



| NORTH LOOP 3

ALAMEDA | CA

FOR SALE OR LEASE

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



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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



**NORTH
LOOP 3**
ALAMEDA | CA



Access to Bay Trail



Free BART shuttle
and 24-hour
security



Water ferry to/from
San Francisco Ferry
Building and to/from
South San Francisco



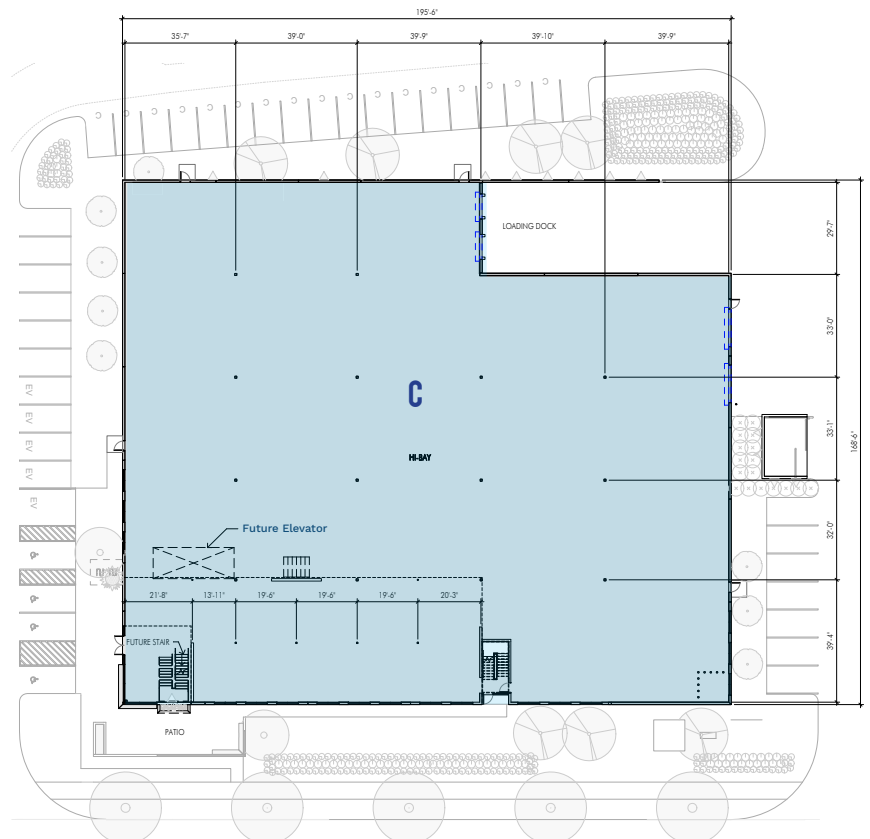


2115 NORTH LOOP ROAD

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 Dock / 2 Grade
- 85 Parking Spaces
- Partial Second Story:
 - Existing ±4,079 SF
 - Allowable Expansion ±3,022 SF
 - Total Potential ±7,101 SF



