

BLACKSTONE / B3 INVESTORS

GATE 510

CREATE HERE

EST. 2014

OAK
International
7 minutes

Harbor
Bay
10 minutes

Alameda
20 minutes

Emeryville
24 minutes

2020 WILLIAMS

2010 WILLIAMS



Williams &
21st Amendment
Brewery



Davis &
Timothy
(Westgate)

KEY

— Free BART Shuttle

● Shuttle Stop

▼
DOWNLOAD SITE PLAN

Spaces from
1,000 TO 15,000 SF

1933 DAVIS

2020 WILLIAMS

Spaces from
17,000 TO 60,000 SF

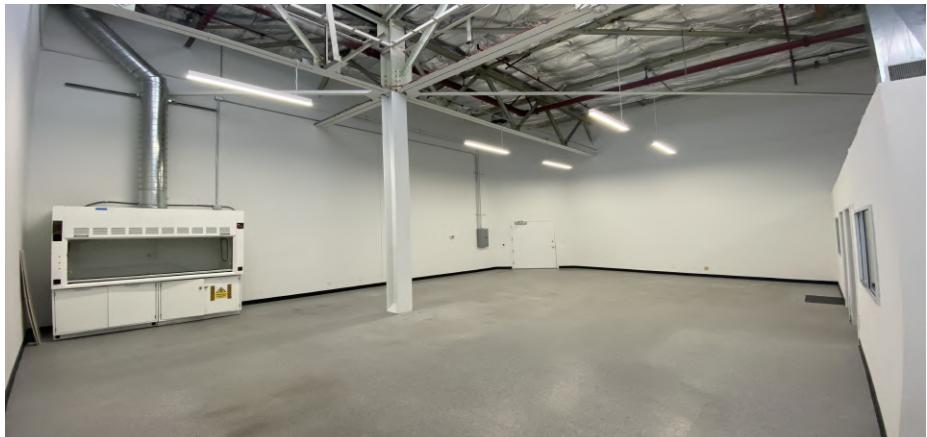
2010 WILLIAMS

70,000 SF

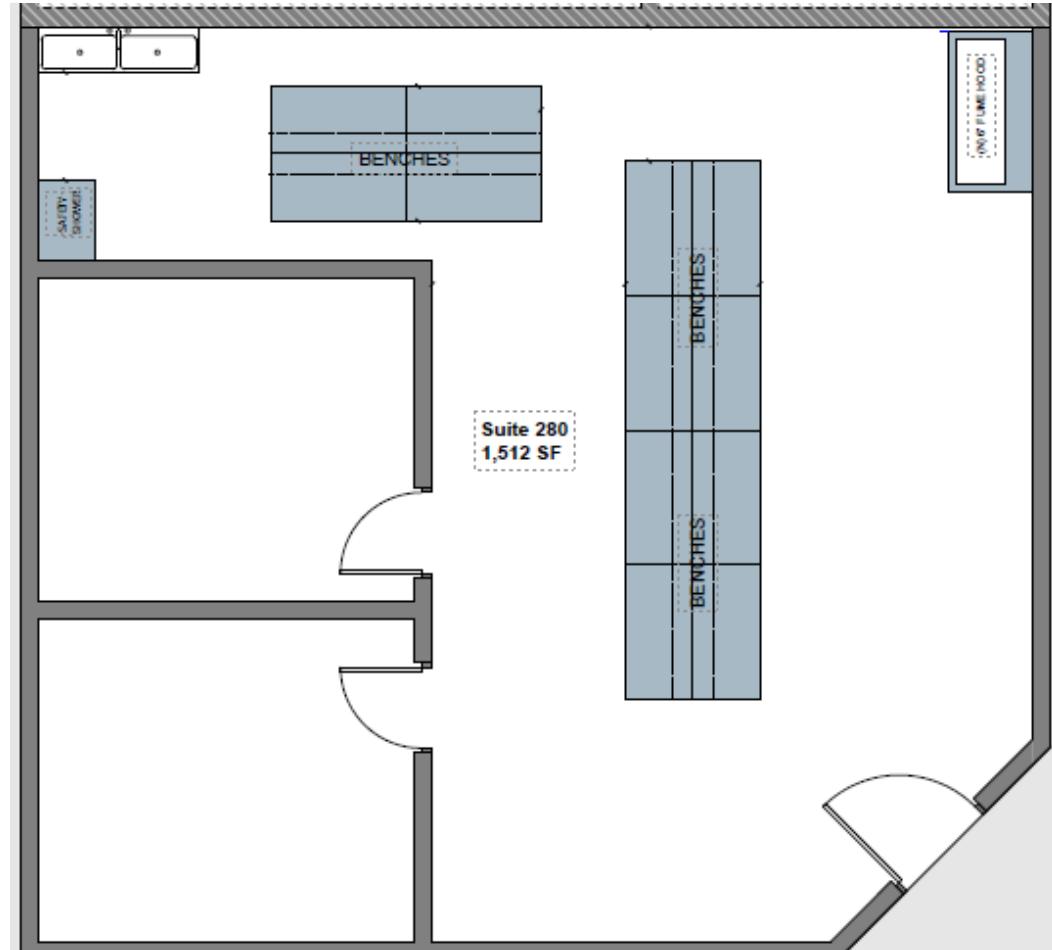


SUITE 280 | 1933 DAVIS

AVAILABLE: NOW



- PLUG & PLAY READY
- 6FT CHEMICAL FUME HOOD
- 2-COMP LAB SINK AND SAFETY SHOWER
- LOWEST LAB/R&D RENTS IN THE MARKET
- SCALEABLE CAMPUS FOR GROWTH COMPANIES
- FLEXIBLE LEASE TERMS
- 25 FT CLEAR HEIGHT
- 2 DROP CEILING OFFICES
- 125 AMPS AT 110/208V 3-PHASE



