



The Research Park
MARINA VILLAGE

www.marinavillagealameda.com

WELCOME TO THE RESEARCH PARK AT MARINA VILLAGE



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Most amenitized campus in the East Bay!

PROJECT HIGHLIGHTS

- **1.4M SF Waterfront Campus** is the most active Life Sciences cluster in the Bay Area
- **The RETREAT** New tenant amenity building with fitness facility and conference center
- **Dedicated/Private Shuttle** to 12th Street BART
- **Commercial Ferry Terminal** on campus coming in Q4 2024
- Complimentary on-site tenant **Encinal Yacht Club** access Monday - Friday

THE APEX OF LOCAL TRANSPORTATION



Water Taxi to Jack London Square



Commercial ferry service coming in 2026



Free Parking



Shuttle to BART

HEALTH & WELLNESS



Peloton bike & tread studio



Bikes to cross 230+ acre campus



Kayaks & paddleboards



Gym & Fitness



Encinal Yacht Club Access



Direct access to Jean Sweeney Open Space Park

THE RESEARCH PARK AT MARINA VILLAGE IS

5 minutes
to Downtown Oakland

20 minutes
to Downtown San Francisco

22 minutes
to Downtown Walnut Creek

WELL CAPITALIZED OWNER AND CURATED ONSITE TEAM



Big Enough To Serve You, Small Enough To Know You...

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NEARBY AMENITIES



- 1 AC TRANSIT**
- 2 12TH STREET BART STATION**
Dedicated private BART shuttle pick up/drop off station
- 3 ALAMEDA MAIN STREET FERRY TERMINAL**
- 4 ALAMEDA LANDING**
Target, Safeway, In-N-Out, The Habit Burger Grill, Famous Dave's Legendary Pit Bar-B-Que, Chipotle, Firehouse Subs, Jamba Juice, Koja Kitchen, Ono Hawaiian BBQ, Orange Theory, Panda Express, Yogurtland
- 5 WEBSTER SQUARE**
- 6 WEBSTER STREET RETAIL & RESTAURANTS**
Chef's Wok, East Ocean Seafood, India Palace, Kitchen of Alameda, Wienerschnitzel, Sushi Go Go, Subway, Wally's Corner, Alameda Farmers' Market, Dragon Village, Canasta Kitchen, Calafia Taqueria, Alfresco Dining Park, Nation's Giant Hamburgers & Great Pies, Yokohama
- 7 MARINA VILLAGE SHOPPING CENTER**
Noodle Bar, Lee's Garden Chinese, New Tokyo, Keoki's Hawaiian BBQ, Michael's Grill & Taqueria, Domino's Pizza, Pho Lucky Noodle House, Lucky's
- 8 MARINER SQUARE ATHLETIC CLUB**
- 9 MARINA VILLAGE MARINA**
- 10 JEAN SWEENEY OPEN SPACE PARK**
- 11 ALAMEDA POINT**
Faction Brewing, Rock Wall Wine Company, Hangar 1 Vodka, Natel Energy, Building 43 Winery, Scolari's At The Point
- 12 PARK STREET**
Alameda Athletic Club, Theater, Burma Superstar, Starbucks, Tomatina, Yellowtail, Lucky 13, Side-street Pho, Gim's Chinese Kitchen, Jim's Coffee Shop, iTea Alameda, Speisekammer, Crispian Bakery, Monkey King At The Brewery
- 13 ALAMEDA SOUTH SHORE CENTER**
Kohl's, Safeway, TJ Maxx, Bed Bath & Beyond, Old Navy, Ross, Petco, Office Max, Ulta, Walgreens, Big 5, Trader Joe's, Total Woman Gym & Spa
- 14 CROWN MEMORIAL STATE BEACH/WASHINGTON PARK**



Housing growth continues with **1,541 units under construction** and **5,353 units planned by 2031.**

- 1501 Buena Vista Ave 362 MF units
- Alameda Marina Phase I 360 MF units
- Rosefield Village 78 MF units
- Alameda Landing Waterfront Residential 300 Townhome
- Alameda Point Building 8 87 Work-live units
- Veterans Administration Blocks 6-7 (Trumark Townhomes) 124 Townhomes
- Block 8 - Eden Housing 130 Affordable MF units
- Block 9 200 MF units

The average list price/SF for a rental in Alameda is **58%** the cost of San Francisco.*

*According to Zillow.com



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CURRENT AVAILABILITIES



MARINA VILLAGE | OFFICE



RESEARCH PARK AT MARINA VILLAGE | LIFE SCIENCES & LAB

OFFICE SPACES

1001 Marina Village

Suite 100 | 6,944 RSF
Suite 200 | 20,121 RSF
Suite 300 | 20,058 RSF

1050 Marina Village

Suite 102 | 766 RSF
Suite 203 | 2,740 RSF
Suite 204 | 561 RSF
Suite 205 | 2,561 RSF

1080 Marina Village

Suite 100 | 10,746 RSF
Suite 508 | 3,415 RSF

1101 Marina Village

Suite 200A | 6,478 RSF

1301 Marina Village

Suite 107 | 3,858 RSF
Suite 205 | 4,304 RSF
Suite 250 | 1,844 RSF
Suite 300 | 4,068 RSF
Suite 310 | 3,734 RSF
Suite 340 | 3,166 RSF
Suite 360 | 733 RSF



LIFE SCIENCES & LAB

960 Atlantic

±18,169 RSF

980 Atlantic

Suite 100 | 19,372 RSF

1015 Atlantic

Suite 100 | 12,955 RSF

1020 Atlantic

Suite 100 | 15,529 RSF

1125 Atlantic

Entire | 22,905 RSF

1135 Atlantic

Entire | 28,067 RSF

1145 Atlantic

Entire | 41,880 RSF

2020 Challenger Dr

Suite 130 | 7,410 RSF

850 Marina Village

Suite 100 | 16,984 RSF

500 & 600 Wind River

Entire | ±77,135 RSF each

200 Wind River

R&D Development
120,000 RSF
Purpose Built

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