



TRUE NORTH  
MANAGEMENT GROUP



CBRE



1600 & 1650 HARBOR BAY PARKWAY  
1640 SOUTH LOOP ROAD



**HEAVY POWER, AFFORDABLE, HIGHLY FUNCTIONAL LAB SUITES AVAILABLE**

# AVAILABILITY

radius  
@ HARBOR BAY

BUILDING	SUITE	SF	STATUS	SUITE PLAN
1600 HARBOR BAY PARKWAY	100	±4,491	AS-BUILT, AVAILABLE 11/1/26	<a href="#">VIEW HERE</a>
	210	±9,466	MOVE-IN READY	<a href="#">VIEW HERE</a>
1640 SOUTH LOOP ROAD	200	±13,590	PLUG N PLAY WET LAB AND OFFICE	<a href="#">VIEW HERE</a>
1650 HARBOR BAY PARKWAY	100	±22,217	OPTION 1: SINGLE TENANT / EXISTING CONDITIONS / READY TO PERMIT	<a href="#">VIEW HERE</a>
			OPTION 2: TWO-TENANT / POTENTIAL LAB BUILD OUT	<a href="#">VIEW HERE</a>

# 1600 HARBOR BAY PARKWAY



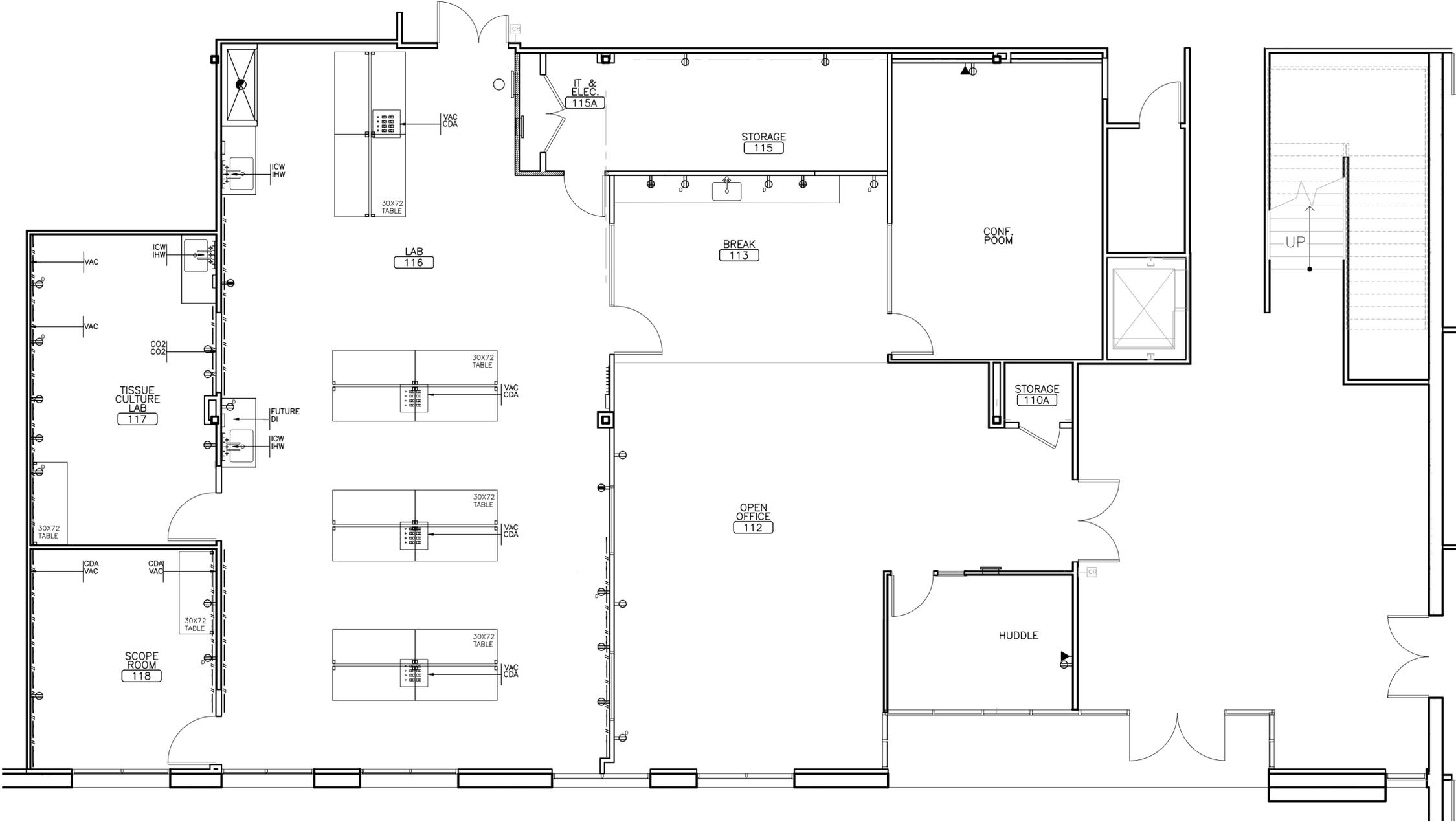
## SUITE 100

AS-BUILT

±4,491 SF

## SUITE HIGHLIGHTS

- Available 11/1/26



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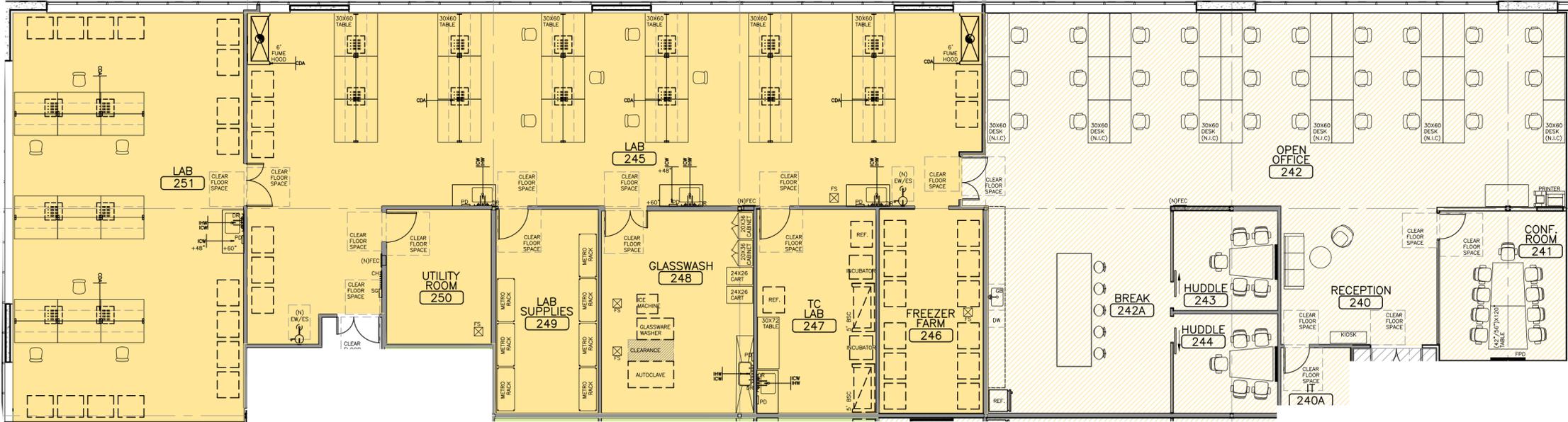
# 1600 HARBOR BAY PARKWAY



**SUITE 210**  
**READY FOR OCCUPANCY**  
**±9,466 SF**

## SUITE HIGHLIGHTS

- Existing Back Up Generator
- 40% office / 60% lab
- 100% Outside Air / 10 ACH
- Two fume hoods



