



**NAUTILUS
INNOVATION PARK**
alameda, ca

DIVE INTO INNOVATION

R&D MULTI-TENANT CAMPUS
new and improved flex solutions

± 18,334 - ± 47,499 SF
ON ± 3.08 ACRES



TIDEWATER



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PROPERTY HIGHLIGHTS



**NAUTILUS
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DIVE INTO INNOVATION

where industry meets the water's edge

← | → ±18,334 - ±47,499 SF Available



Waterfront Property



Walking Distance to the Vibrant
Park Street Retail Corridor



Undergoing a Significant
Renovation to Deliver Lease Ready
Improvements



Free Off-street Parking
(110 Parking Spaces)



1,600 AMP Total Electrical Capacity
Alameda Municipal Power (AMP) is
Cheaper, More Reliable, and More
Cooperative Compared to PG&E



Two (2), 2 Inch Gas Lines with 60
PSI @ 25 GPM, Medium to High
Pressure



*Two (2), Five-ton and Two (2),
Two-ton Bridge Cranes

*a third five-ton bridge crane could
be added

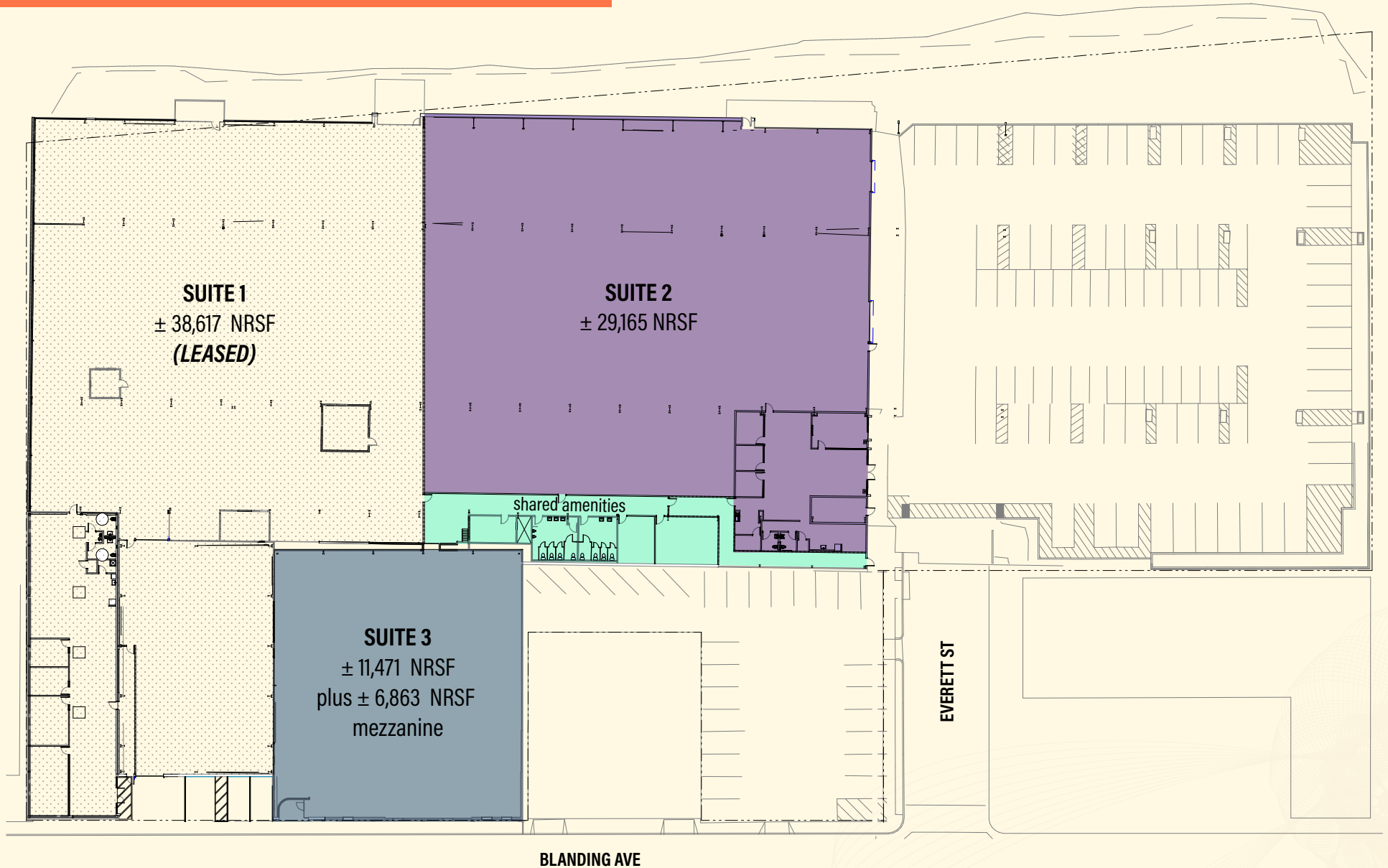


Zoning - NP-MM-North Park Street
Maritime Manufacturing (Office &
Light Industrial Use Allowed)