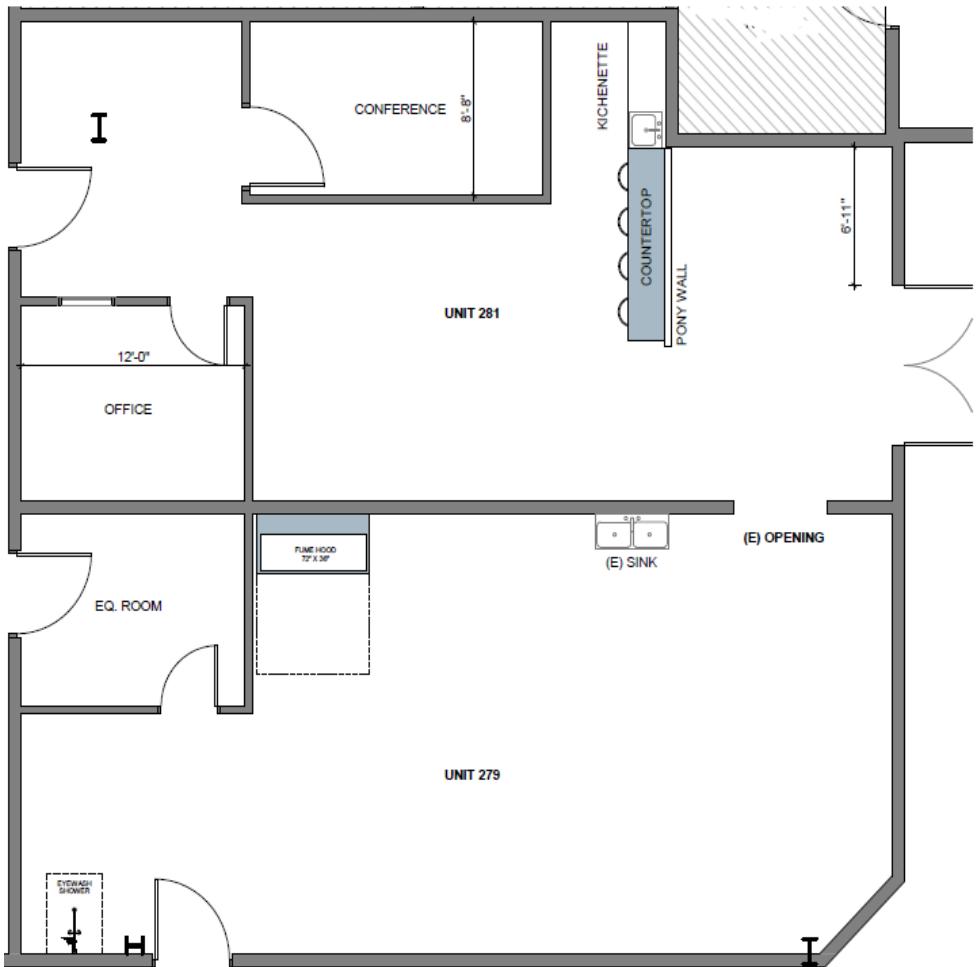
	OFFICE	LABORATORY	TOTAL
RENTABLE	360	1,152	1,512

SUITE 279/281 | 1933 DAVIS

AVAILABLE: NOW



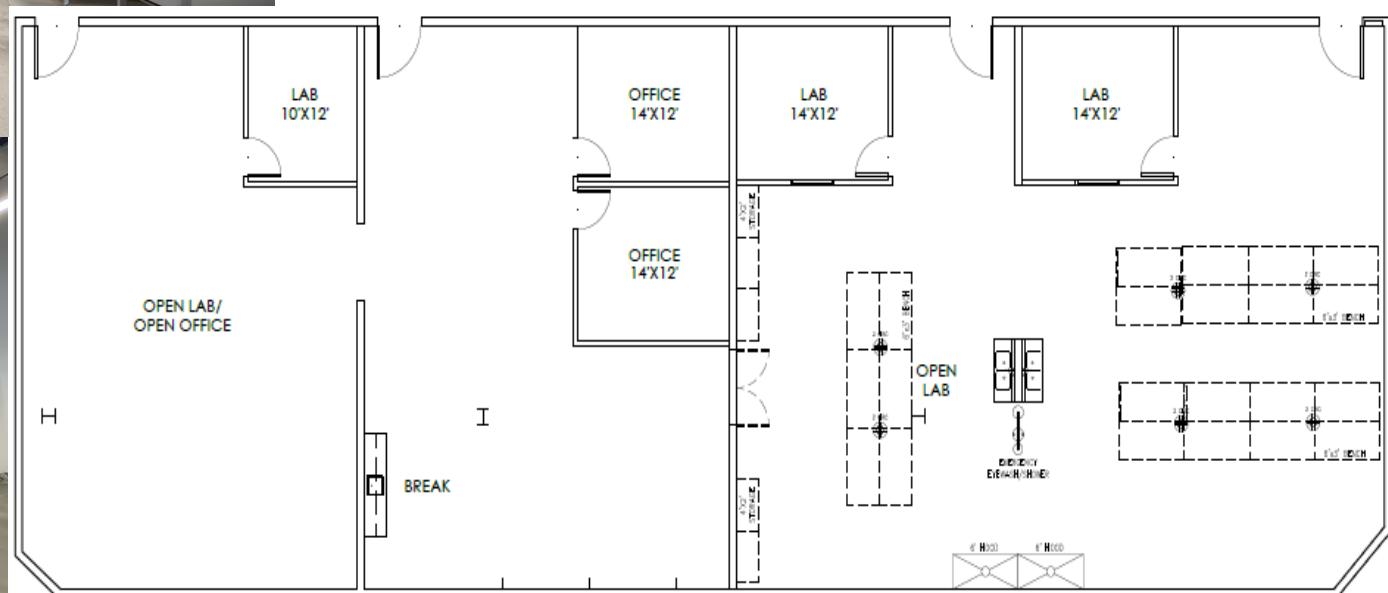
- PLUG & PLAY READY
- 6FT CHEMICAL FUME HOOD
- 2-COMP LAB SINK AND SAFETY SHOWER
- 50/50 OFFICE-TO-LAB
- SCALEABLE CAMPUS FOR GROWTH COMPANIES
- FLEXIBLE LEASE TERMS
- 25 FT CLEAR HEIGHT
- PRIVATE OFFICE AND CONFERENCE ROOM
- 120 AMPS AT 110/208V 3-PHASE