**SUITE 210**

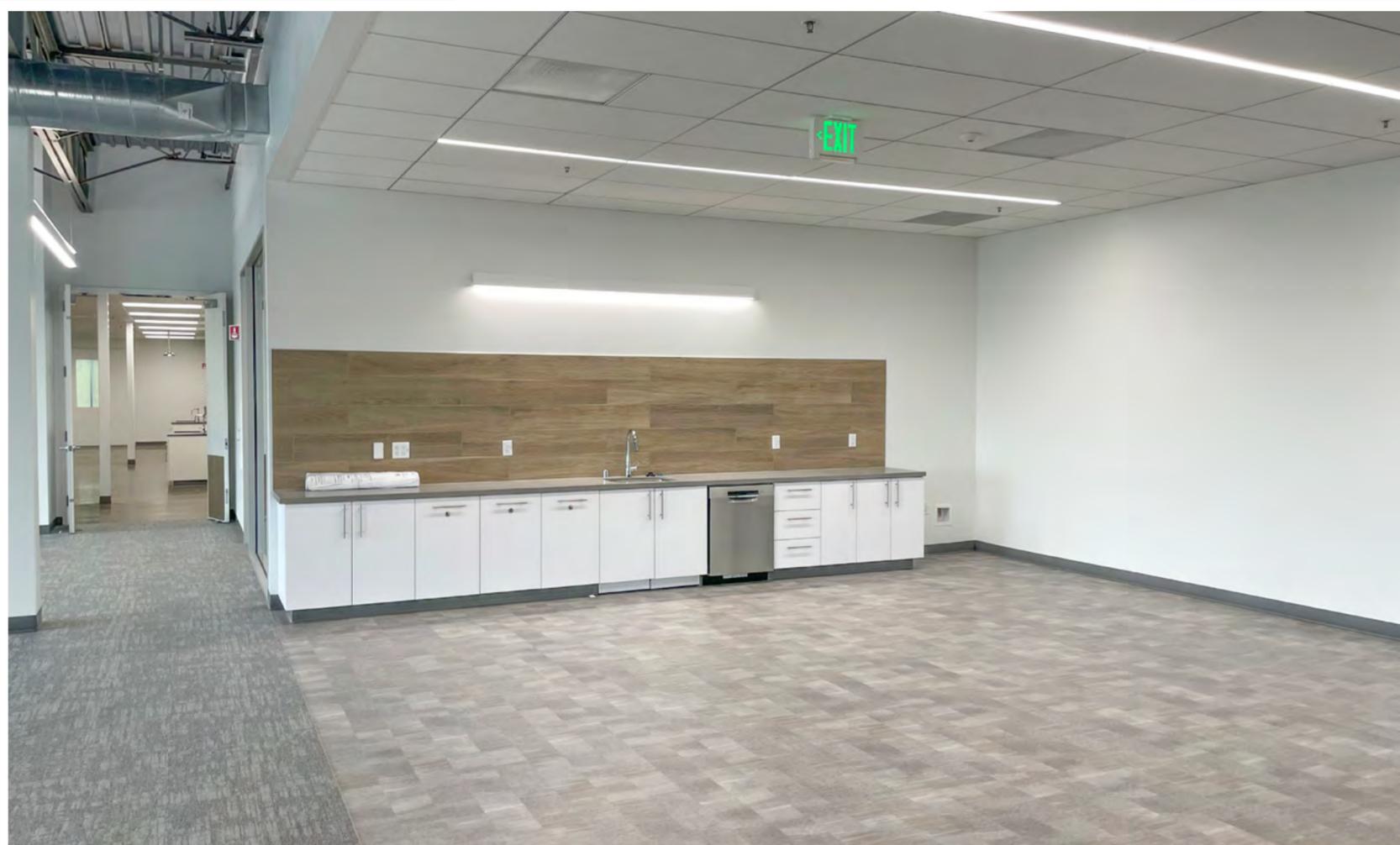
-  LAB AND LAB SUPPORT
-  OFFICE

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**1600 HARBOR BAY PARKWAY**

**SUITE 210 | ±9,466 SF**



# 1640 SOUTH LOOP ROAD



## SUITE 200 PLUG N PLAY WET LAB AND OFFICE ±13,590 SF

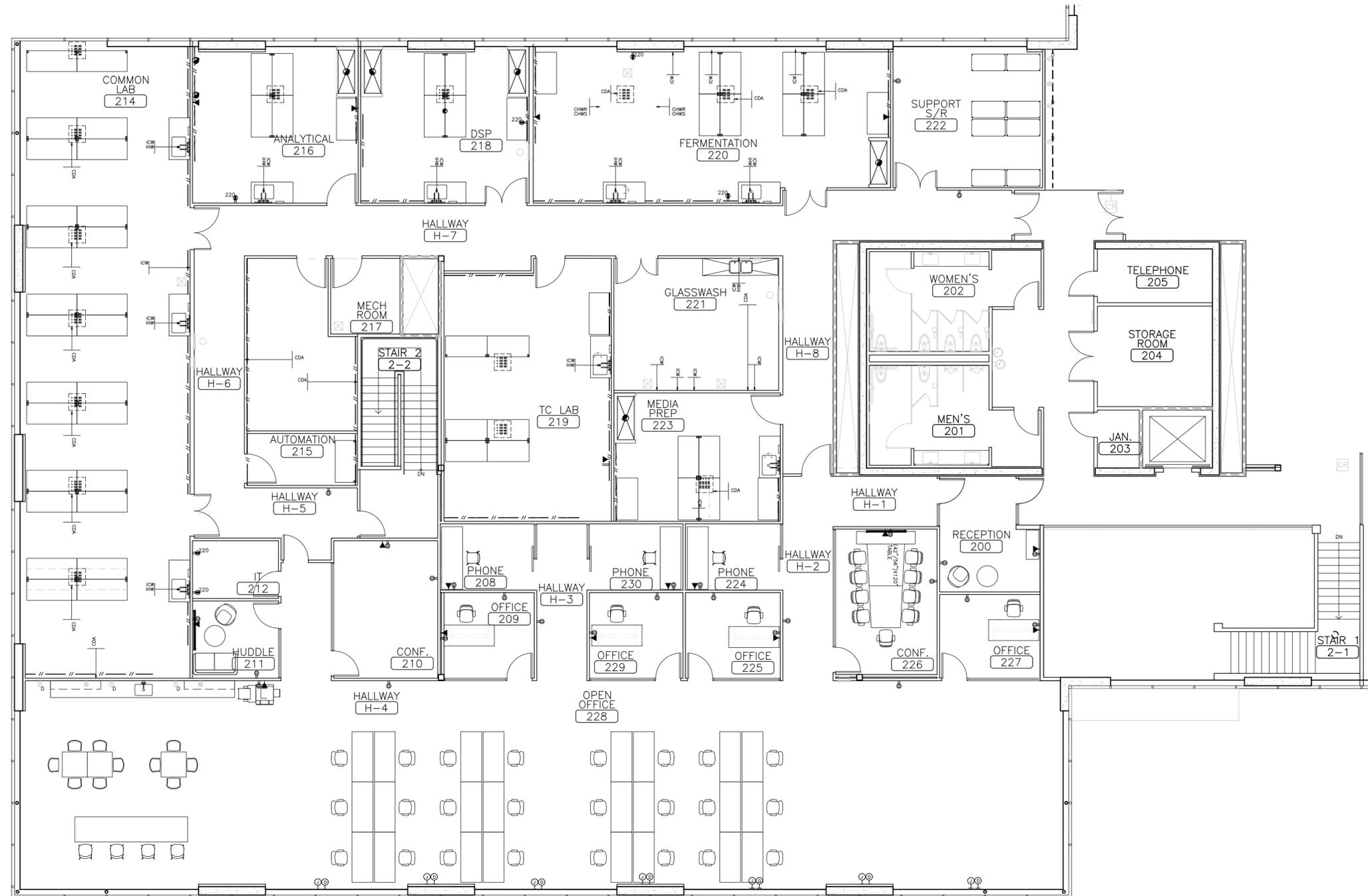
### SUITE HIGHLIGHTS

#### OFFICE IMPROVEMENTS

- 4 private offices
- 2 large conference rooms
- 2 huddle rooms
- 1 mother's room
- One large open kitchen area
- 26 sit/stand desks

#### LAB IMPROVEMENTS

- 4 biology labs
- 1 tissue culture suite
- 1 chemistry lab
- 5 chemical fume hoods
- 1 freezer room
- 1 storage room
- Autoclave room with functional autoclaves
- Centrally plumbed CDA system
- Lab furniture/casework/BSCs/equipment available



