



## State Of The Art R&D Campus

ROBUST HVAC & HEAVY POWER

Turnkey Options Or Landlord Build To Suit 1,000sf - 50,000sf

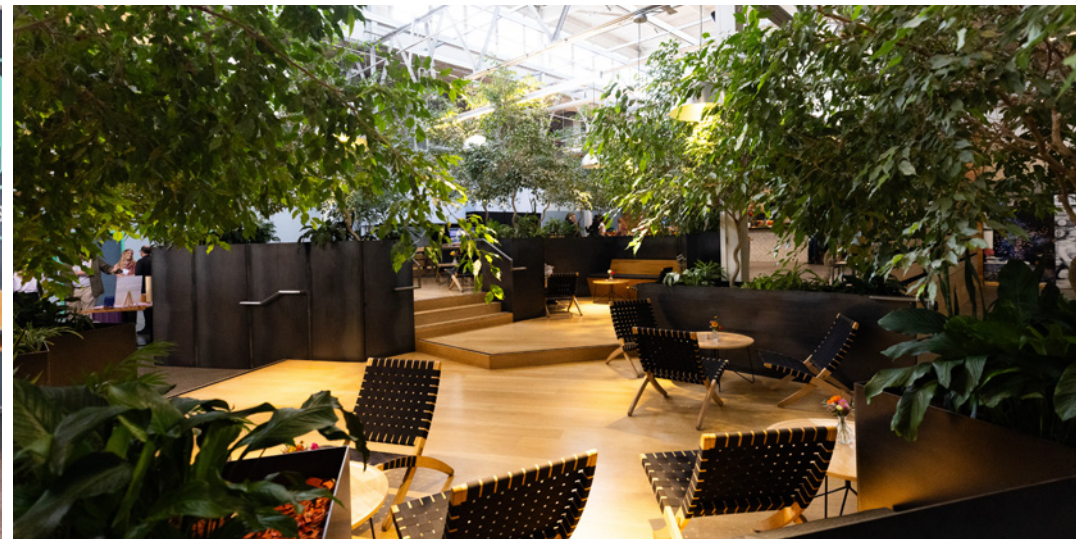
Expansion Potential Onsite To 200,000sf

1933 Davis St.

San Leandro CA

## Property Highlights:

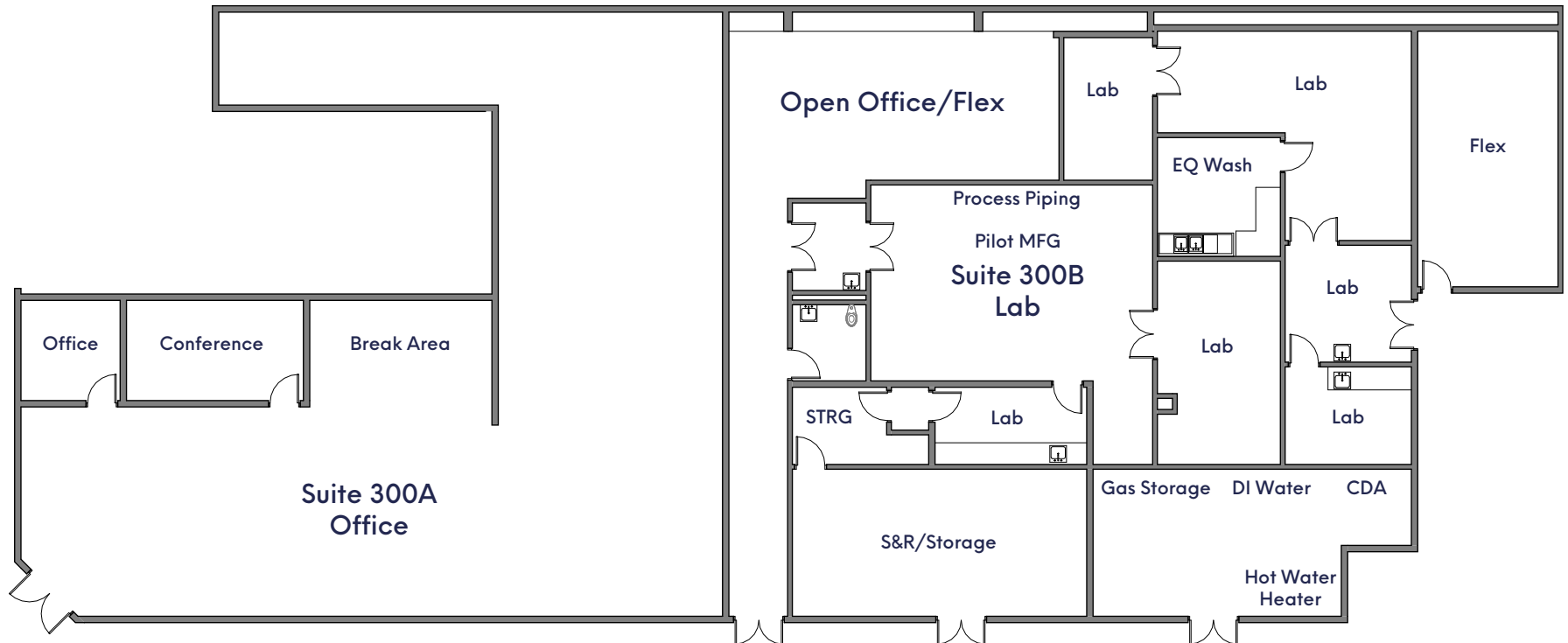
- **Science-Focused Campus Ideal For**
  - Climate Tech, Life Sciences, EV, Ag-Tech, Lab, Biotech, AI, Health Tech, Robotics, Cleantech, Chemistry, Medical Device, Food Science, Drone Tech, VR
  - Robust HVAC System
  - Heavy Power
- **Pleasant Working Environment**
  - Unobstructed Bay Views
  - High Ceilings Throughout
  - Common Lounge With Complimentary Coffee/Snacks
- **Flexible Opportunity**
  - Landlord Will Build To Tenants Spec Requirements
- OR
- **Fully Amenitized Campus**
  - Abundant Car Parking Onsite
  - Electric Chargers
  - Bike Parking
  - Locker Rooms With Showers
  - Onsite Brewery, Cafe, Foodtrucks
  - Full ADA (Passenger Elevator & Freight Elevator)
- **Loading**
  - Oversized Rollup Doors
  - Loading Docks
  - Mass Industrial Scale Freight Elevator
- **Highly Pet Friendly**
  - Dedicated Pet Storage For Toys, Leashes, Treats
- **Mission Driven Project & Ownership**
  - Onsite Recycling Program
  - Green Friendly Construction
  - Low Emissions Mechanical Systems
  - EV Chargers
  - Job Creation For Local Community



