



**LIFE SCIENCE  
AT THE RADIUS  
@ HARBOR BAY**  
ALAMEDA • CALIFORNIA



# 1501

HARBOR BAY  
PARKWAY

**±16,972 SF NOW AVAILABLE  
TURNKEY LAB / R&D SPACE**

**NEWMARK**



# FEATURES



## PROJECT HIGHLIGHTS

- ◆ Turn-Key Class A Life Science/R&D Suites
- ◆ Potential for Pilot Plant Improvements
- ◆ Alameda Municipal Power - More Reliable than PG&E at 25% Less Cost
- ◆ Steel Deck Construction
- ◆ 4-Sided Window Lines with Bay Views
- ◆ New Lobby
- ◆ New Landscaping
- ◆ New Common Area/Picnic Seating Areas
- ◆ Campus Setting
- ◆ Free Parking
- ◆ BART Shuttle Service
- ◆ Ferry Service 25 minutes to/from Downtown San Francisco
- ◆ New Exterior Paint
- ◆ Rare Single Tenant Opportunity
- ◆ Eyebrow and Monument Signage Available
- ◆ 3Q23 Delivery

## BUILDING FEATURES

- ◆ 1985 Construction, 2022 Renovation
- ◆ 2-Story, 13' Clear Height
- ◆ 2,500 Amps, @ 480V Power
- ◆ New Hvac Service / 100% Outside Air ("Osa") with 10 Air Changes per Hour
- ◆ New 250kw Backup Power Generator, 4.5W/SF Backup Power Capacity Available for Equipment Load
- ◆ 98 Parking Stalls, 5 EV Chargers
- ◆ Roll-Up Door, 10'x11' Loading At-Grade Dock Door
- ◆ Dedicated Outdoor Screened Equipment Pad
- ◆ 4,000 lbs Elevator; 6.25" Wide, 90.5" Deep, 95" Tall

## SPEC LAB FEATURES

- ◆ 45 Watts per Square Foot
- ◆ Single Pass Air for All Premises
- ◆ Tissue Culture, Glass Wash, Equipment and Supply Rooms
- ◆ Floor Drains/Plumbing to Suit
- ◆ Fume Hoods
- ◆ Emergency Eyewash Stations
- ◆ Lab Benches and Case Work
- ◆ 2.0 cfm Standard in Each Lab
- ◆ 100% Outside Air in Each Lab Based on 60% Lab/40% Office Utilization
- ◆ Mechanical Systems Delivering 10-12 Air Changes per Hour in the Lab





# FIRST FLOOR



\*FF&Es are for layout purposes only



±16,972 SF



Office



Lab

50% Lab / 50% Lab Support

Spec labs will include fume hoods, lab benches and casework

Large open labs with nearby lab support rooms

Exterior storage and pads available



# GALLERY







# CAMPUS AMENITIES @ THE RADIUS | HARBOR BAY

## ABOUT THE RADIUS @ HARBOR BAY

Located within Harbor Bay's growing life science cluster anchored by Abbott, Exelixa and Penubra, The Radius @ Harbor Bay is Alameda's newest collection of Class A Life Science/R&D availabilities. The campus consists of 11 Class A buildings for a total of ±700,000 SF

COMING IN  
SUMMER 2023



## FOOD

- ◆ Weekly rotating food truck program at the corner of Harbor Bay Parkway & North Loop Road
- ◆ The Radius Shipping Container Eateries

## FITNESS

- ◆ Outdoor Fitness Classes

## PERKS FROM THE HARBOR BAY ASSOCIATION

- ◆ Guaranteed Ride Home
- ◆ Clipper Employee Benefit
- ◆ Around-the-Clock Security

For more information about Harbor Bay, visit [www.harborbay.com](http://www.harborbay.com)



