



INNOVATION  
PROPERTIES  
GROUP

# 1699 West Grand Ave

Oakland, California

## R&D Campus Ready for Occupancy

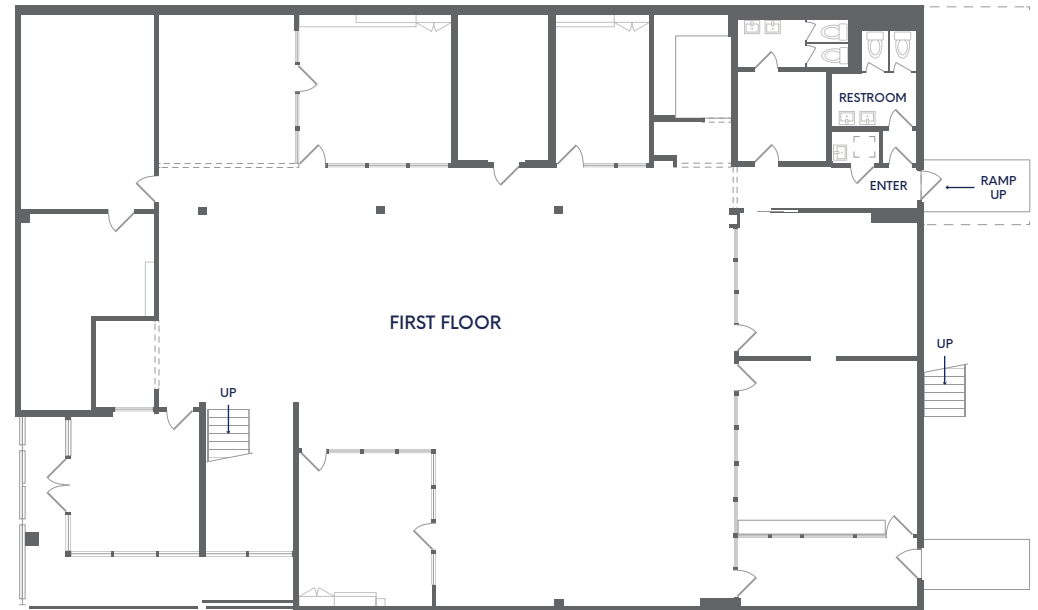
15,000sf of brand new office

22,000 – 207,000SF Flexible warehouse sizing

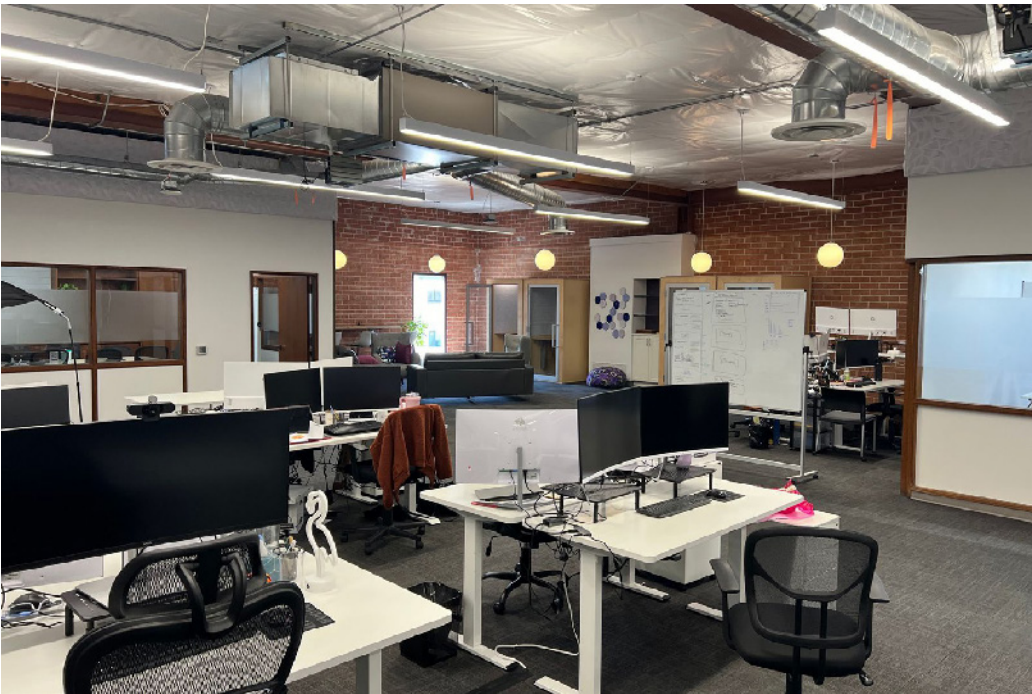
[ipgsf.com](http://ipgsf.com)

