



# | 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



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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



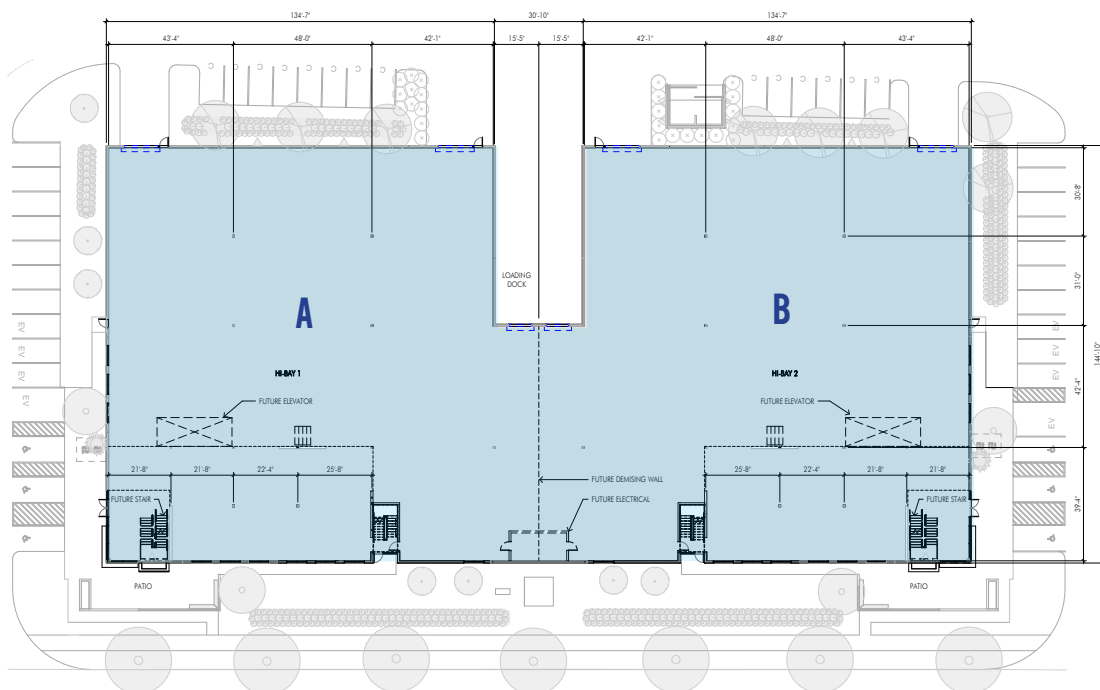