## LIFE SCIENCE COMPANIES @ HARBOR BAY





# PACELINE BUILDINGS @ HARBOR BAY



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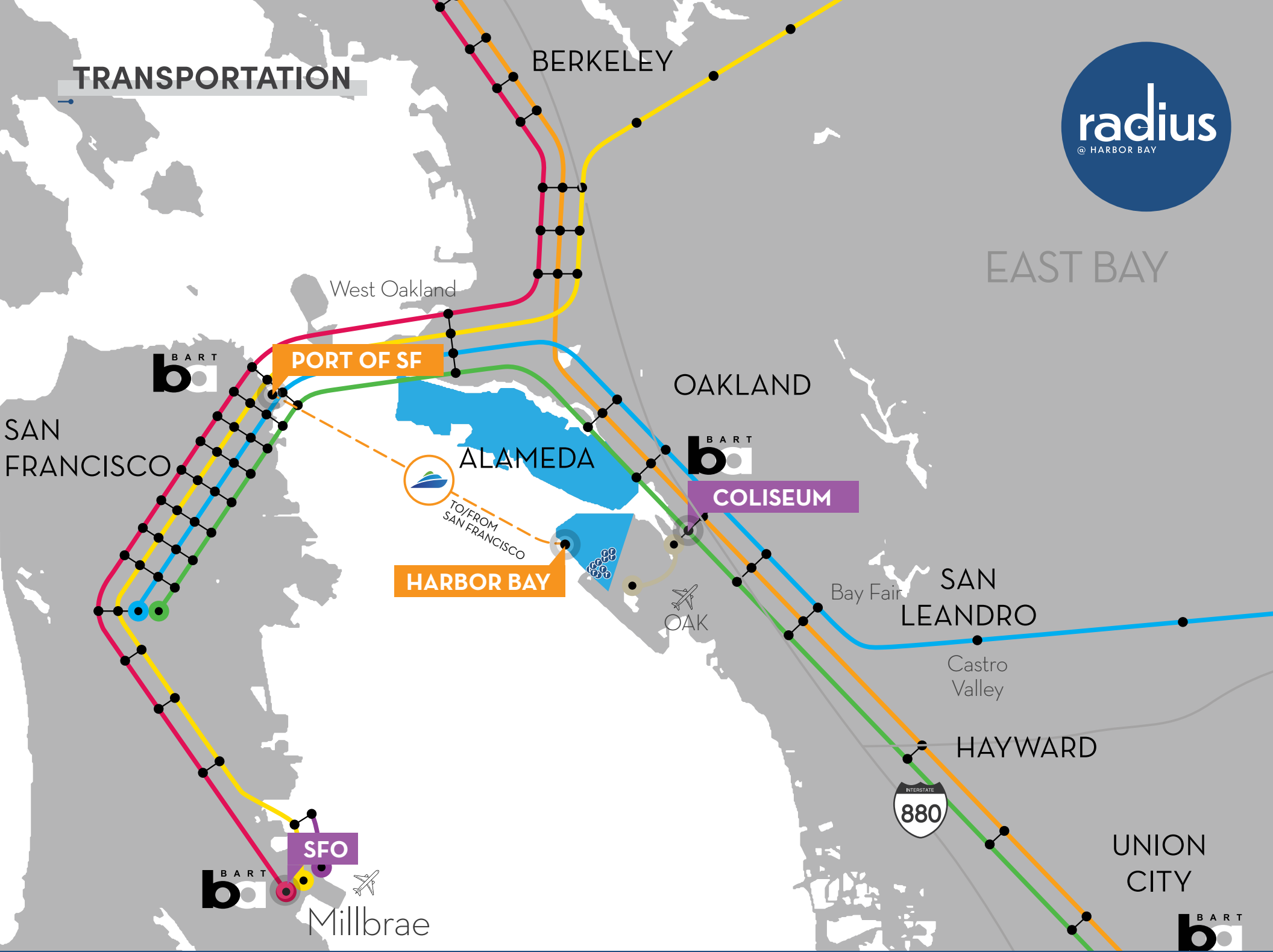
North Loop Road