## Suite 300 AB: 11,222 SF

### Space Features:

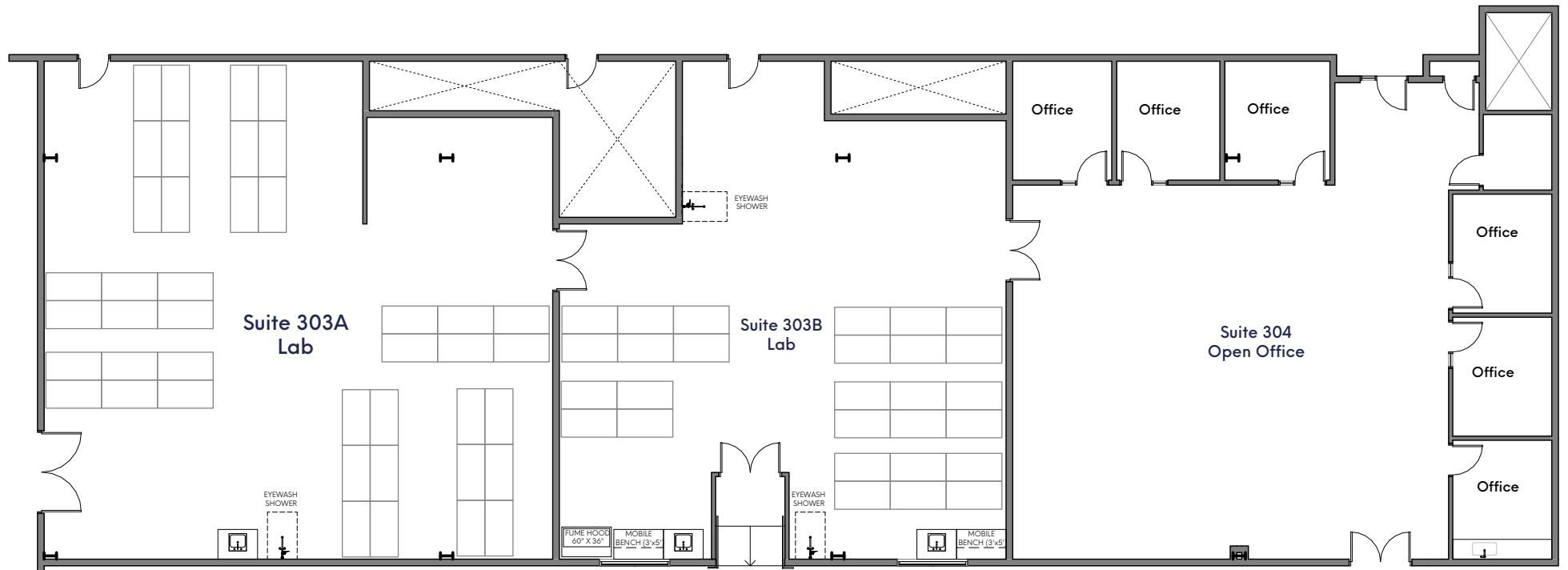
- Existing Pilot Plant
- Heavy power
- Dedicated HVAC
- Lab/Office split 40/60
- Gas Storage, DI Water, CDA
- Flexible Sizing
- Epoxy flooring throughout labs
- Can be combined with 303 and 308 for a total of 26,600 SF
- Entire space was constructed in 2023