	OFFICE	LABORATORY	TOTAL
RENTABLE	1,206	1,373	2,579

SUITE 246/248/250/252 | 1933 DAVIS

AVAILABLE: NOW

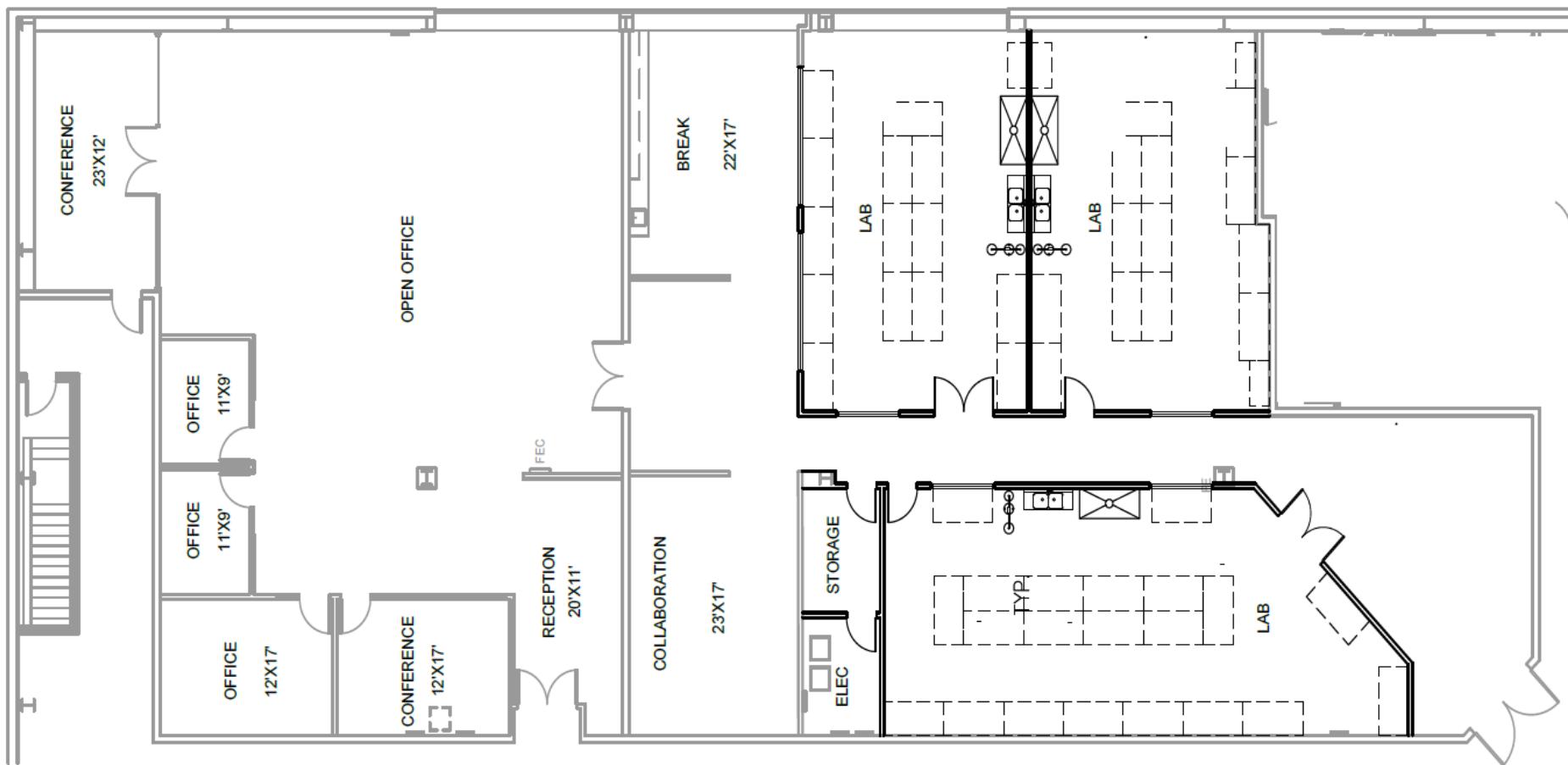


- NEWLY CONSTRUCTED LABS
- TWO 6FT CHEMICAL FUME HOODS
- TWO LAB SINKS AND SAFETY SHOWER
- TWO DROP CEILING LAB ROOMS
- SCALEABLE CAMPUS FOR GROWTH COMPANIES
- FLEXIBLE LEASE TERMS
- 25 FT CLEAR HEIGHT
- 305 AMPS AT 110/208V 3-PHASE

