

STEM BUILDINGS FOR ADVANCED MANUFACTURING - LIFE SCIENCE -  
PHYSICAL SCIENCE - MATERIAL SCIENCE - HEAVY POWER  
TENANT IMPROVEMENT PACKAGES AVAILABLE

[WWW.THELOOPALAMEDA.COM](http://WWW.THELOOPALAMEDA.COM)



**4 BUILDINGS FOR LEASE**

2115 NORTH LOOP	±35,002 SF
2065 NORTH LOOP	±40,287 SF
1955 NORTH LOOP	±41,075 SF
1430 HARBOR BAY PKWY	±46,000 SF



**SRMERNST**  
development partners

**Invesco**

**CBRE**

# BUILD YOUR FUTURE HERE

THE MOST ADVANCED MANUFACTURING BUILDINGS IN THE MARKET



SAN FRANCISCO DRIVE TIME - 38 MINS

OAKLAND DRIVE TIME - 20 MINS

PORT OF OAKLAND DRIVE TIME - 16 MINS

ALAMEDA DRIVE TIME - 10 MINS

SOUTH SAN FRANCISCO  
+ SAN FRANCISCO  
INTERNATIONAL AIRPORT



3 BUILDINGS AVAILABLE TOTALING  
±116,364 SF

EXELIXIS  
CAMPUS

BAY FARM ISLAND

PENUMBRA

EXELIXIS

PENUMBRA

OAKLAND  
INTERNATIONAL  
AIRPORT



1 BUILDING AVAILABLE TOTALING  
±46,000 SF



The Loop at Harbor Bay in Alameda was developed to accommodate companies as they transition from the lab into pilot manufacturing and commercialization. This is an ideal project for growing bio-manufacturing and STEM users who intend to control their manufacturing & production process. Our mission is simple: To help companies expand to their next stage of growth by providing a streamlined process to occupy a world-class facility.

- SOPHISTICATED LANDLORD
- AMPLE CAPITAL AVAILABLE FOR TENANT IMPROVEMENTS
- MODERN STATE-OF-THE-ART BUILDINGS BUILT TO MEET THE DEMANDS OF USERS TODAY AND THE FUTURE. COMPLETED Q1 2021

# KEY ADVANTAGES



## AMPLE TENANT IMPROVEMENT CAPITAL

We have the capital resources to ensure any build-out or improvement is possible



## STATE OF THE ART BUILDINGS

Each building was developed to the highest standards with the most recent seismic upgrades, ample power, clear height, grade and dock loading, heavy sprinklers, and ESFR in South Loop. These are simply the most advanced buildings in the market



## USER FLEXIBILITY

Lease individual buildings or combine multiple buildings for a campus alternative



## PROMINENT LOCATION

Central Bay Area Location in the heart of the Harbor Bay Business Park with excellent access to public transportation, the Oakland International Airport, and the I-880 Freeway



## APPROVED USES

Advanced Manufacturing, Bio Life Science, R&D, STEM, Food Production, Warehouse & Distribution, Office



## POWER

35-45% Cheaper than PG&E - Fast upgrades - 100% carbon free



## ACCESS

Convenient 880 Freeway access from multiple exits | Free BART Shuttle access | 5 minutes from Oakland International Airport | Minutes from the water ferry to SSF and San Francisco Ferry Building



## CORPORATE NEIGHBORS

Harbor Bay is home to a diverse tenant mix including: Exelixis, Abbott Diabetes Care, Penumbra, and GeneFab



## EXPERIENCED LANDLORD

An ownership who understands the complexity and nuances that come with Life Science, Advanced Manufacturing, and STEM related uses and buildouts