**Suite 303 AB + 304: 8,830 SF**

**Space Features:**

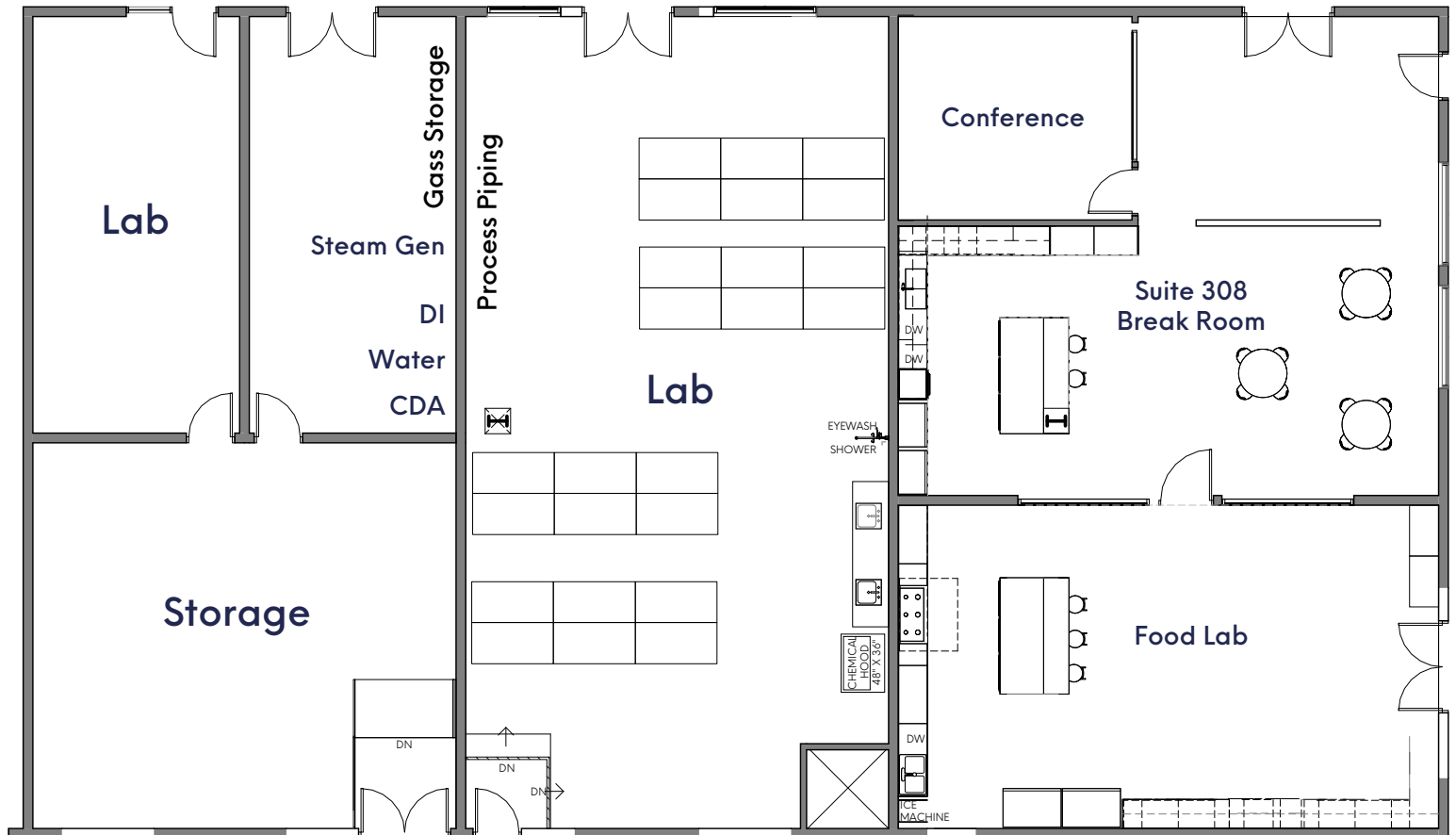
- Heavy power
- Dedicated HVAC
- Lab/Office 70/30
- Eyewash Station, Showers and Fume Hood
- Flexible Sizing
- Labs have epoxy flooring with cleanable drop ceilings
- Office capable of accommodating up to ~40 workstations
- Flexible sizing - able to combine with suite 308 and/or 300AB for total of 15,375k SF to 26,600K SF.
- Entire space constructed in 2022