	OFFICE RENTABLE	LABORATORY	FLEX	TOTAL
	2,013	3,099	1,717	6,829

SUITE 301 | 1933 DAVIS

AVAILABLE: Q3- 2023

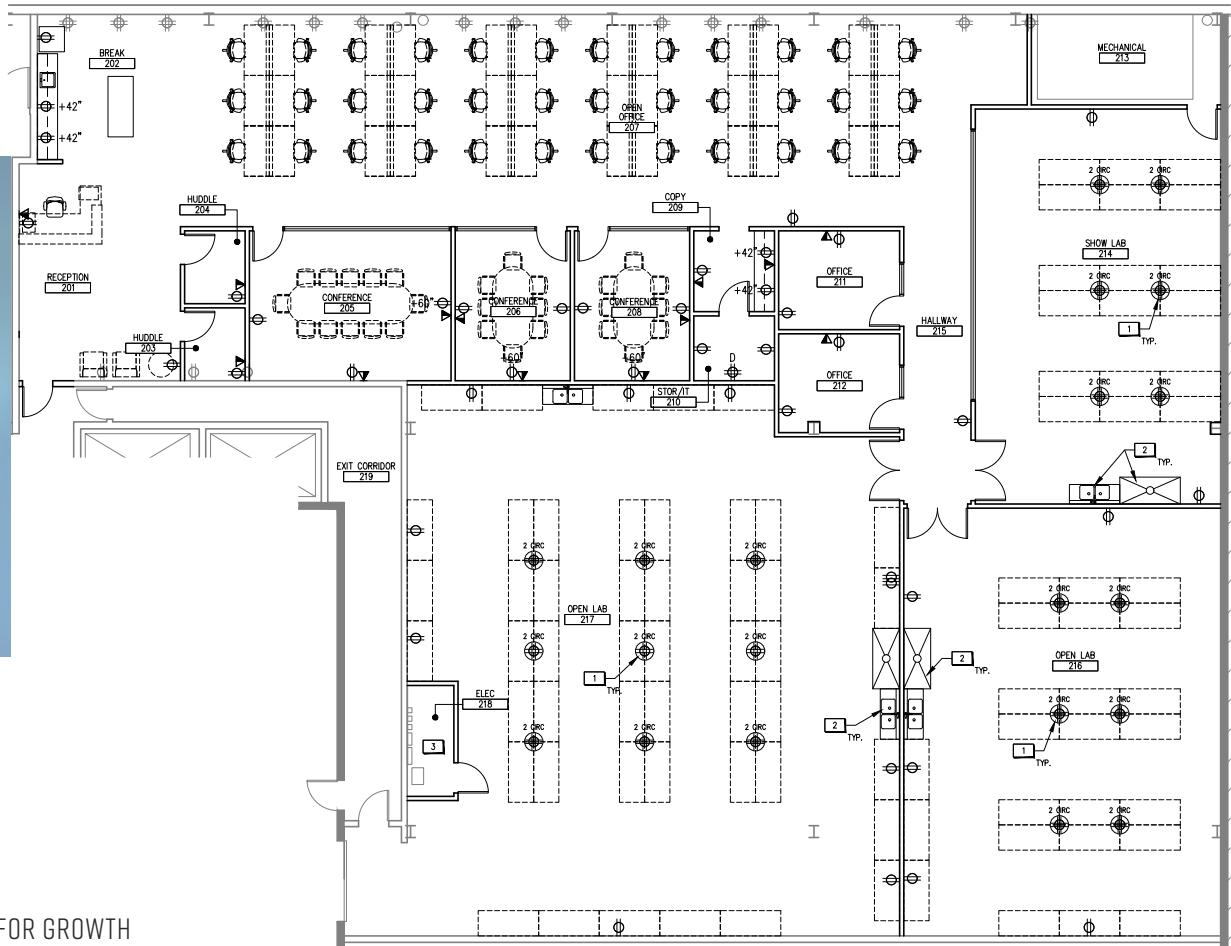
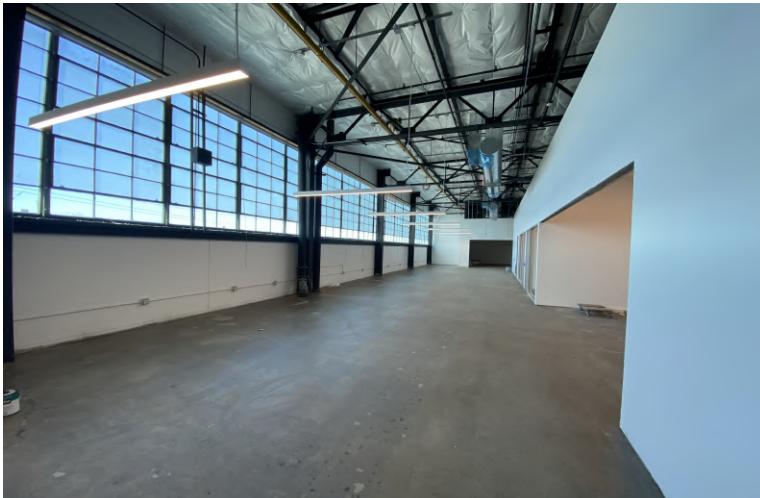