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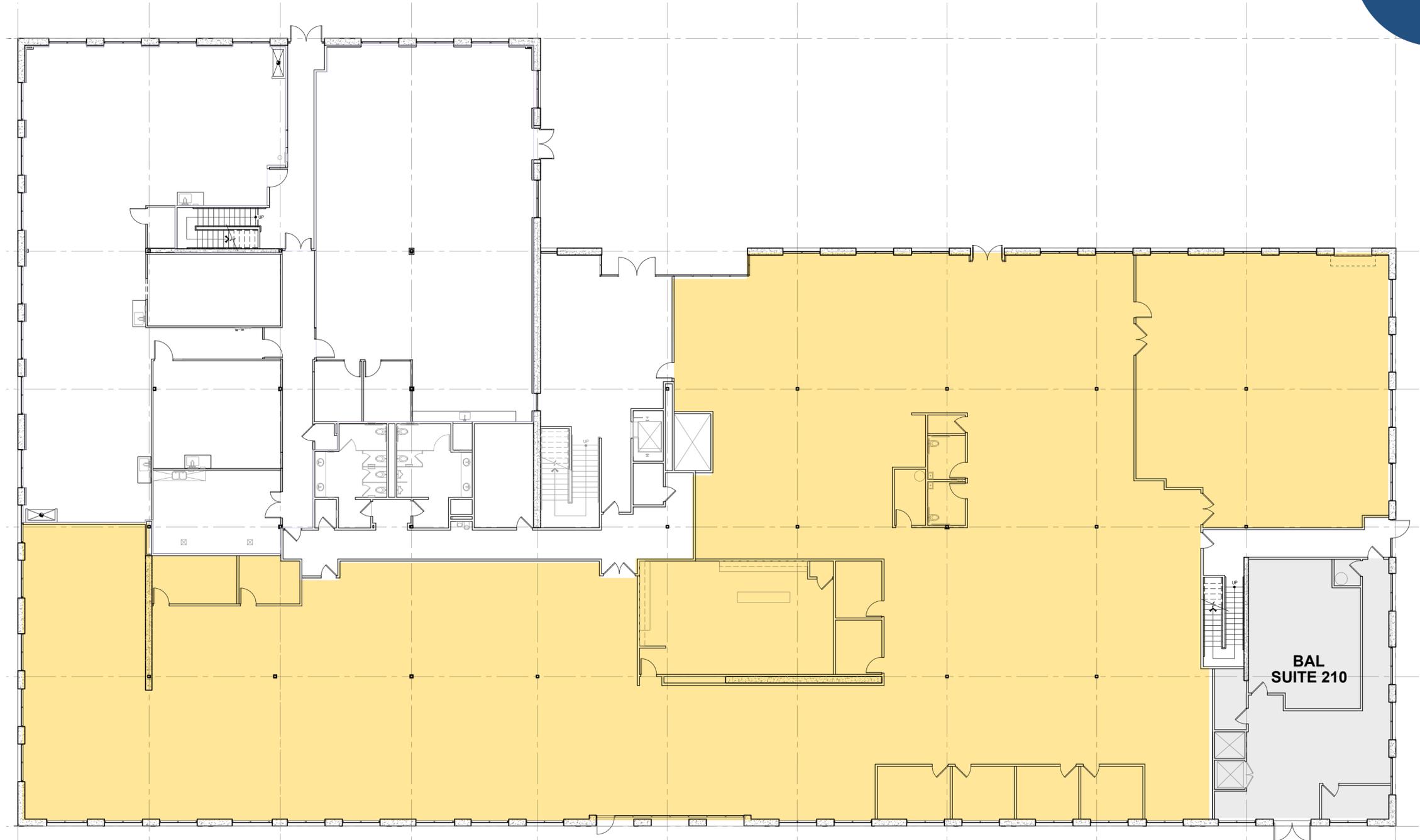
# 1650 HARBOR BAY PARKWAY



## SUITE 100 SINGLE TENANT OPTION ±22,217 SF

### SUITE HIGHLIGHTS

- Existing back-up generator
- Roll-up door exists with additional roll-up doors permitted
- Approximately 38% office and 62% lab / shipping & receiving / assembly
- Flexible buildout options – life science, flex space, R&D and manufacturing uses possible
- Dedicated power to this suite would be 1100 amps at 480 volts which equates to total watts of 53 watts psf