**SAN FRANCISCO**  
DRIVE TIME 30 MINS

**BERKELEY**  
DRIVE TIME 22 MINS

**EMERYVILLE**  
DRIVE TIME 16 MINS

**PORT OF OAKLAND**

**OAKLAND**  
DRIVE TIME 15 MINS

**SOUTH SAN FRANCISCO  
+ SAN FRANCISCO  
INTERNATIONAL AIRPORT**



**ALAMEDA**



**ABBOTT**

**BAY FARM ISLAND  
(ALAMEDA)**

**PEET'S COFFEE  
ROASTING PLANT**

**PENUMBRA**

**EXELIXIS CAMPUS  
HAMPTON INN & SUITES**

**ABBOTT**

**LEASED - EXELIXIS**

**PACELINE LIFE SCIENCE R&D CAMPUS**



**BUILDING A  
LEASED - PENUMBRA**

**HARBOR BAY PARKWAY  
F.D.A.**

**OAKLAND  
INTERNATIONAL AIRPORT**

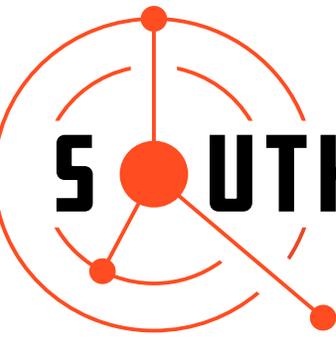
**BUILDING B**

**EXTENDED STAY  
AMERICA**

**ABBOTT**







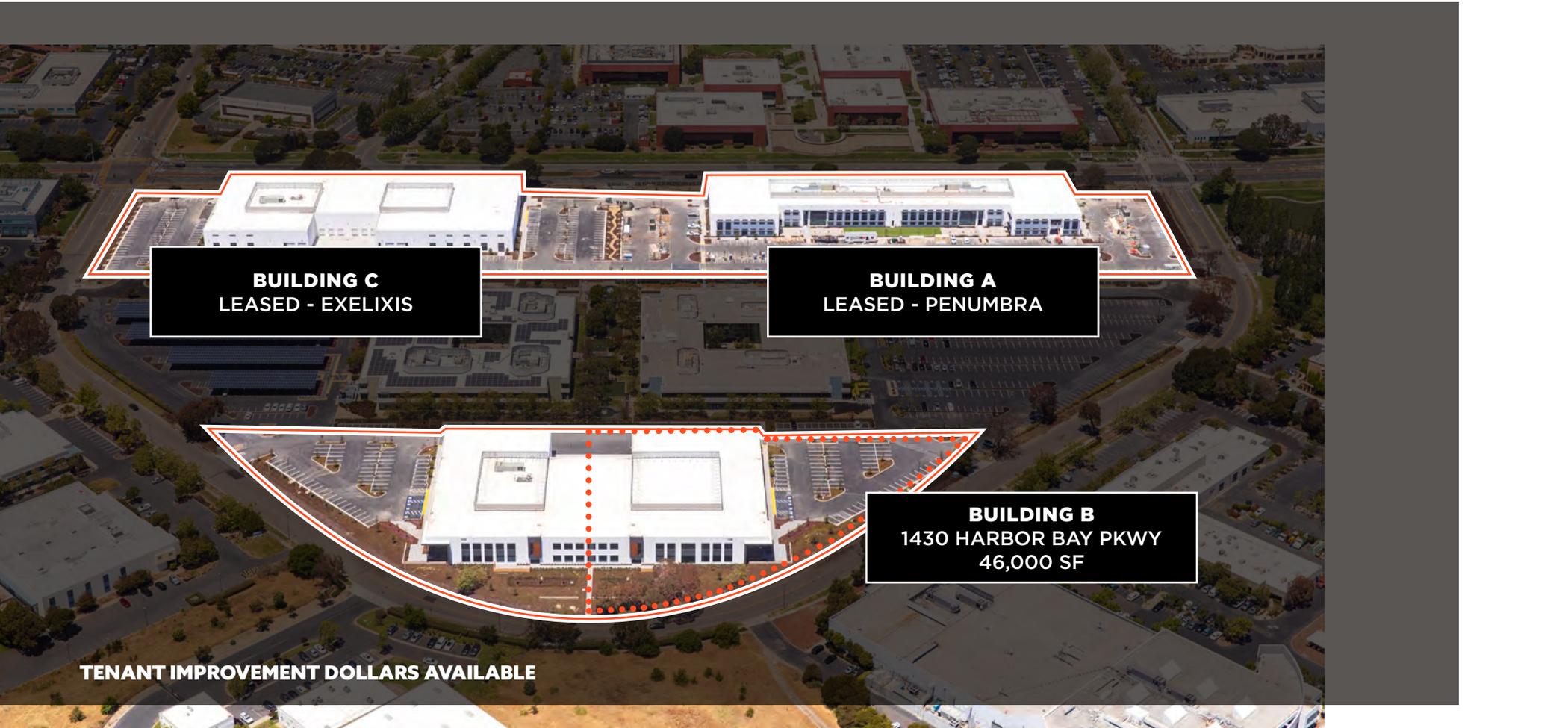
# SOUTH LOOP

**BUILDING B**  
1430 HARBOR BAY PARKWAY  
±46,000 SF

## HIGHLIGHTS

- ±46,000 SF
- Abundant Auto Parking
- 28' Clear Height
- 3,000 Amps for Spec, 4,600 Amps Total Building\*
- 277/480 Volt Power (Expandable)\*
- Build to Suit Interiors
- Dock & Grade-Level Loading
- Truck Courts & Optimal Circulation
- Prominent Entry Features and Extensive Window Line
- Suitable for advanced manufacturing, biotech, food production, industrial & last mile uses