- CONSTRUCTION IN PROGRESS
- THREE SEPARATED LABS WITH INDEPENDENT HVAC
- THREE 8FT CHEMICAL FUME HOODS
- MULTIPLE OFFICES & CONFERENCE ROOMS
- SCALEABLE CAMPUS FOR GROWTH COMPANIES
- 25 FT CLEAR HEIGHT
- NATURAL LIGHT / MODERN AESTICS
- 300 AMPS AT 480V 3-PHASE

OFFICE	LABORATORY	TOTAL
RENTABLE		
5,778	4,728	10,506

UNIT 249 | 1933 DAVIS

AVAILABLE: Q1 - 2023



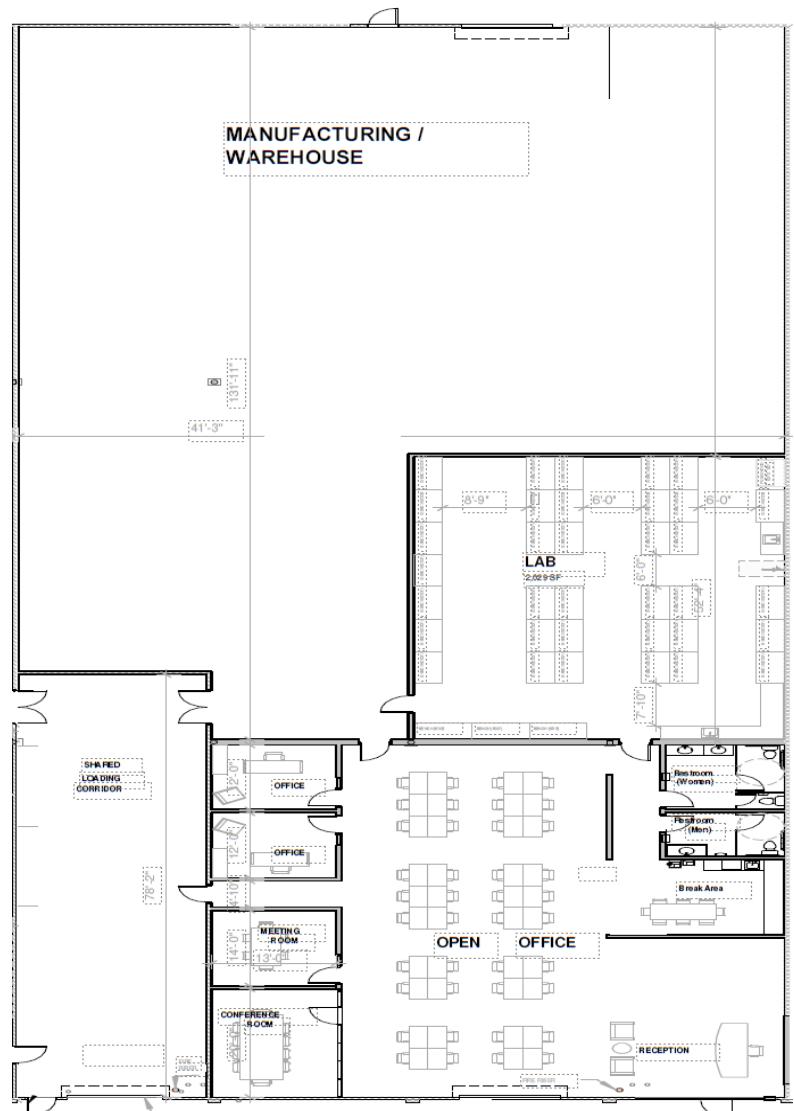
- CONSTRUCTION APPROACHING COMPLETION
- MULTIPLE OFFICE, HUDDLE AND CONFERENCE ROOMS
- FULLY BUILT OUT BREAKAREA
- MODERN AESTHETICS WITH NATURAL LIGHT
- SCALEABLE CAMPUS FOR GROWTH COMPANIES
- THREE LABS WITH INDIVIDUAL HVAC AND ELECTRICAL DROP DOWNS
- 25 FT CLEAR HEIGHT
- ROLL UP DOOR ACCESS, WITH NEARBY FREIGHT ELEVATORS
- 400 AMPS AT 480V