Harbor Bay Parkway

Harbor Bay Parkway

South Loop Road

# TRANSPORTATION





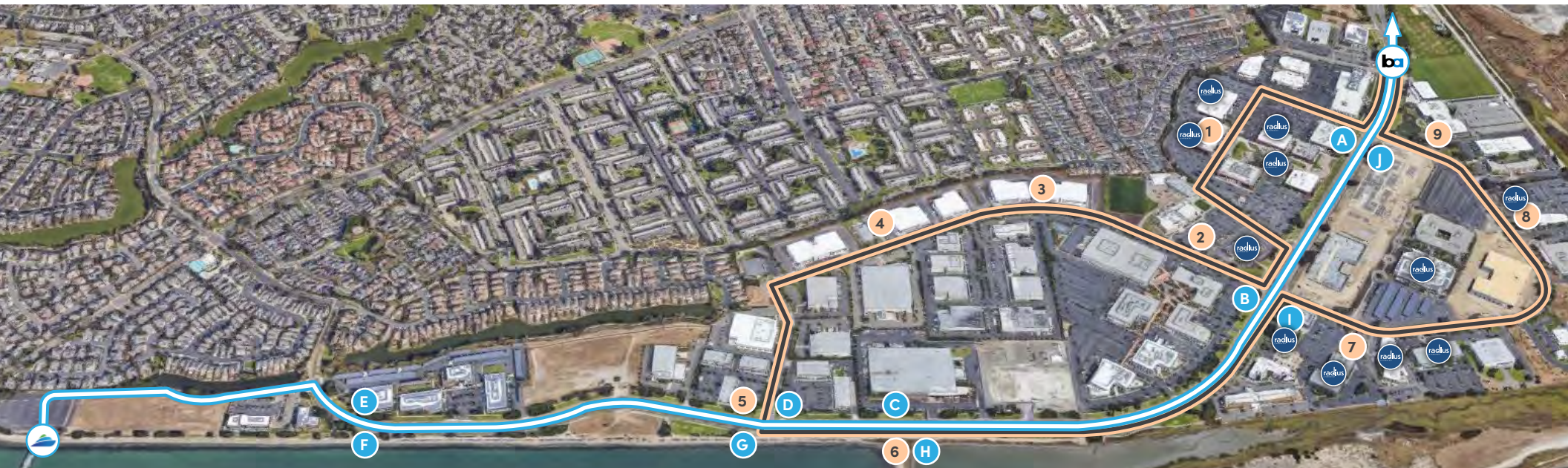
# HARBOR BAY SHUTTLE SCHEDULE



## AM SHUTTLE SCHEDULE

Trip	lba	1	2	3	4	5	6	7	8	9	A	B	C	D	E	ba	F	G	H	I	J	
1	6:05										6:20	6:22	6:23	6:24	6:26							
2	6:25	6:40	6:41	6:42	6:43	6:44	6:45	6:46	6:47	6:48												
3	6:45	7:00	7:01	7:02	7:03	7:04	7:05	7:06	7:07	7:08												
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	
5	7:25	7:40	7:41	7:42	7:43	7:44	7:45	7:46	7:47	7:48												
6	7:45	8:00	8:01	8:02	8:03	8:04	8:05	8:06	8:07	8:08												
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	
8	8:37	8:52	8:53	8:54	8:55	8:56	8:57	8:58	8:59	9:00												
9	8:45										9:00	9:02	9:03	9:04	9:06							

Shuttle service subject to change or cancellation without prior notice due to traffic, weather, or other unforeseen circumstances.