## Office space:

- Two Story office building
- Brand new remodel
- Fully furnished
- Large open office
- 4 phone booths
- 12 meeting rooms/private offices
- Kitchen & all hands area
- Fully wired IT room
- Walk-in safe
- Alarm system

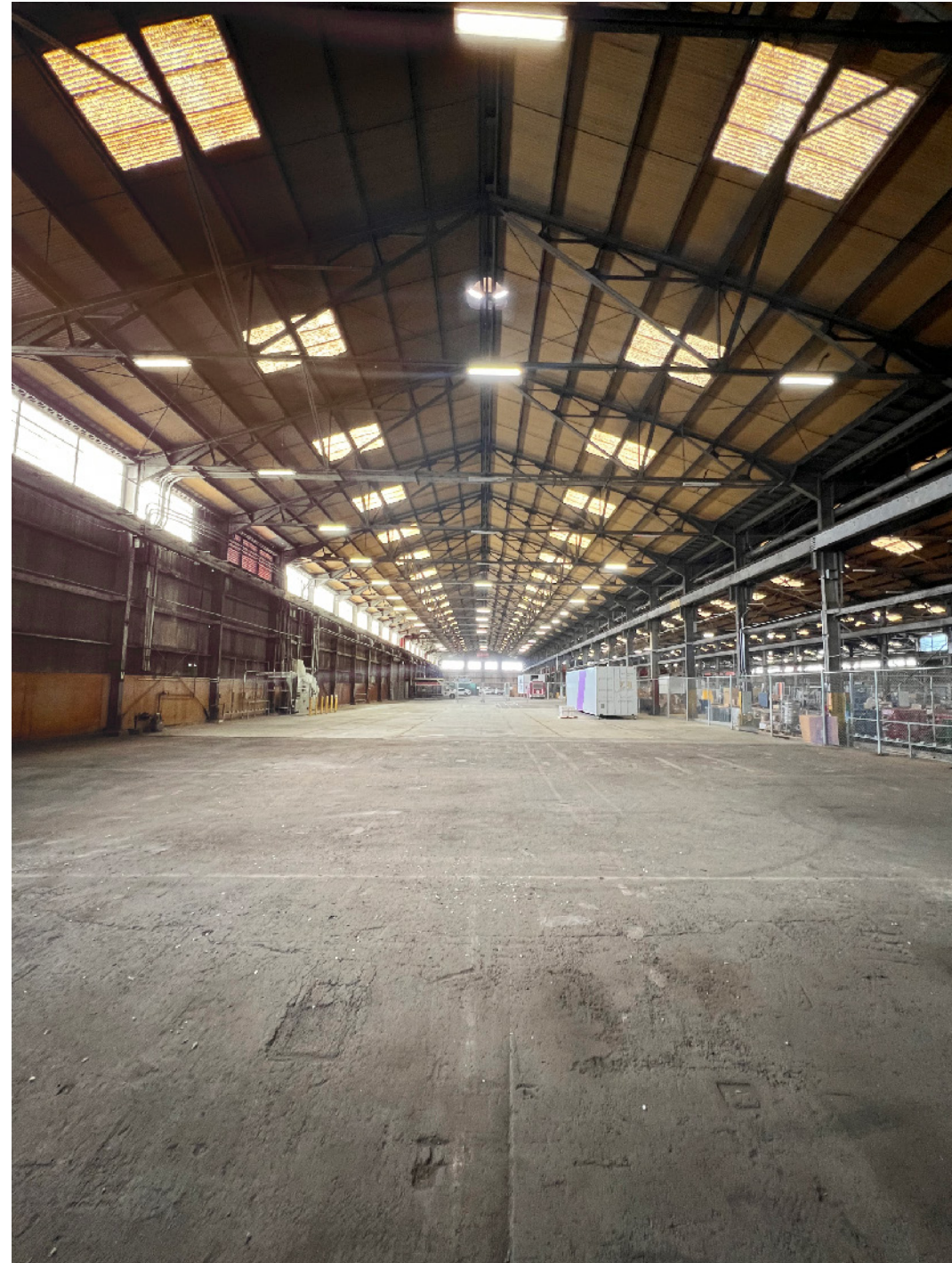


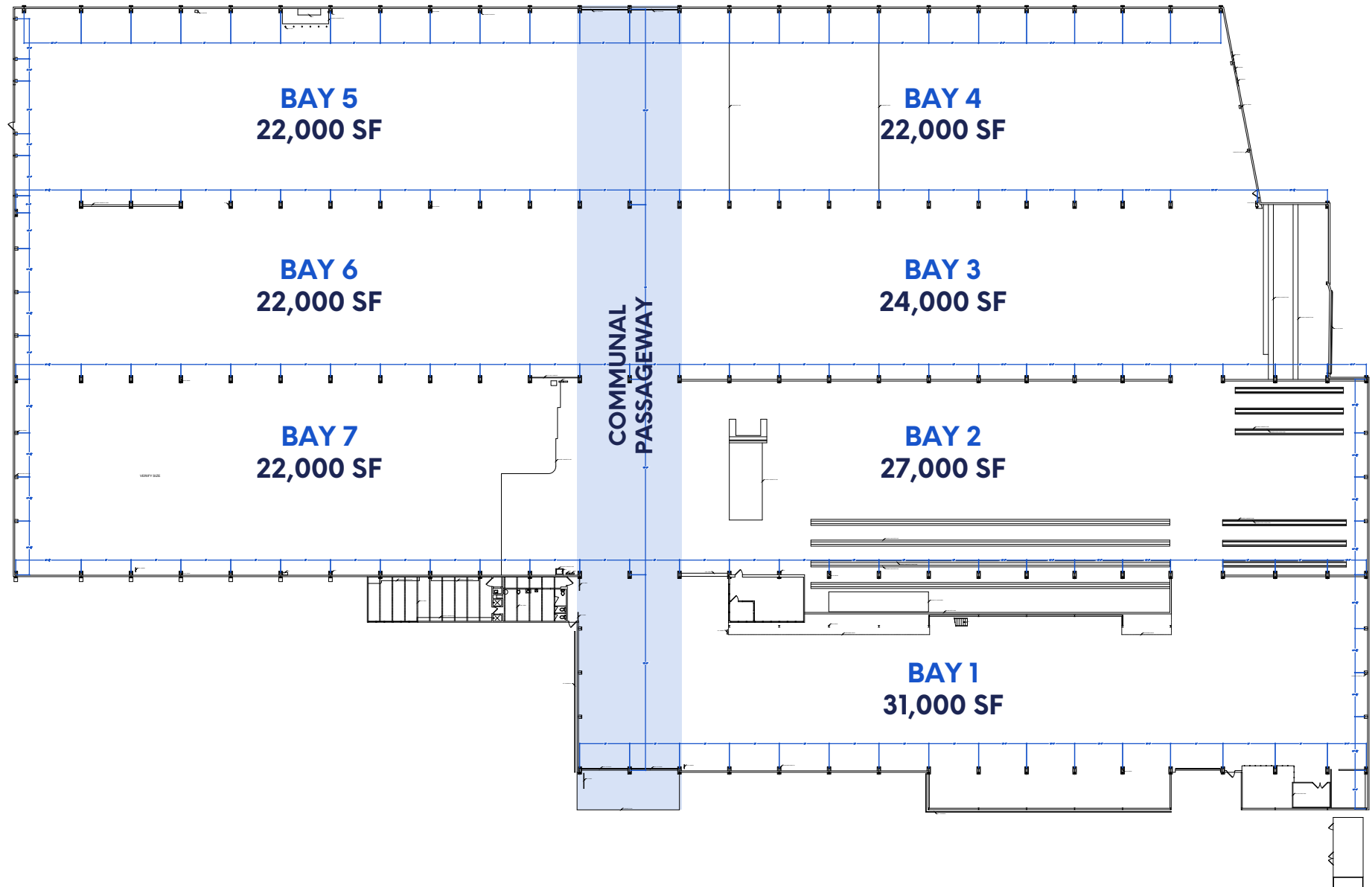






- Heavy Power - 4,000AMPS at 480v, 3-Phase
- Heavy Gas supply - 1M BTU, 2" Line
- 21' clear height, 27' ceiling height
- Flexible per Bay sizing 22k-207k
- 6" concrete slab
- Skylights through out
- Multiple overhead cranes
- High-security fenced parking lot
- 30x EV charges
- 80x Parking spaces
- 2,000sqft equipment pad











- 1 Saildrone
- 2 PCC Logistics
- 3 Home Depot
- 4 IKEA
- 5 Impact Transportation
- 6 CalWave Power Technologies
- 7 Pyka, Inc
- 8 American Steel
- 9 Lyft
- 10 USPS
- 11 TerViva
- 12 Revolution Foods
- 13 Peets Coffee
- 14 Mighty Building Inc.

Port of Oakland	2.5 mi
Oakland Airport	11.5 mi
San Francisco	8.3 mi







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## For leasing information

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