	OFFICE	LABORATORY	TOTAL
RENTABLE	5,885	8,827	14,712

BUILDING B SUITE 200 | 2020 WILLIAMS



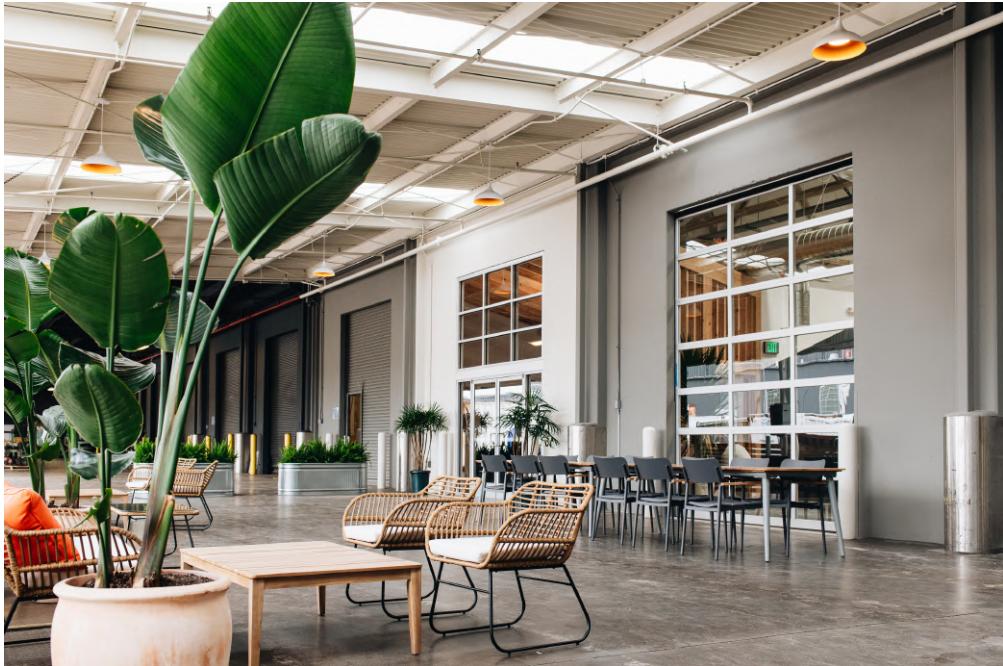
- ESTIMATED COMPLETION DATE Q3 2023
- SCALEABLE CAMPUS FOR GROWTH COMPANIES
- STRONG CAPITAL PARTNER WILLING TO INVEST IN LAB CONVERSIONS
- ABUNDANT POWER
- LOWEST LAB/R&D RENTS IN THE MARKET
- 28 FT CLEAR HEIGHT, 18 FT TO BEAM. COLUMN SPACING IS 32FT LONG AND 28 FT WIDE
- MODERN AESTHETICS WITH BOW TRUSS ROOF SYSTEM
- 400 AMPS AT 480V