## NORTH LOOP 3-ALAMEDA

## 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



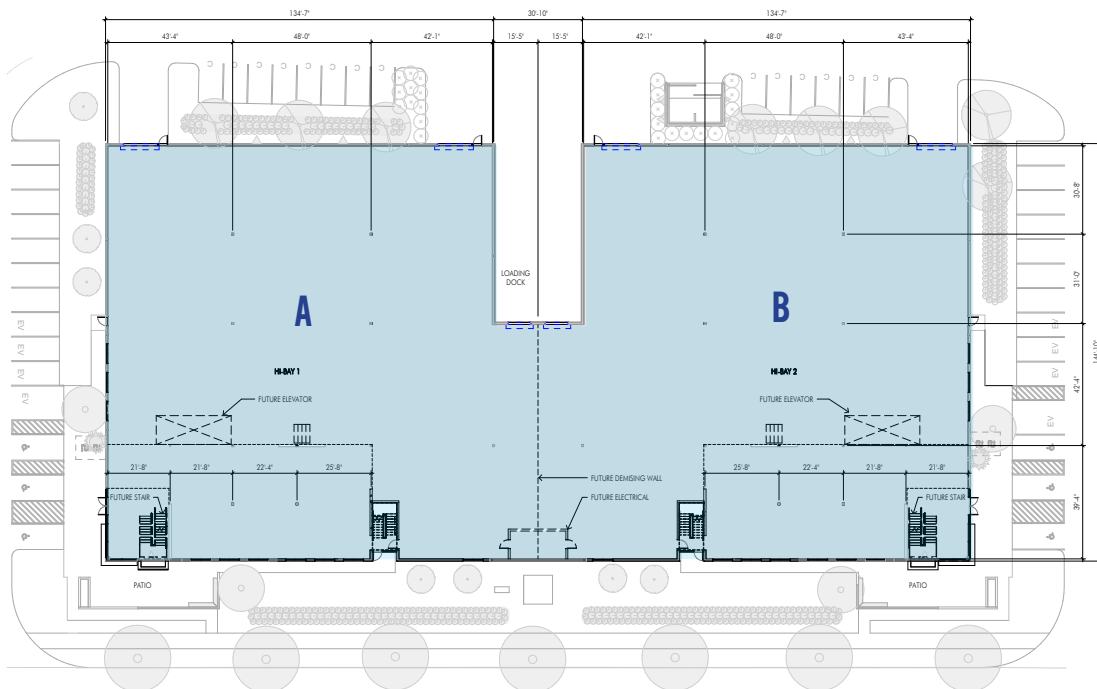


## BUILDING B / 23,955 SF

## 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



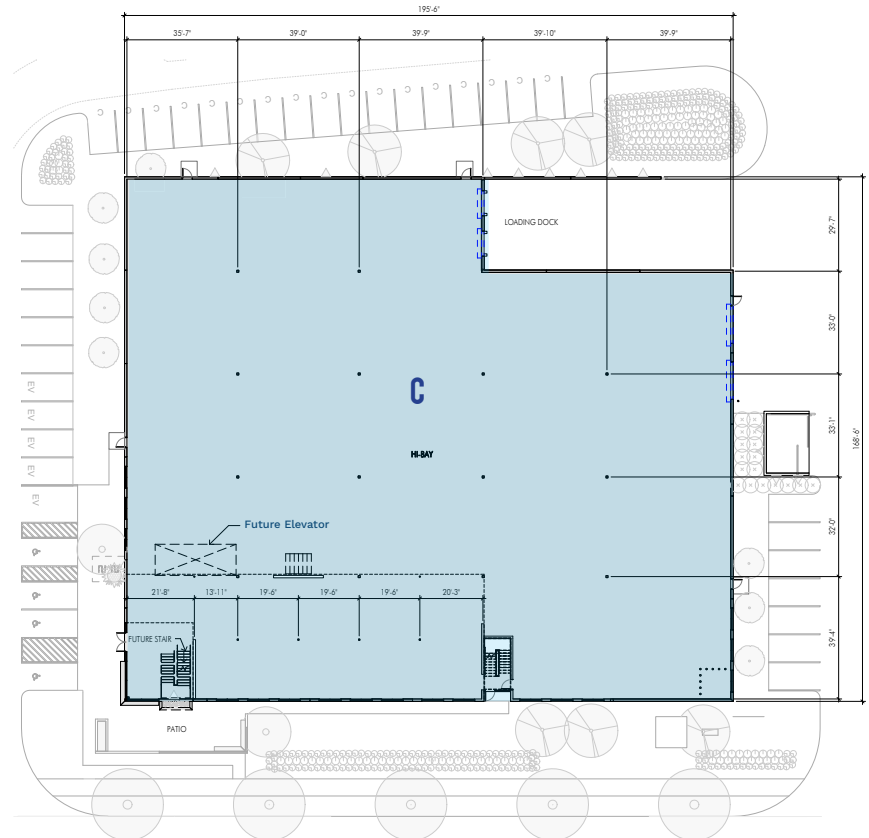


