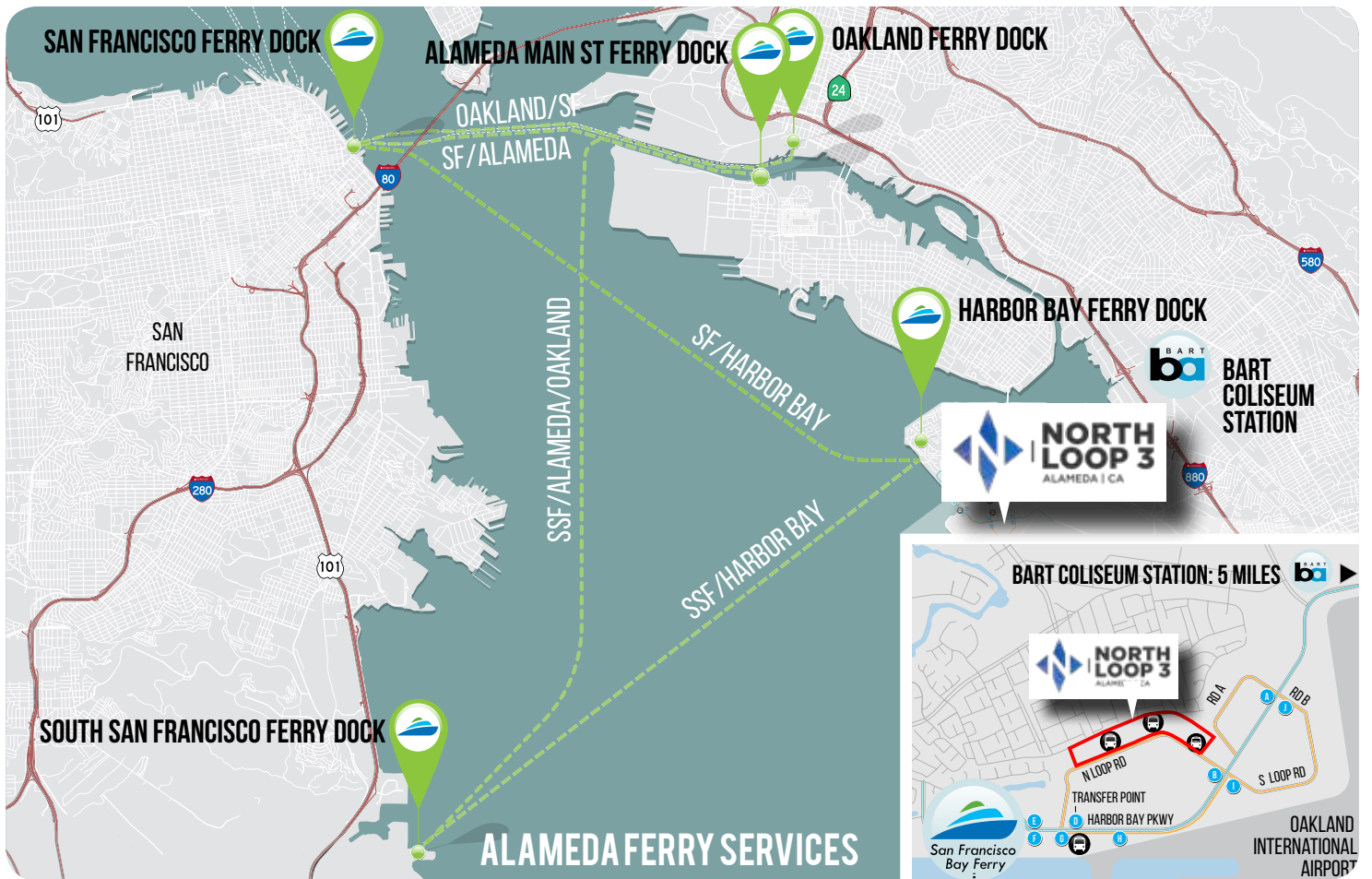
FERRY CONNECTIVITY

Key ferry services:

- 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	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

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1. Southwest	7. HAUSER PERMANENT	13. Singulex	19. USTA	25. ZEPHYR
2. RAIDERS	8. ALLCELLS	14. Atron	20. VT THE NORTH FACE	HOTELS
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. AMERICA	18. SEMIFREDDO'S	24. UEI	29. Residence INN (2020)



ABUNDANT AMENITIES



580

880

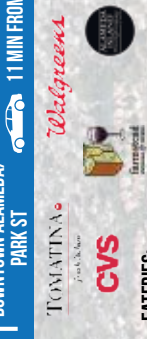
880

61

1

2

1 DOWNTOWN ALAMEDA/
PARK ST 11 MIN FROM SITE



EATERIES:

- BURMA SUPERSTAR
- TOOMIE'S THAI
- ANGELAS KITCHEN
- MAMA PAPA LITHUANIA
- LA PENCA AZUL
- HONESKILLET 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
- LINGUI'S RESTAURANT
- DOGGY-STYLE HOTDOGS
- CHOLITA LINDA

2 ALAMEDA SOUTH SHORE
SHOPPING CENTER 9 MIN FROM SITE



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

3

3

1

2

1 ORACLE ARENA
11 MIN FROM SITE

2 OAKLAND INT'L AIRPORT
5 MIN FROM SITE

3 TORICA PARK GOLF COURSE
6 MIN FROM SITE

NORTH LOOP 3
ALAMEDA, CA

LOOP RD

MCCARTNEY RD

ISLAND DR

HARBOR BAY PKWY

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



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