	OFFICE	LABORATORY	WAREHOUSE	CORRIDOR	TOTAL
RENTABLE	4,249	5,742	6,003	1,349	17,343

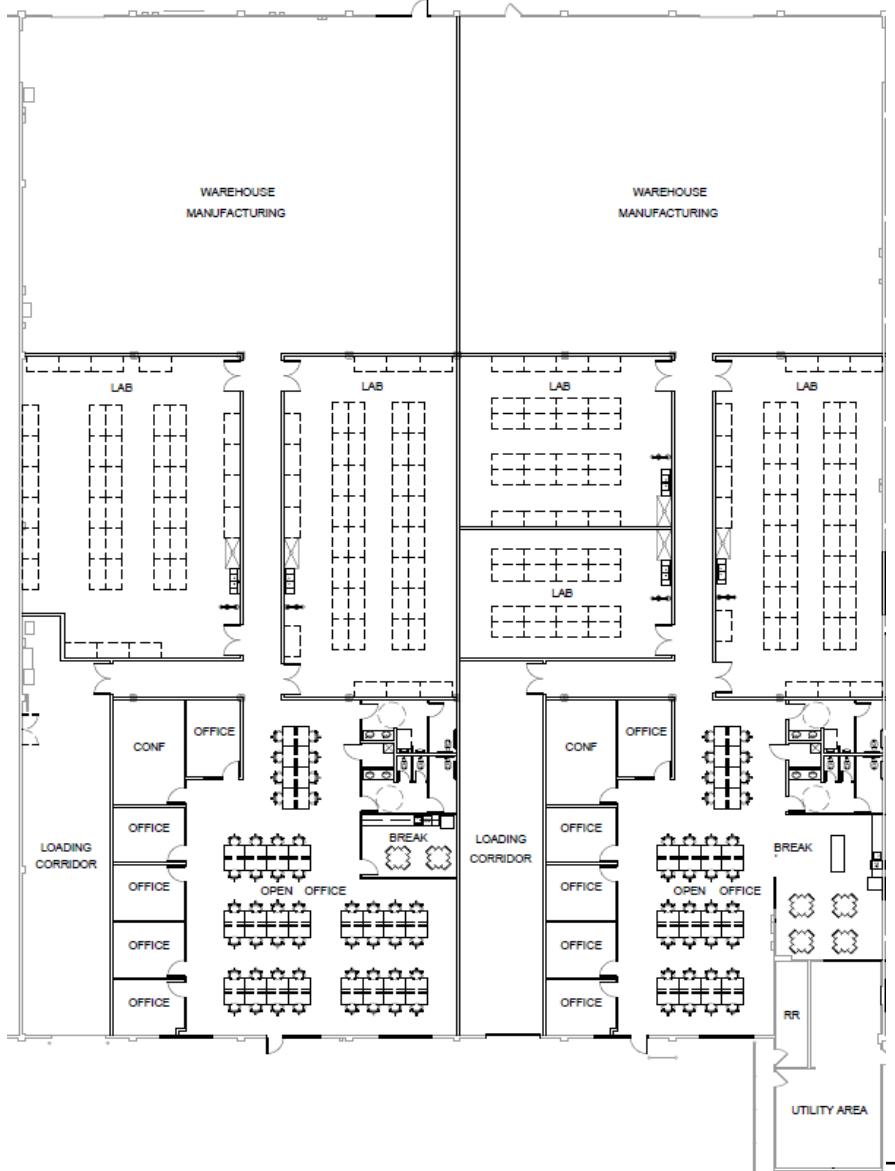
BUILDING C | 2020 WILLIAMS

AVAILABLE: Q4 - 2023



BUILDING C 35,157 RSF

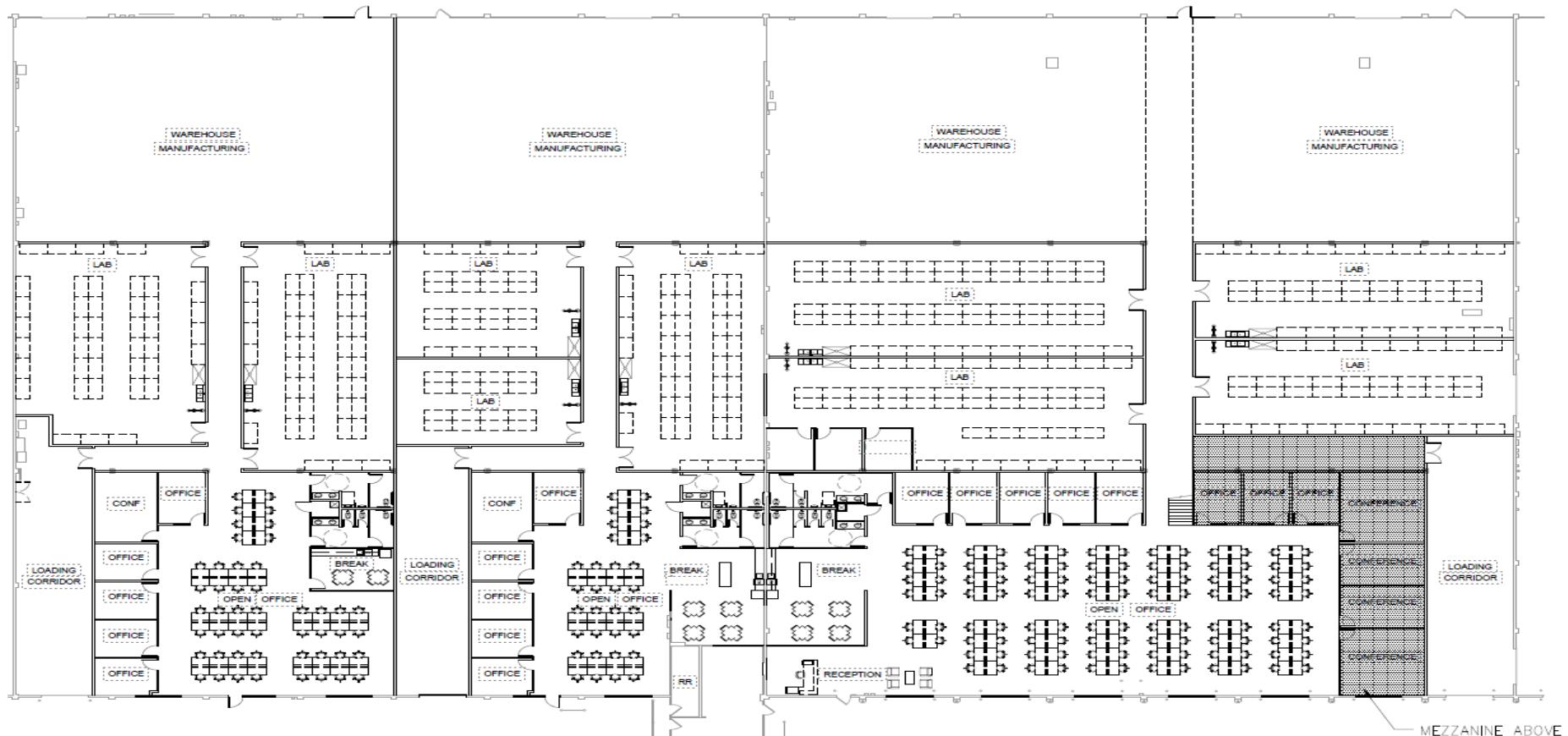
- ESTIMATED LANDLORD COMPLETION OF CONCEPTUAL PLAN ABOVE: Q4 2023
- STRONG CAPITAL PARTNER WILLING TO INVEST IN LAB CONVERSION OR LEASE AS-IS TO INDUSTRIAL USER
- LOWEST LAB/R&D RENTS IN THE MARKET
- MODERN AESTHETICS WITH BOW TRUSS ROOF SYSTEM
- SCALEABLE CAMPUS FOR GROWTH COMPANIES
- ABUNDANT POWER
- 28 FT CLEAR HEIGHT, 18 FT TO BEAM. COLUMN SPACING IS 32FT LONG AND 28 FT WIDE
- ACCESS TO RAIL SPUR
- 1,600 AMPS AT 480V



	OFFICE	LABORATORY	WAREHOUSE	CORRIDOR	TOTAL
RENTABLE	10,720	9,582	11,640	3,215	35,157

BUILDING C+D | 2020 WILLIAMS

AVAILABLE: Q4 - 2023



BUILDING C + D: 72,949 RSF

- ESTIMATED LANDLORD COMPLETION OF CONCEPTUAL PLAN ABOVE: Q4 2023
- STRONG CAPITAL PARTNER WILLING TO INVEST IN LAB CONVERSION OR LEASE AS-IS TO INDUSTRIAL USER
- LOWEST LAB/R&D RENTS IN THE MARKET
- MODERN AESTHETICS WITH BOW TRUSS ROOF SYSTEM
- SCALEABLE CAMPUS FOR GROWTH COMPANIES
- ABUNDANT POWER
- 28 FT CLEAR HEIGHT, 18 FT TO BEAM. COLUMN SPACING IS 32FT LONG AND 28 FT WIDE
- ACCESS TO RAIL SPUR
- 2,000 AMPS AT 480V