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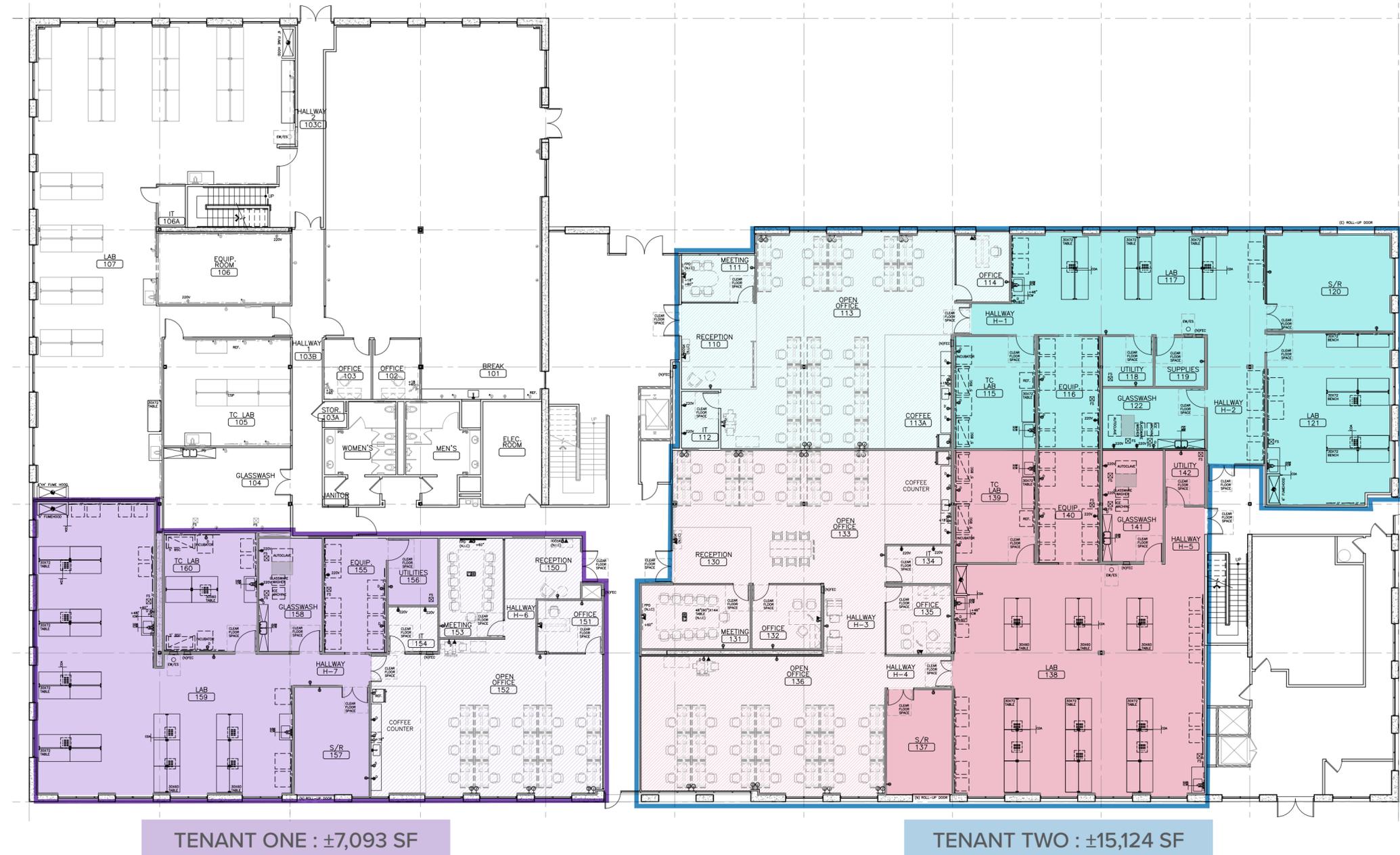
# 1650 HARBOR BAY PARKWAY