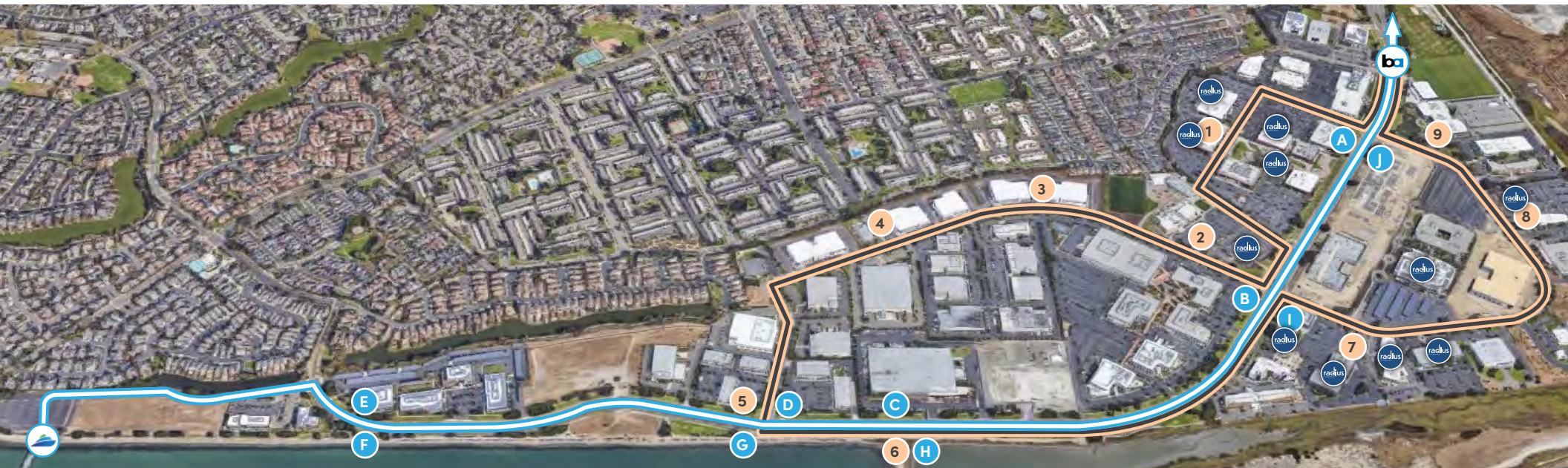
# HARBOR BAY SHUTTLE SCHEDULE



## PM SHUTTLE SCHEDULE

Trip	1	2	3	4	5	6	7	8	9	A	B	C	D	E		F	G	H	I	J			
1	3:00	3:01	3:02	3:03	3:04	3:05	3:06	3:07	3:08														3:23
2																3:22	3:24	3:25	3:26	3:28			3:43
3	3:40	3:41	3:42	3:43	3:44	3:45	3:46	3:47	3:48														4:03
4	4:00	4:01	4:02	4:03	4:04	4:05	4:06	4:07	4:08														4:23
5																4:22	4:23	4:25	4:26	4:28			4:43
6	4:40	4:41	4:42	4:43	4:44	4:45	4:46	4:47	4:48														5:03
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
8	5:28	5:29	5:30	5:31	5:32	5:33	5:34	5:35	5:36														5:51
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

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# IN THE NEIGHBORHOOD

1. Why Cook Cafe
2. Oscar's Grill
3. Maitland Market Cafe & Deli
4. Starbucks
5. Coffee & Tea Traders
6. Angel Fish Japanese Restaurant
7. La Val's Pizza
8. China Villa
9. Sushi House
10. Urban Ka-Re House
11. Trabocco Kitchen & Cocktails
12. Bowl's BBQ Alameda
13. Spinning Bones
14. Yojimbo
15. Julie's Coffee & Tea Garden
16. Wild Ginger
17. Scolari's Good Eats
18. Marley G's Pizzeria
19. Alley & Vine
20. Burma Superstar
21. Tucker's Ice Cream
22. Starbucks
23. American Oak
24. KoKoLo Donburi
25. Tahina
26. Sachi Sushi / Slurp Shop





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**NEWMARK**



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