	OFFICE	LABORATORY	WAREHOUSE	CORRIDOR	TOTAL
RENTABLE	21,450	21,826	25,672	4,001	72,949



CAMPUS AMENITIES

- Flexible suite options
- Gigabit fiber internet
- 24-hour security
- Free on-site parking
- Bike parking and shower facilities
- Conveniently located off I-880—1 mile from OAK Int'l Airport and BART
- AC Transit, Free BART and Senior Shuttle stops on-site
- Community Town Center with a variety of events and programming
- Recycling program
- Shared conference rooms
- Shared loading docks
- Building provided compressed air
- Pet friendly, pet relief areas
- USPS, FedEx and UPS services and drop boxes on-site
- Ground floor retail hub—easy access to shops, supplies, materials and dining
- On-site property management



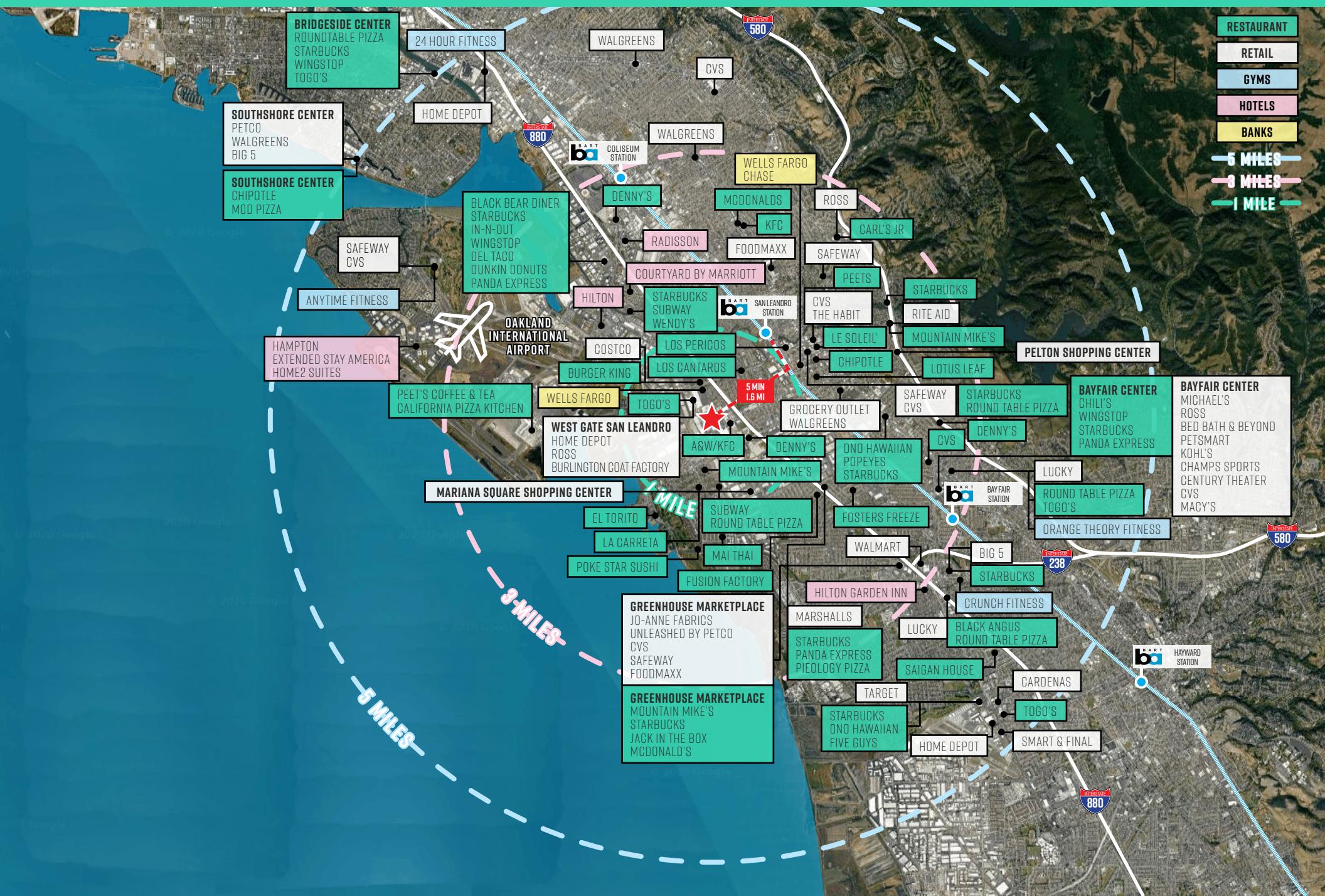
GROW YOUR BUSINESS HERE



GREAT OPPORTUNITY FOR A VARIETY OF CONFIGURATIONS AND USES: SCIENCE AND LABS, PRODUCTION SPACE, CREATIVE OFFICE AND LIGHT MANUFACTURING.



AMENITY MAP





BLACKSTONE / B3 INVESTORS