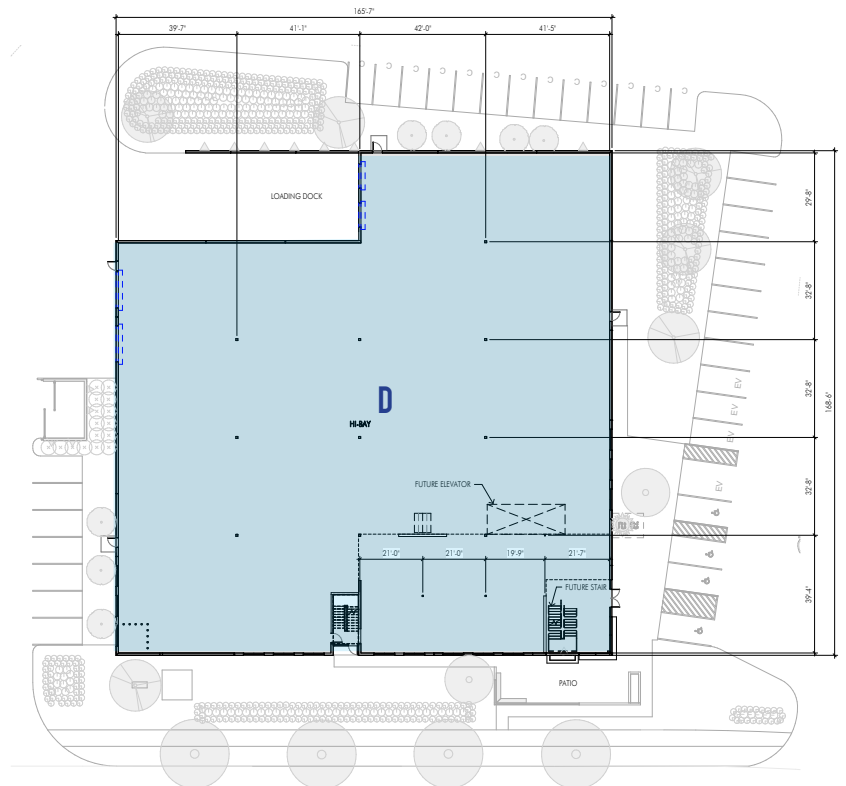


2095 NORTH LOOP ROAD

BUILDING D / 28,234 SF

FEATURES

- ± 28,234 SF Building
- ± 1.94 Acre Site
- 24' Clear Height
- Glass Line in High Bay/Lab Manufacturing Area
- 1,000 Amps 277/480 V 3 Phase Power
- 2 Dock / 2 Grade
- 74 Parking Spaces
- Partial Second Story:
 - Existing ±2,811 SF
 - Allowable Expansion ±3,066 SF
 - Total Potential ±5,877 SF



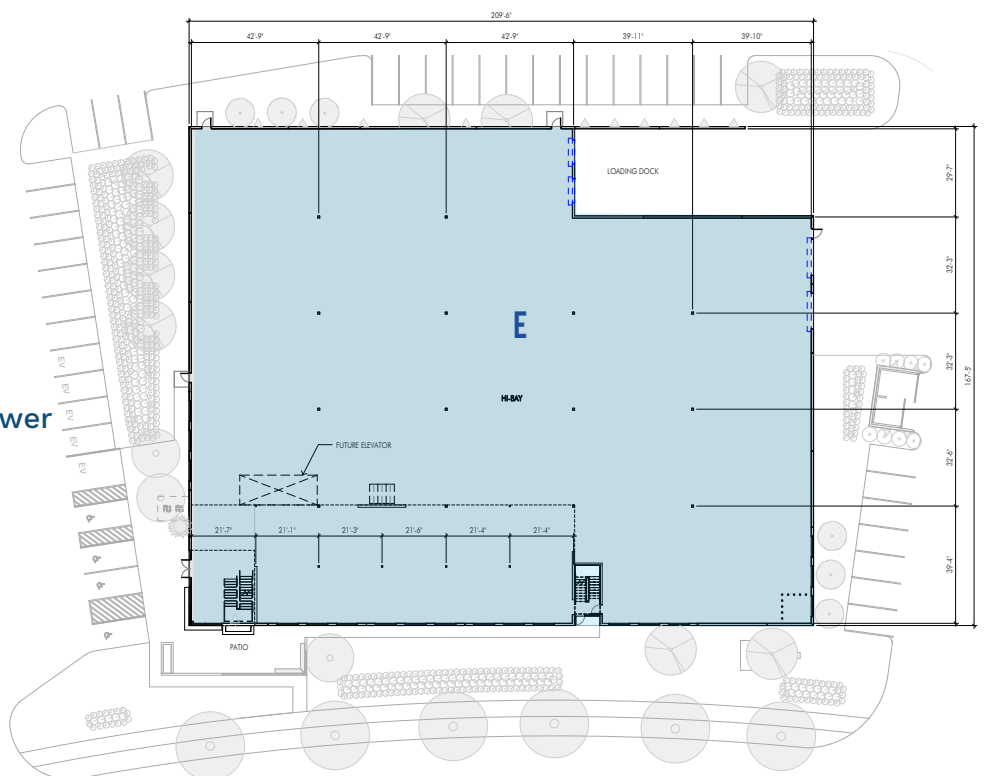


2065 NORTH LOOP ROAD

BUILDING E / 37,261SF

FEATURES

- ± 37,261 SF Building
- ± 2.32 Acre Site
- 28' Clear Height
- Glass Line in the High Bay Lab/Manufacturing Areas
- Knockout Window Panels for Possible Mezzanine Expansion
- 1600 Amps 277/480 V 3 Phase Power
- 2 Dock / 2 Grade
- 87 Parking Spaces
- Partial Second Story:
 - Existing ±4,630 SF
 - Allowable Expansion ±3,026 SF
 - Total Potential ±7,656 SF