## Suite 308: 6,546 SF

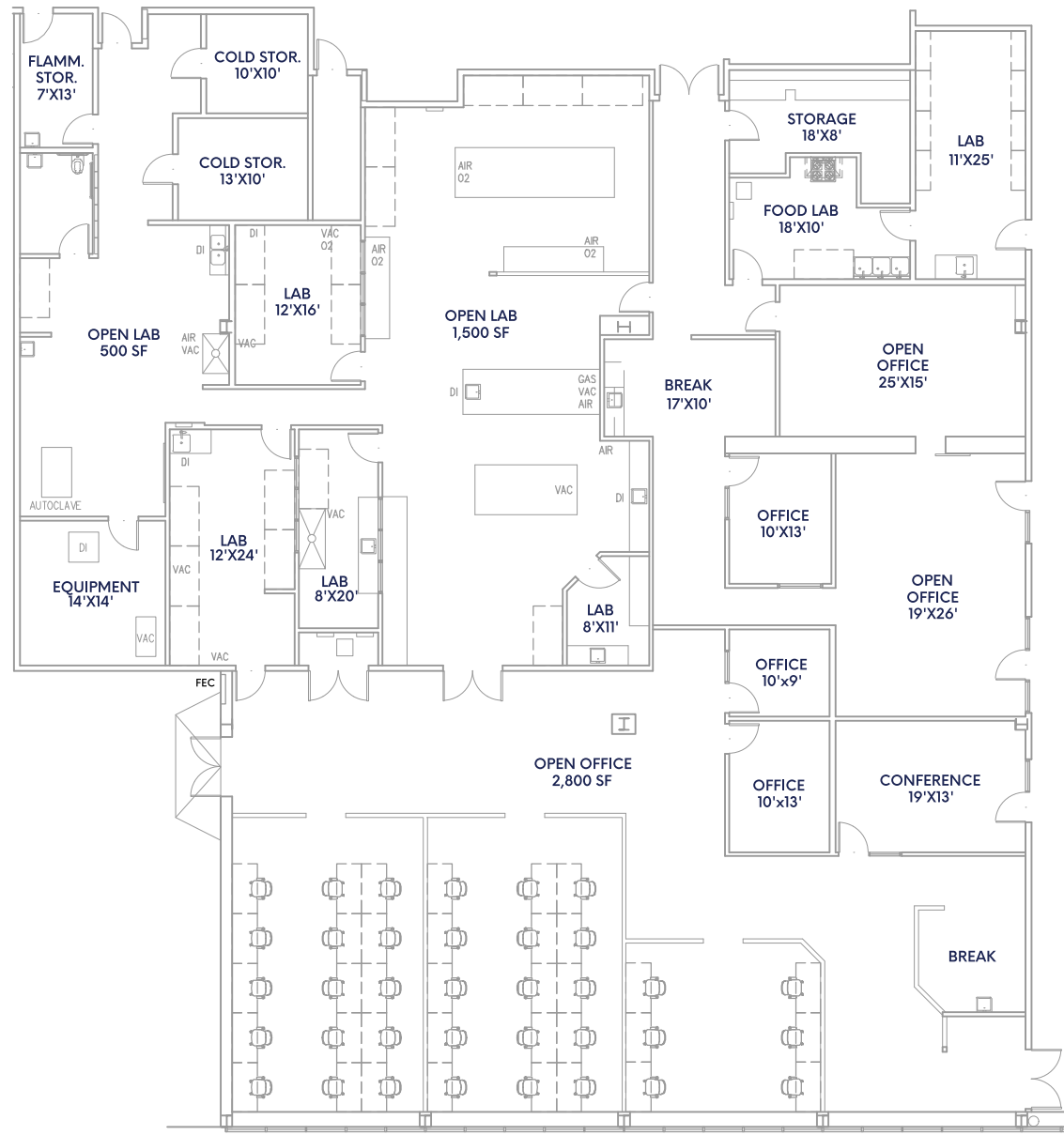
### Space Features:

- Heavy power
- Dedicated HVAC
- Lab/Office split 80/20
- Gas Storage, Steam Gen, DI Water, CDA
- Existing process piping and investor friendly food lab