*\*Tenant to independently confirm the power*



**BUILDING C**  
LEASED - EXELIXIS

**BUILDING A**  
LEASED - PENUMBRA

**BUILDING B**  
1430 HARBOR BAY PKWY  
46,000 SF

**TENANT IMPROVEMENT DOLLARS AVAILABLE**

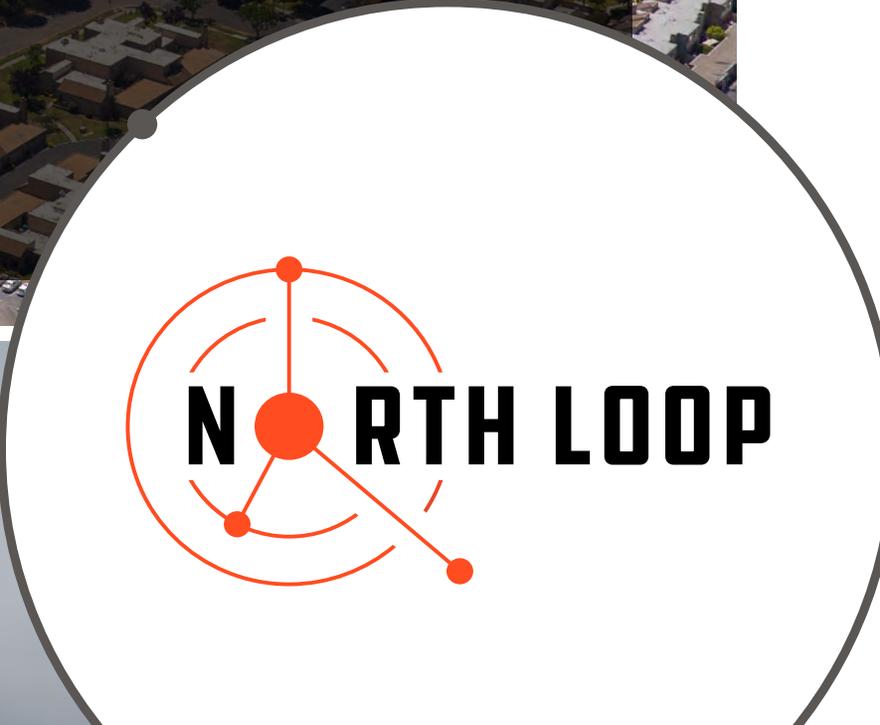


**BUILDING C**  
2115 NORTH LOOP ROAD  
±35,002 SF

**BUILDING D**  
LEASED

**BUILDING E**  
2065 NORTH LOOP ROAD  
±40,287 SF

**BUILDING F**  
1955 NORTH LOOP ROAD  
±41,075 SF





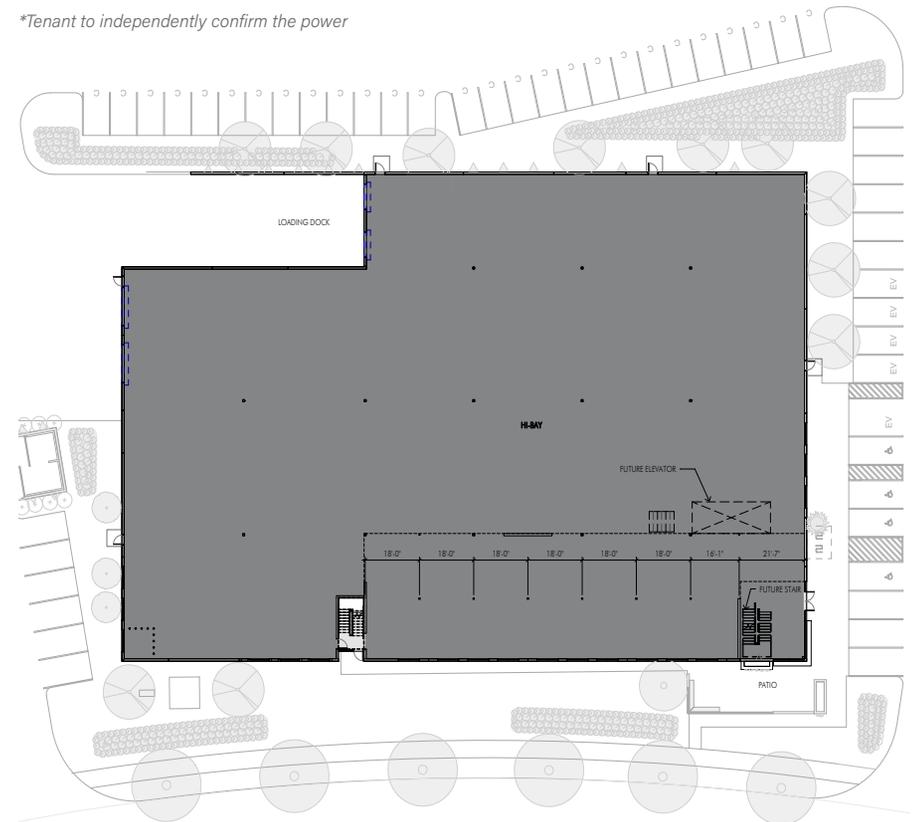
BUILDING F  
1955 NORTH LOOP ROAD  
±41,075 SF