## NORTH LOOP 3-ALAMEDA

**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



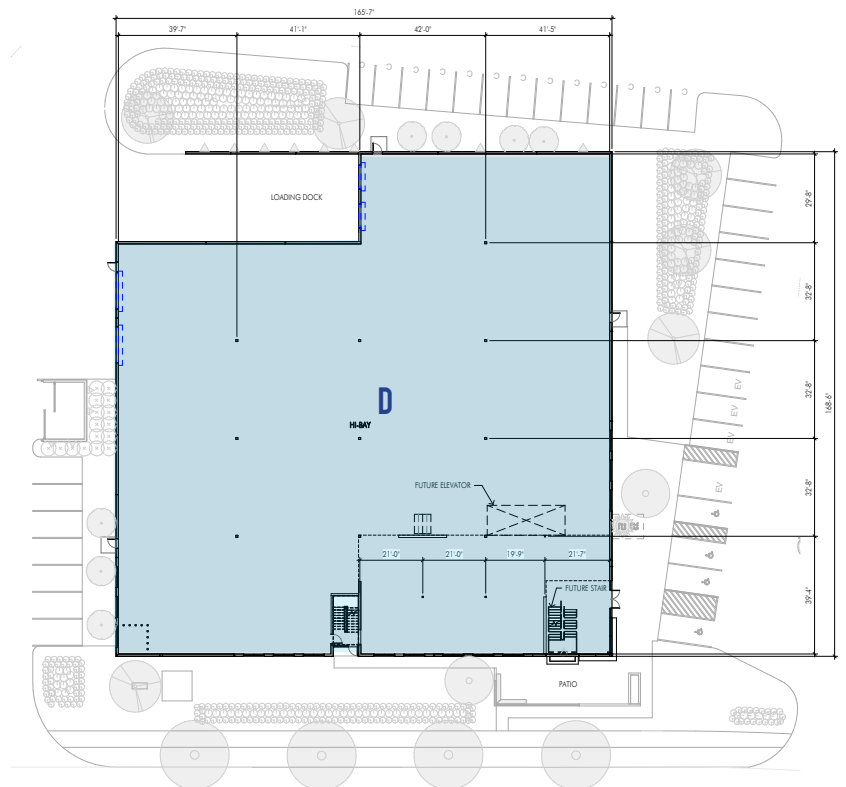


**BUILDING D / 28,234 SF**

**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