# 13,005 RSF

Suite: 310 + 310B + 312



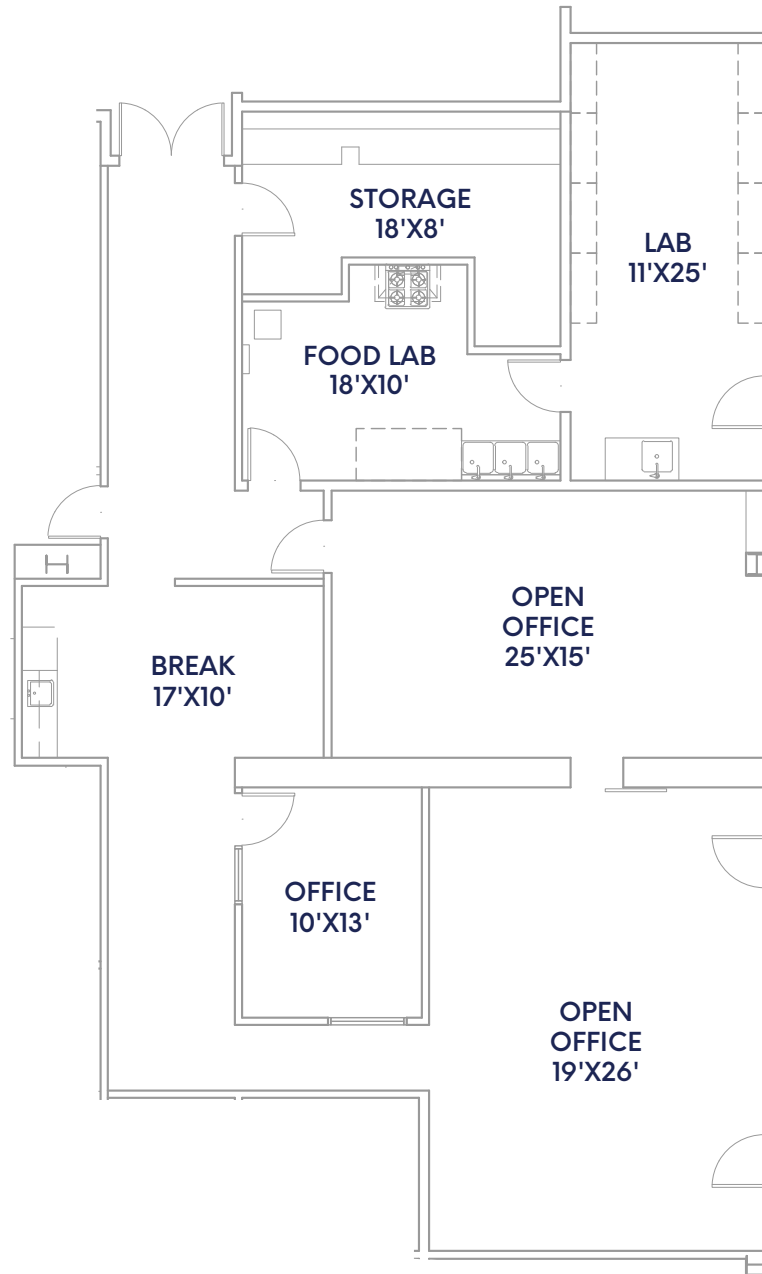
**9,799 RSF**

Suite: 310 + 312



**3,206 RSF**

Suite: 310B





## Scientific Features Onsite

### Equipment & Specs

- 6ft Chemical fume hoods
- 8ft Chemical fume hoods
- Drop-ceiling lab rooms
- Lab sinks
- Safety showers
- Electrical Dropdowns
- Emergency Power
- Compressed Air
- Gigabit Fiber Internet



## 1933 Davis Campus Success Stories, A Proven Track Record

\$598M in funding



Upside Foods

\$230M in funding



FreeWire

\$114M in funding



Geltor

\$49M in funding



Prime Roots

## Onsite Expansion Stories

3k SF expansion to  
23k SF



Core Shell

35k SF expansion to  
119k SF



Cuberg

3k SF expansion to  
18k SF



New Culture

# Many Commute Options



- Oak Airport (7 Minutes)
- UCSF Mission Bay (28 Minutes)
- Downtown SF (22 Minutes)
- Ferry (11 Minutes)
- Alameda (16 Minutes)
- Emeryville (18 Minutes)
- UC Berkeley (23 Minutes)

san leandro  
**LINKS**  
Williams e  
21<sup>st</sup> Amadment  
Brewery

I | P | G

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**LINKS**  
Davis e  
Timothy  
(Westgate)

Bart Shuttle With  
Complimentary Wifi  
(5 Minutes To SL Bart)

Stanford  
(43 Minutes)

— Free BART Shuttle

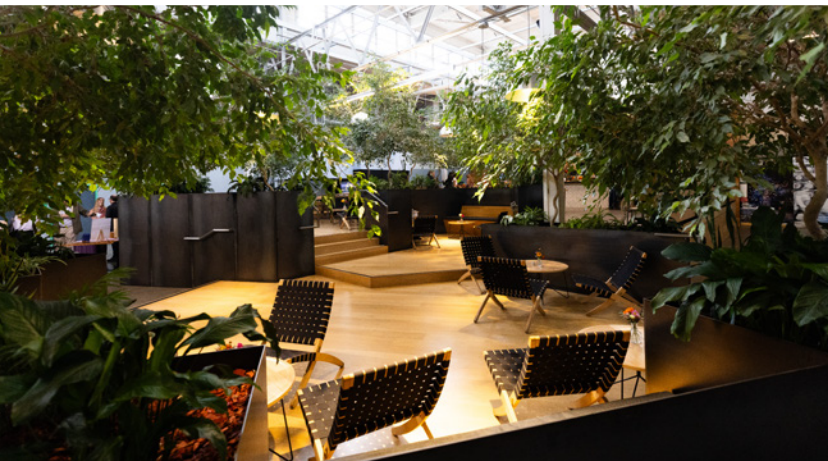
● Shuttle Stop



## Wellness and Recreation

Gate 510 Town Center features:

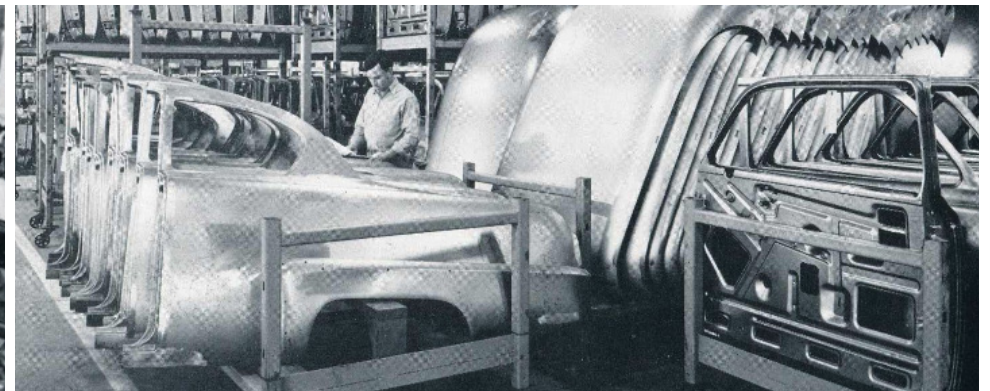
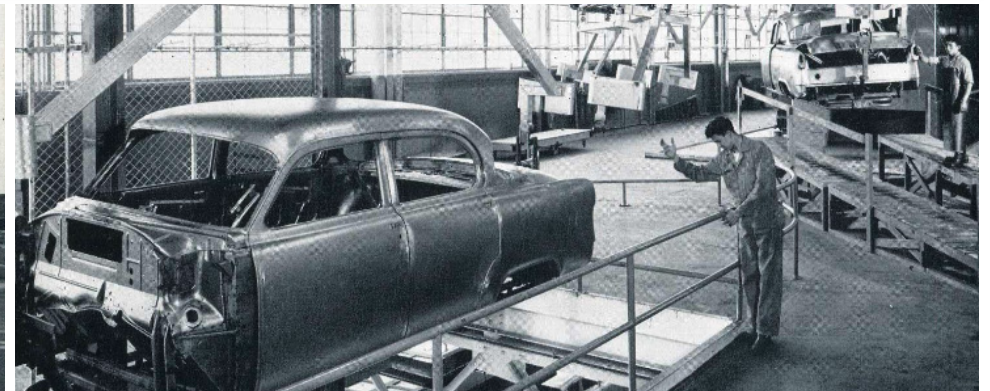
- 50 Person Amphitheater
- Free Coffee, Tea and Filtered Water
- Ping-pong and Arcade Basketball
- Pizza & Beer Happy Hours
- Curated Seating For Breakout Meetings, Brainstorming And Coffee Breaks

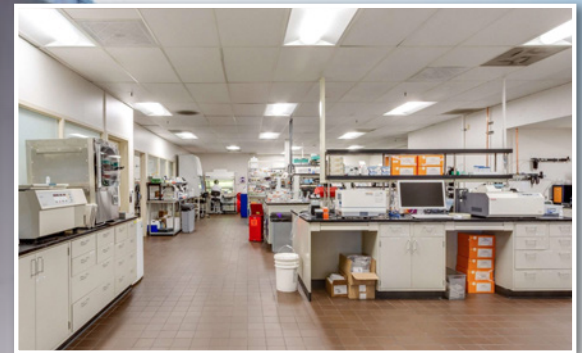




## Where History Meets Innovation

Originally built to be Plymouth automobiles west coast manufacturing plant, 1933 Davis has a history rich in industrial innovation. Beginning in 2014, 1933 Davis has united members in an innovative hub for science, tech, and collaboration across many sectors. Providing entrepreneurs, makers, creators and visionaries the tools to collaborate, invent, work and manufacture.





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