## HIGHLIGHTS

- ±41,075 SF Building
- ±8,327 SF Office
- ± 2.57 Acre Site
- 24' Clear Height
- Tenant Improvement Dollars Available
- Glass Line in the High Bay Lab/Manufacturing Areas
- 1600 Amps 277/480 V 3 Phase Power\*
- 2 Dock / 2 Grade
- 96 Parking Spaces
- Existing Clean room
- Existing HVAC :
  - Air
  - Exhaust
- Existing GMP Framework

*\*Tenant to independently confirm the power*





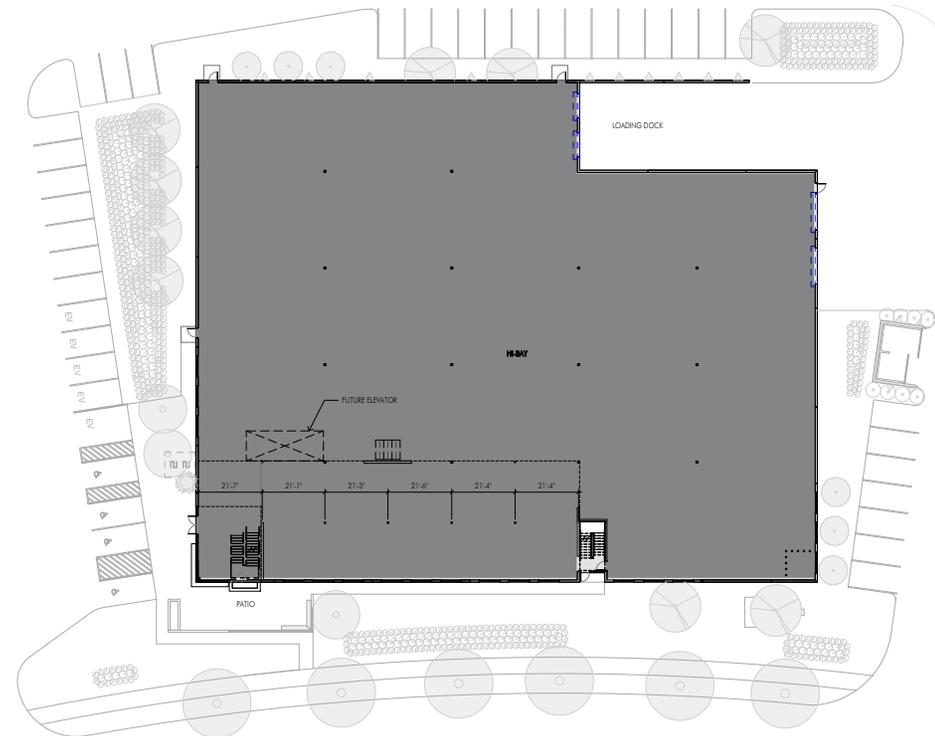
BUILDING E  
2065 NORTH LOOP ROAD  
±40,287 SF



## HIGHLIGHTS

- ±40,287 SF Building
- ±7,656 SF Office
- ± 2.32 Acre Site
- 24' Clear Height
- Tenant Improvement Dollars Available
- HVAC and Clean Room Components Available for Installation
- Glass Line in the High Bay Lab/Manufacturing Areas
- Knockout Window Panels for Possible Mezzanine Expansion
- 1600 Amps 277/480 V 3 Phase Power\*
- 2 Dock / 2 Grade
- 87 Parking Spaces