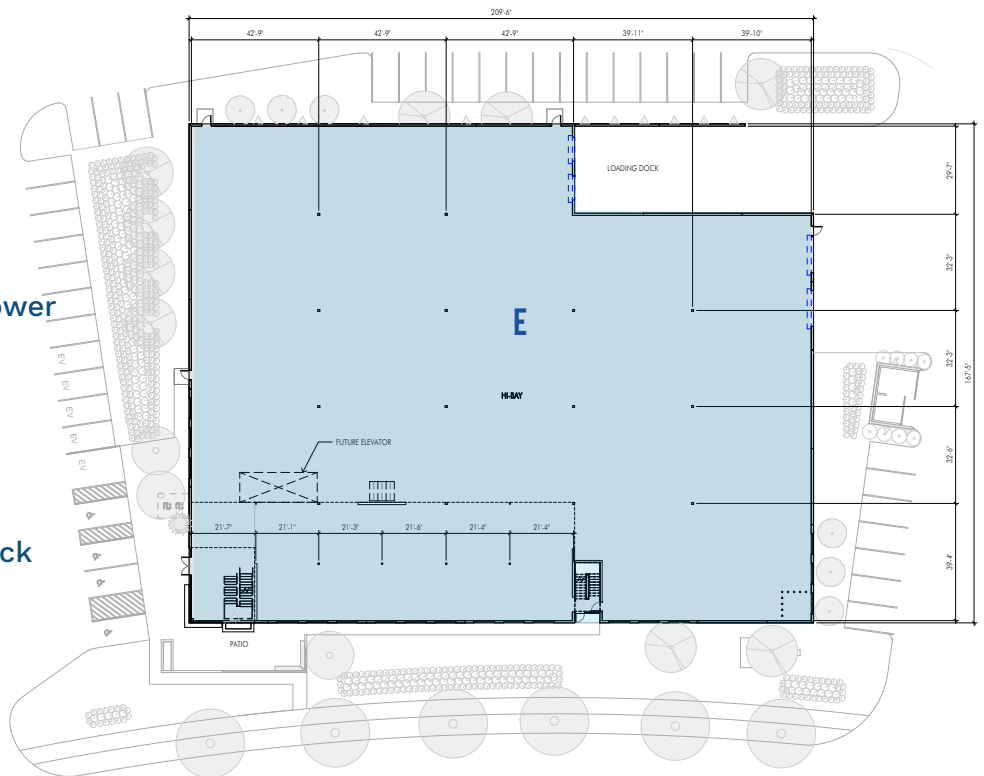


## NORTH LOOP 3 - ALAMEDA

## 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





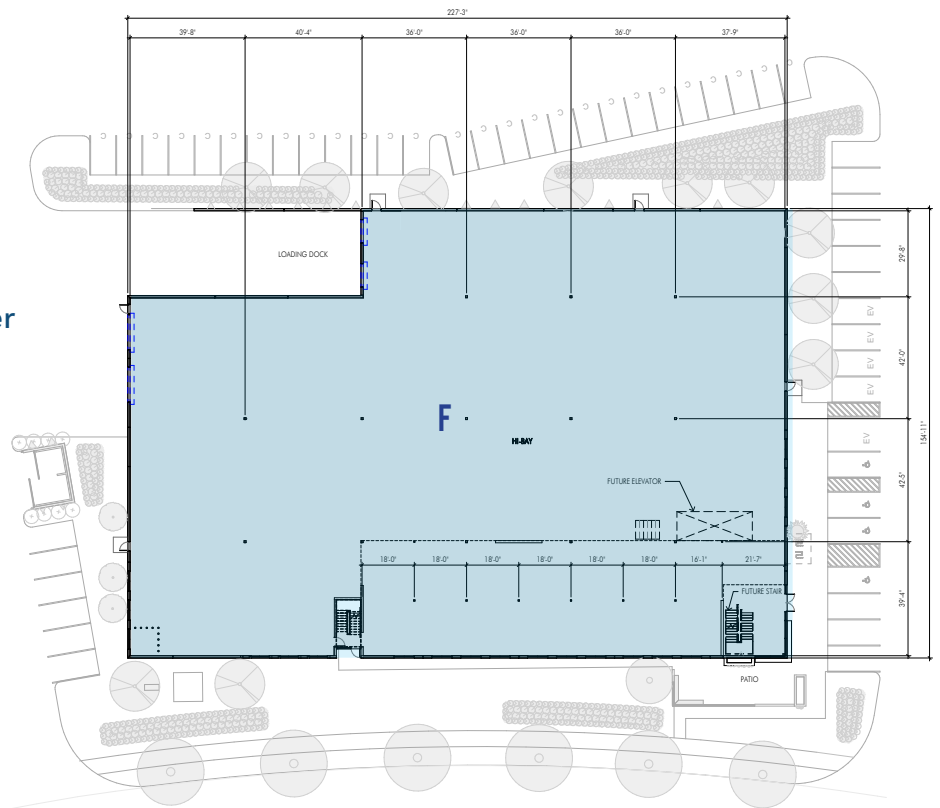


**BUILDING F / 38,047 SF**

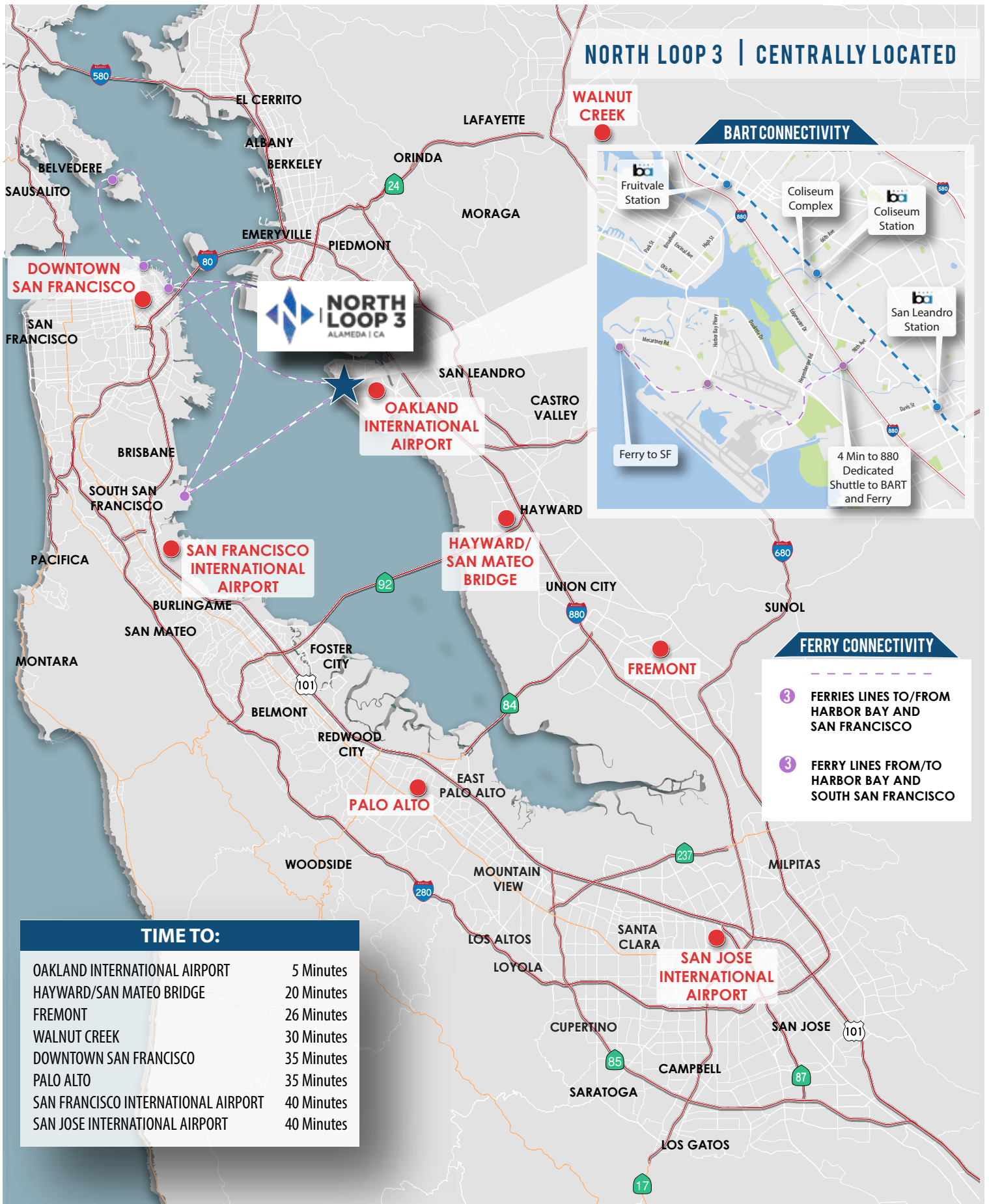
**NORTH LOOP 3-ALAMEDA**

## 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

This inset map highlights the BART connectivity from North Loop 3. It shows the following stations and features:

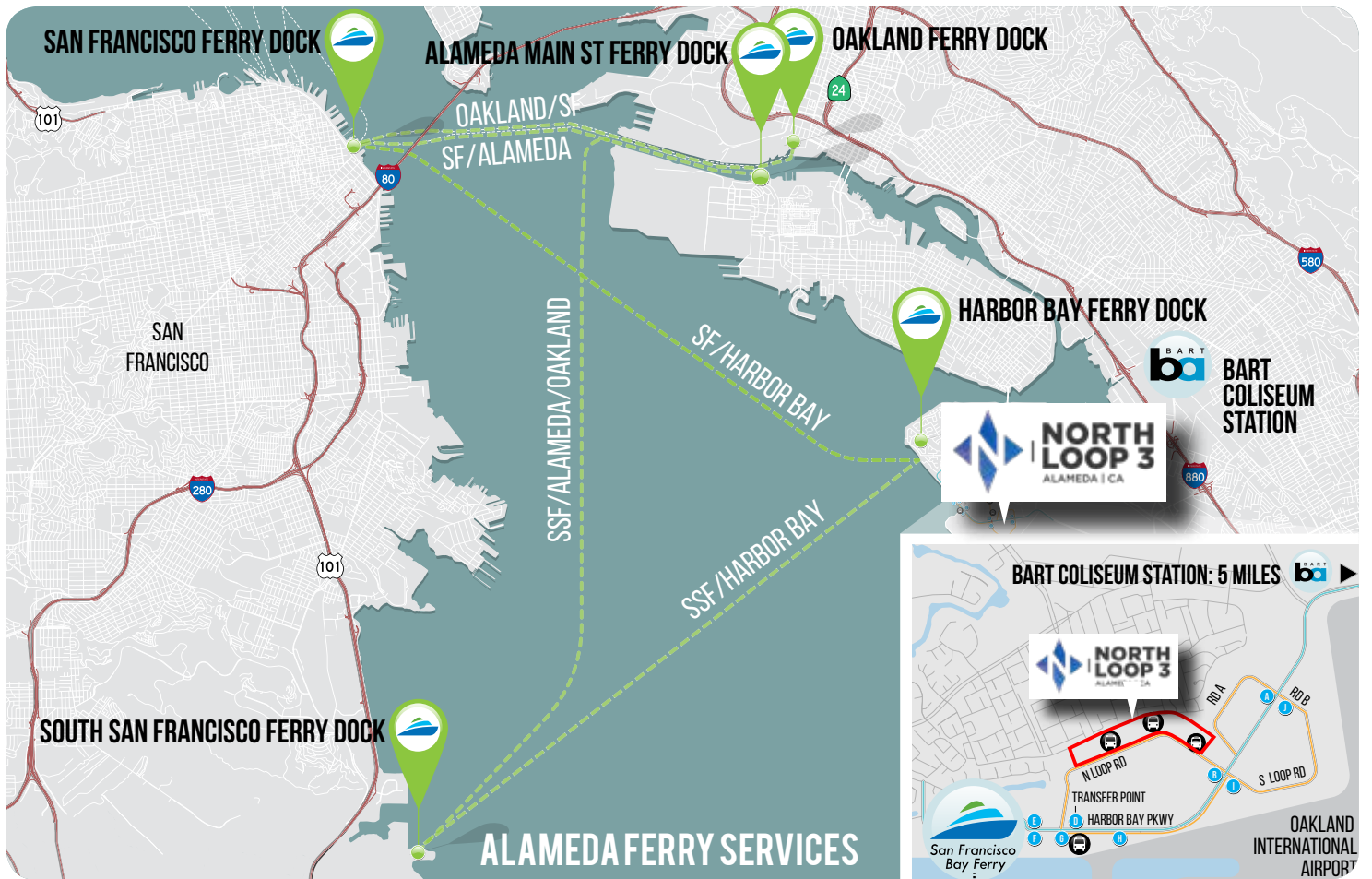
- Fruitvale Station**
- Coliseum Complex**
- Coliseum Station**
- San Leandro Station**
- Ferry to SF**
- 4 Min to 880 Dedicated Shuttle to BART and Ferry**

### FERRY CONNECTIVITY

- 3 FERRIES 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

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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	<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. AMERICA	18. SEMIFREDDO'S	24. UEI	29. Residence INN BY HARRIOTT (2020)



# ABUNDANT AMENITIES



580

880

880

61

1

2

1

2

3

3

MCCARTNEY RD

ISLAND DR

HARBOR BAY PKWY

N LOOP RD



**NORTH LOOP 3**  
ALAMEDA, CA

## 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)



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