## SUITE 100 TWO TENANT OPTION ±22,217 SF TOTAL

### SUITE HIGHLIGHTS

- Existing back-up generator
- Roll-up door exists with additional roll-up doors permitted
- Approximately 38% office and 62% lab / shipping & receiving / assembly
- Flexible buildout options – life science, flex space, R&D and manufacturing uses possible
- Dedicated power to this suite would be 1100 amps at 480 volts which equates to total watts of 53 watts psf



TENANT ONE : ±7,093 SF

TENANT TWO : ±15,124 SF

\*CAN BE COMBINED INTO A LARGER SUITE AND/OR A TOTAL AVAILABILITY OF 22,217 SF APPROXIMATELY (7,093 SF + 15,124 SF)

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# 1650 HARBOR BAY PARKWAY

SUITE 100 | ±22,217 SF



# PROPERTY HIGHLIGHTS

-  Class A life science or R&D suites available
-  Heavy power 2,500 amps, @ 480v power per building (21 net watts).
-  Flexible suite sizes ranging from 5,000 SF to 22,000 SF
-  14'-15' clear height
-  New lab HVAC service / 100% outside air ("OSA") with 10 air changes per hour
-  Turnkey lab suites available
-  Alameda Municipal Power - more reliable than PG&E at 25% less cost
-  Steel deck construction with concrete floors
-  Existing roll-up door with ability to add more
-  4-Sided window lines with Bay views
-  On-site building engineer
-  Existing back-up power via 250kw generator
-  Cafe Jolie Petit
-  Amenities, walkable F+B
-  Free parking at 3:1000
-  BART shuttle service
-  Ferry service 25 minutes to/from San Francisco Ferry Building

# AERIAL VIEW



1600 HARBOR BAY PKWY



1650 HARBOR BAY PKWY



1640 SOUTH LOOP ROAD

# CONVENIENTLY POSITIONED

DOWNTOWN OAKLAND  
DRIVE TIME - 20 MINS

BERKELEY/EMERYVILLE  
DRIVE TIME - 23 MINS

SAN FRANCISCO  
25 MINUTE FERRY RIDE FROM  
DOWNTOWN SAN FRANCISCO



MARINA VILLAGE  
DRIVE TIME - 18 MINS

SOUTH SAN FRANCISCO +  
SAN FRANCISCO  
INTERNATIONAL AIRPORT  
DRIVE TIME - 38 MINS

ABBOTT  
LABORATORIES

EXELIXIS CAMPUS

ANTHRO ENERGY

1600 HARBOR BAY PKWY

RUBI LABS

1650 HARBOR BAY PKWY

ABBOTT  
LABORATORIES



1640 SOUTH LOOP ROAD

EXELIXIS

ABBOTT  
LABORATORIES

PENUMBRA

IQ BIO

ABBOTT  
LABORATORIES



GENE FAB

VIVANI  
MEDICAL

OAKLAND ROOTS /  
OAKLAND SOUL HQ

# RADIUS CAMPUS AMENITIES

1501 HARBOR BAY PARKWAY



Cafe Jolie Petit is open for breakfast, brunch and lunch, 7 days a week



Beer, wine, and coffee  
Catering Available



Outdoor Fitness Pad



# HARBOR BAY FREE SHUTTLE MAP & FERRY SERVICE 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
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.

### Shuttle Stops

<b>A J</b> B St. & HB Pkwy.	<b>0</b> 1201 HB Pkwy. / B St.
<b>B I</b> Waterfront Campus	<b>1</b> Penumbra
<b>C H</b> Peet's Coffee	<b>2</b> Bay Area Chinese Bible Church
<b>D G</b> Venture Commerce Center	<b>3</b> N. Loop 3
<b>E F</b> Abbott Diabetes	<b>4</b> N. Loop 3
	<b>5</b> Venture Commerce Center
To/From Coliseum BART	<b>6</b> Peets
Ferry to/from SF Ferry Bldg	<b>7</b> 1620/1640 SLR
	<b>8</b> Abbott @ 1360 SLR
	<b>9</b> Former Raiders HQ



Oakland International Airport



**MARK J. KOL**

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

**MIKE RAFFETTO**

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

**DANIEL BISABRI**

Senior Vice President  
+1 925 639 1004  
daniel.bisabri@cbre.com  
Lic. 01754122

**MONICA CLARKE**

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