*\*Tenant to independently confirm the power*





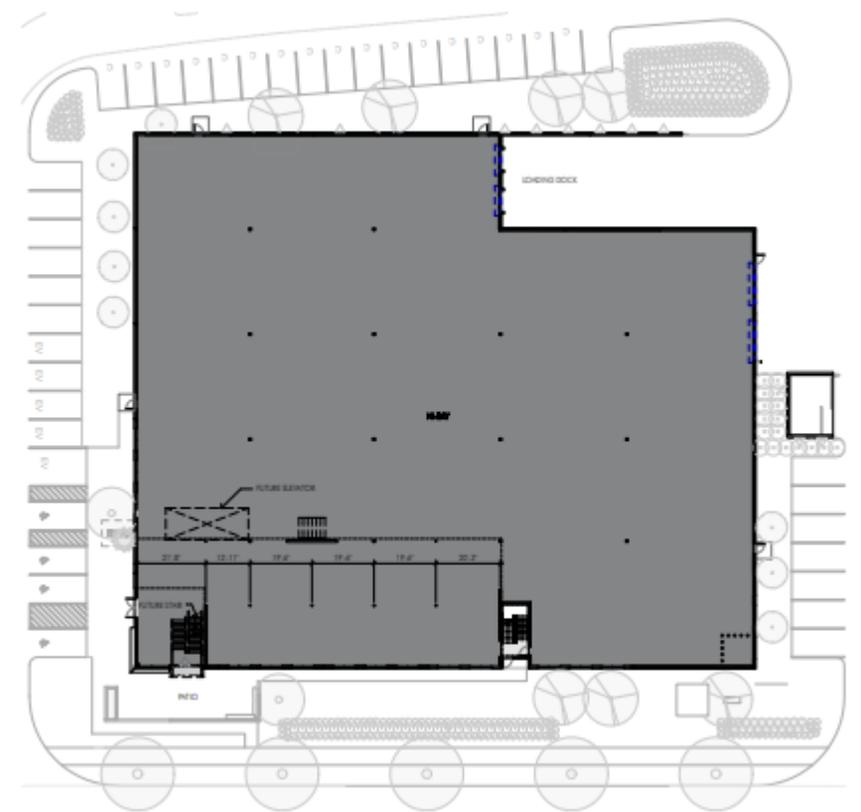
BUILDING C  
2115 NORTH LOOP ROAD  
±35,002 SF



## HIGHLIGHTS

- Spec Buildout Underway
- ±35,002 SF Building
- ± 2.1 Acre Site
- 24' Clear Height
- Tenant Improvement Dollars Available
- Glass Line in High Bay/Lab Manufacturing Area
- 1200 Amps 277/480 V 3 Phase Power\*
- 2 Dock / 2 Grade
- 85 Parking Spaces
- Partial Second Story:
  - Existing ±4,079 RSF
  - Allowable Expansion ±3,022 RSF
  - Total Potential ±7,101 RSF