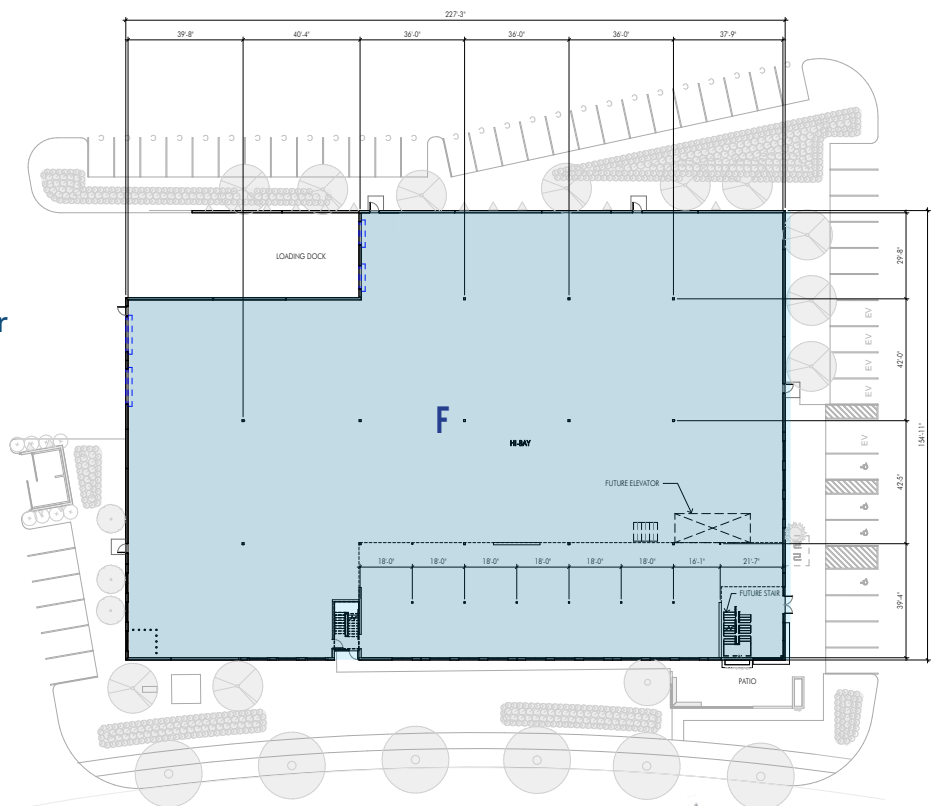


1955 NORTH LOOP ROAD

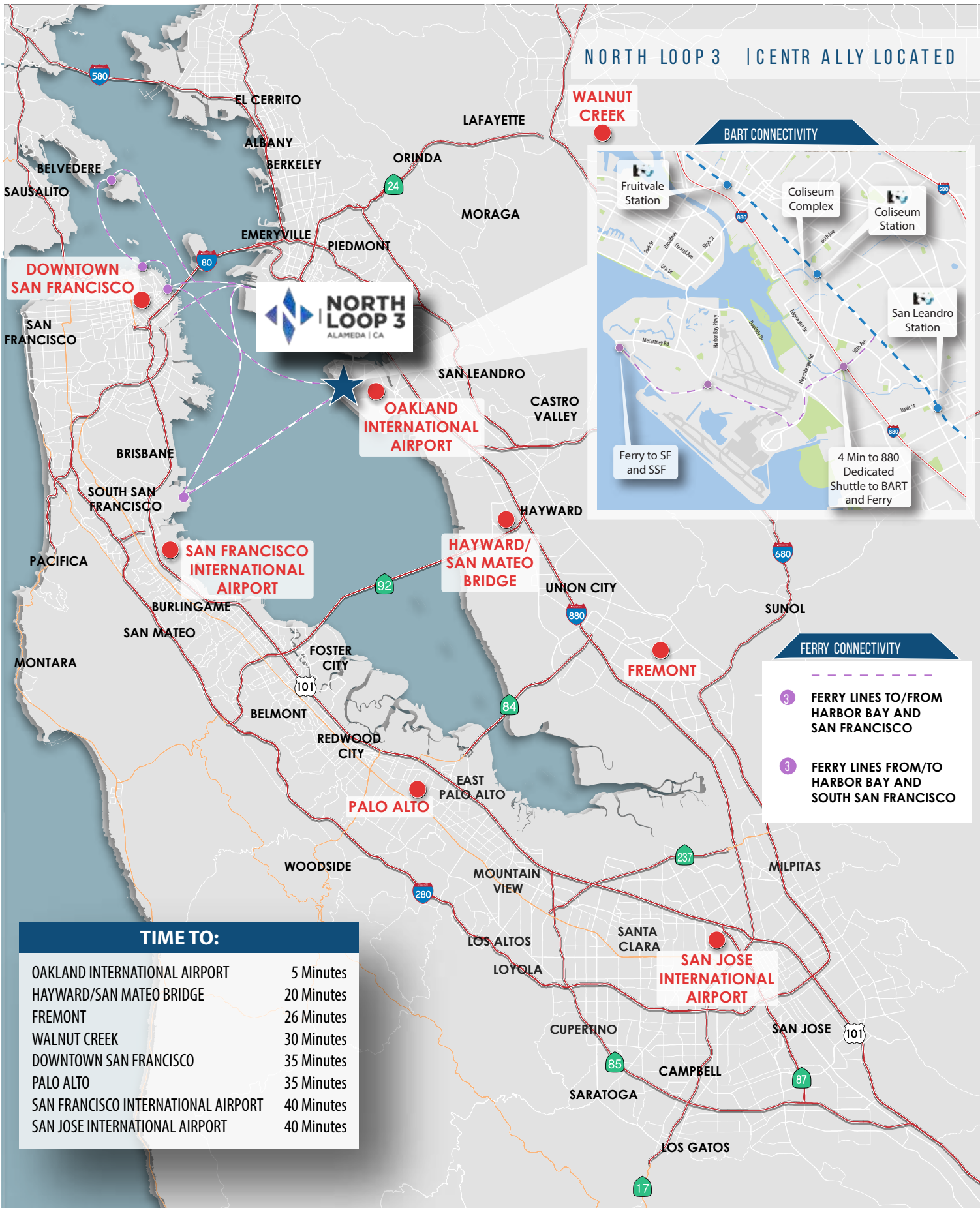
BUILDING F / 38,047 SF

FEATURES

- ± 38,047 SF Building
- ± 2.57 Acre Site
- 24' Clear Height
- Glass Line in the High Bay Lab/Manufacturing Areas
- 1600 Amps 277/480 V 3 Phase Power
- 2 Dock / 2 Grade
- 96 Parking Spaces
- Partial Second Story:
 - Existing ±5,299 SF
 - Allowable Expansion ±3,028 SF
 - Total Potential ±8,327 SF



NORTH LOOP 3 | CENTRALLY LOCATED



BART CONNECTIVITY

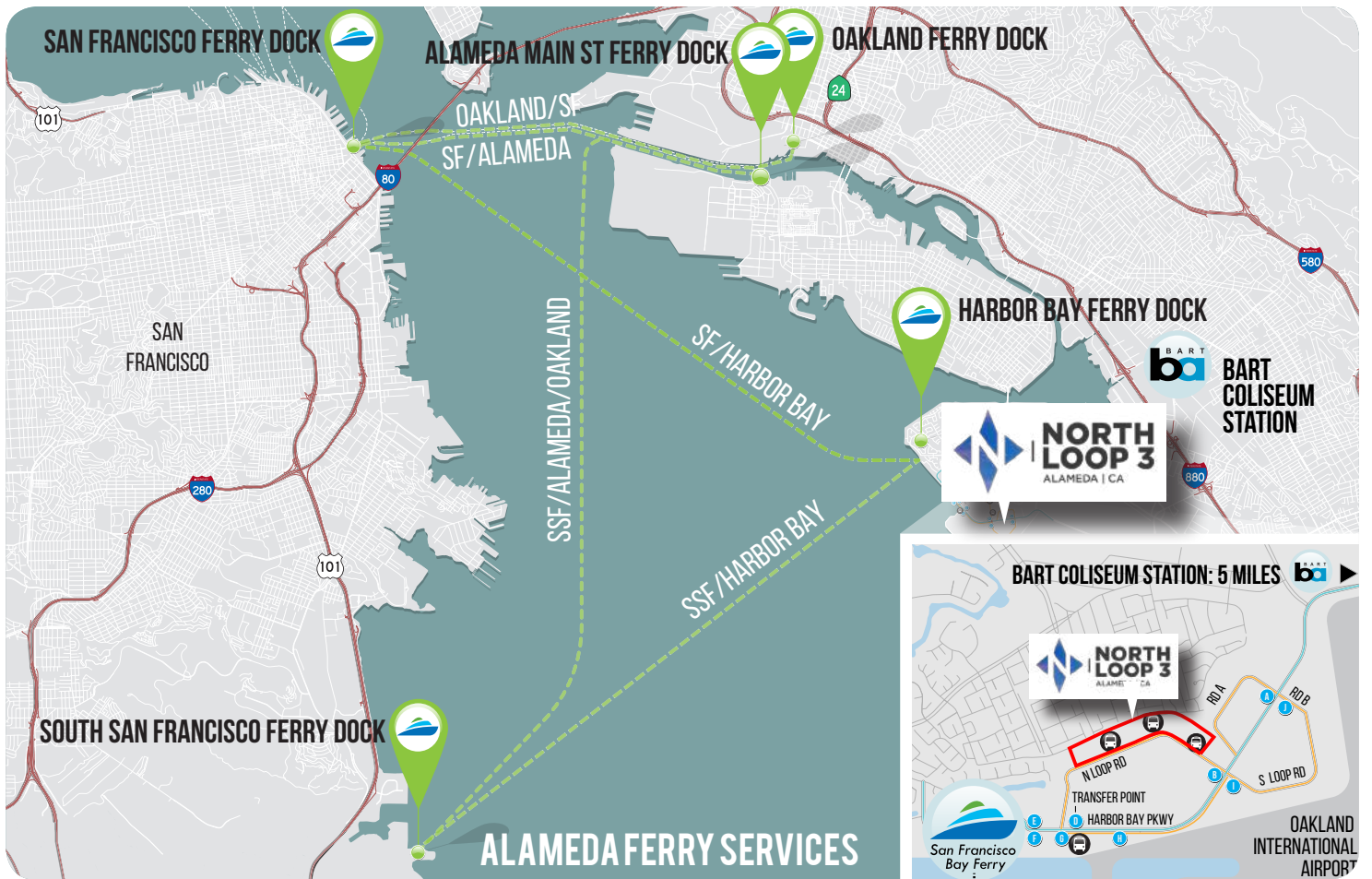
- Fruitvale Station
- Coliseum Complex
- Coliseum Station
- San Leandro Station
- Ferry to SF and SSF
- 4 Min to 880 Dedicated Shuttle to BART and Ferry

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	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. Kaiser Permanente | 13. Singulex | 19. USTA | 25. ZEPHYR |
| 2. RAIDERS | 8. ALLCELLS | 14. Barron | 20. THE NORTH FACE | HOTELS |
| 3. FDA | 9. LeukoLab | 15. EXELIXIS | 21. Donsuemor Madeleines | 26. extended STAY AMERICA |
| 4. TRIC | 10. Penumbra | 16. Alcatel-Lucent Enterprise | 22. SANTA CLARA | 27. Hampton Inn & Suites |
| 5. Abbott | 11. ABB CONCISE | 17. Peets Coffee & Tea | 23. ETIÖRE | 28. Hilton Oakland Airport |
| 6. FritoLay | 12. WEBCOR | 18. SEMPEREDDYS | 24. UEI | 29. Residence INN (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

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

SOLD

NORTH LOOP 3
ALAMEDA, CA

N LOOP RD

ORACLE ARENA

11 MIN FROM SITE

OAKLAND INT'L. AIRPORT

5 MIN FROM SITE

CORICA PARK GOLF COURSE

1927

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)



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