*\*Tenant to independently confirm the power*



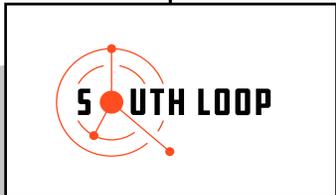
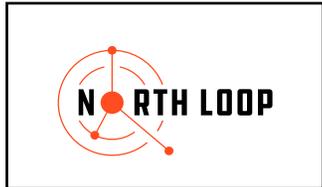
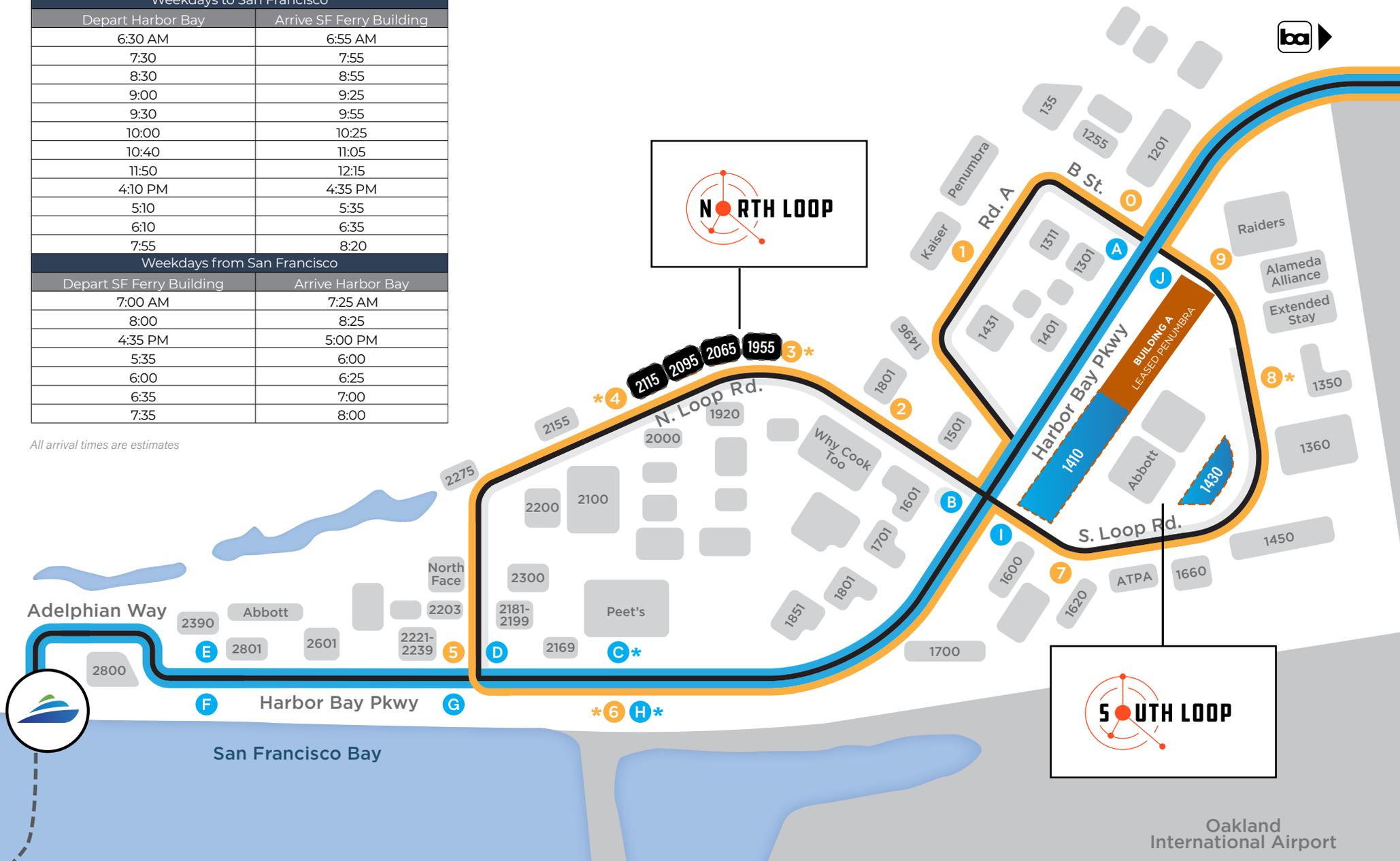
# LOCATION/TRANSIT OVERVIEW

FREE SHUTTLE ACCESS DIRECTLY TO YOUR BUILDING

## HARBOR BAY BUSINESS PARK SHUTTLE SCHEDULE

Weekdays to San Francisco	
Depart Harbor Bay	Arrive SF Ferry Building
6:30 AM	6:55 AM
7:30	7:55
8:30	8:55
9:00	9:25
9:30	9:55
10:00	10:25
10:40	11:05
11:50	12:15
4:10 PM	4:35 PM
5:10	5:35
6:10	6:35
7:55	8:20
Weekdays from San Francisco	
Depart SF Ferry Building	Arrive Harbor Bay
7:00 AM	7:25 AM
8:00	8:25
4:35 PM	5:00 PM
5:35	6:00
6:00	6:25
6:35	7:00
7:35	8:00

All arrival times are estimates



Oakland International Airport

# THE LOOP

@ HARBOR BAY



**MARK KOL**

Executive Vice President  
Lic. 01251158  
+1 510 333 4702  
mark.kol@cbre.com

**MIKE RAFFETTO**

Senior Vice President  
Lic. 01201289  
+1 510 290 2907  
mike.raffetto@cbre.com

**AUSTIN HINDER**

Senior Vice President  
Lic. 01971678  
+1 970 819 0406  
austin.hinder@cbre.com

**MONICA CLARKE**

Sales Assistant  
Lic. 01221955  
+1 925 297 7289  
monica.clarke@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMSstudio\_March2026