SITE PLAN

2421 BLANDING AVE, ALAMEDA

±18,334 - ±47,499 Sq. Ft. on ±3.08 Acres

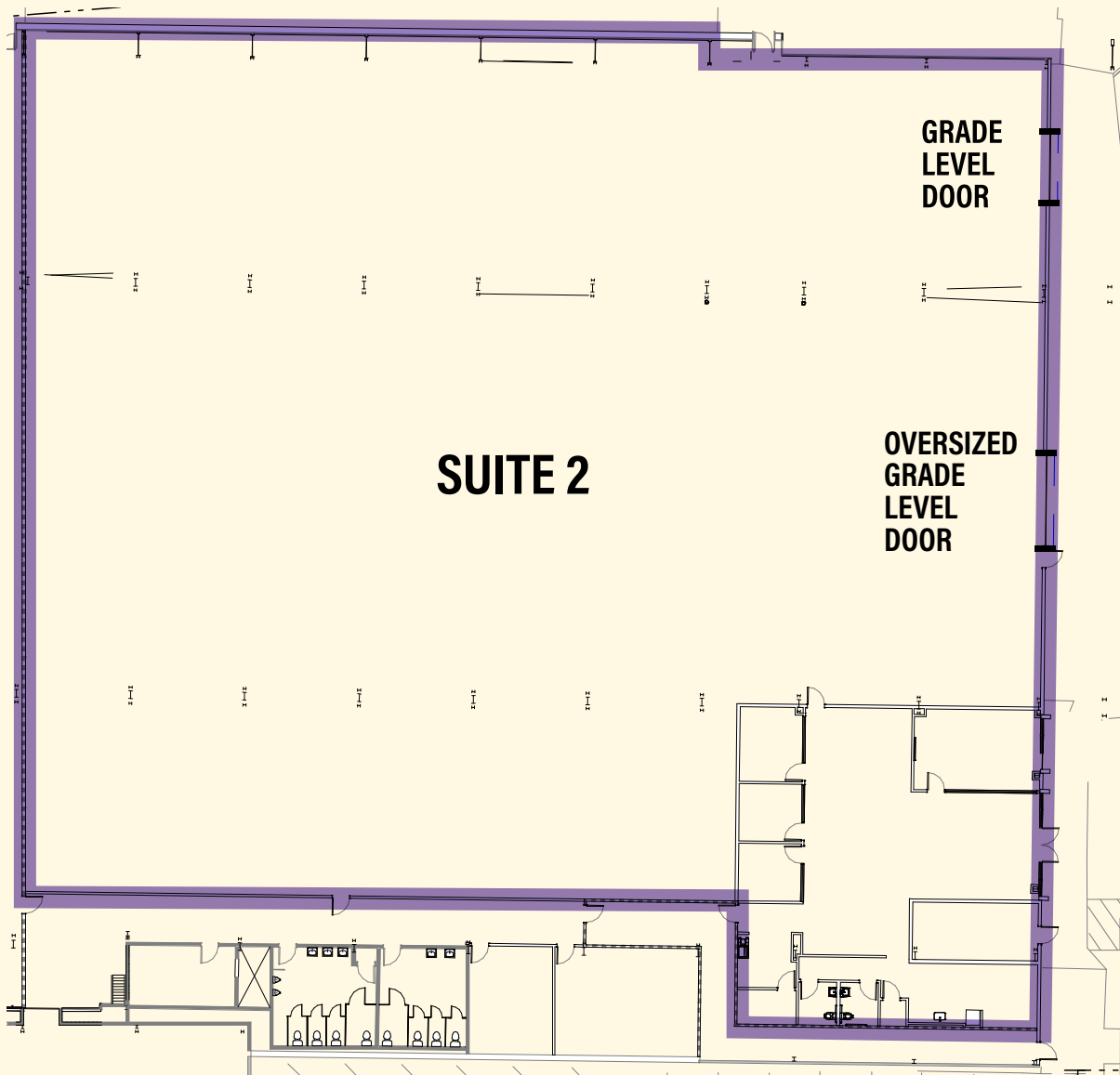


FLOOR PLAN

2421 BLANDING AVE, ALAMEDA

SUITE 2 - ±29,165 Sq. Ft.

\$2.25/SF/Month NNN - 1st Quarter 2025 Delivery Date



±29,165 NRSF High-Bay Space



±2,658 SF of Newly Constructed Office Space



Access to Shared Conference Room, Restrooms and Shower Facility



400 AMPS @ 480V Electrical Service



±20'-22' Clear Height (With Roof Pitches at ±32')



Two (2) Grade Level Doors (one oversized)



*Two (2), Five-ton and Two (2), Two-ton Bridge Cranes
*a third five-ton bridge crane could be added



Secured Free Off-street Parking

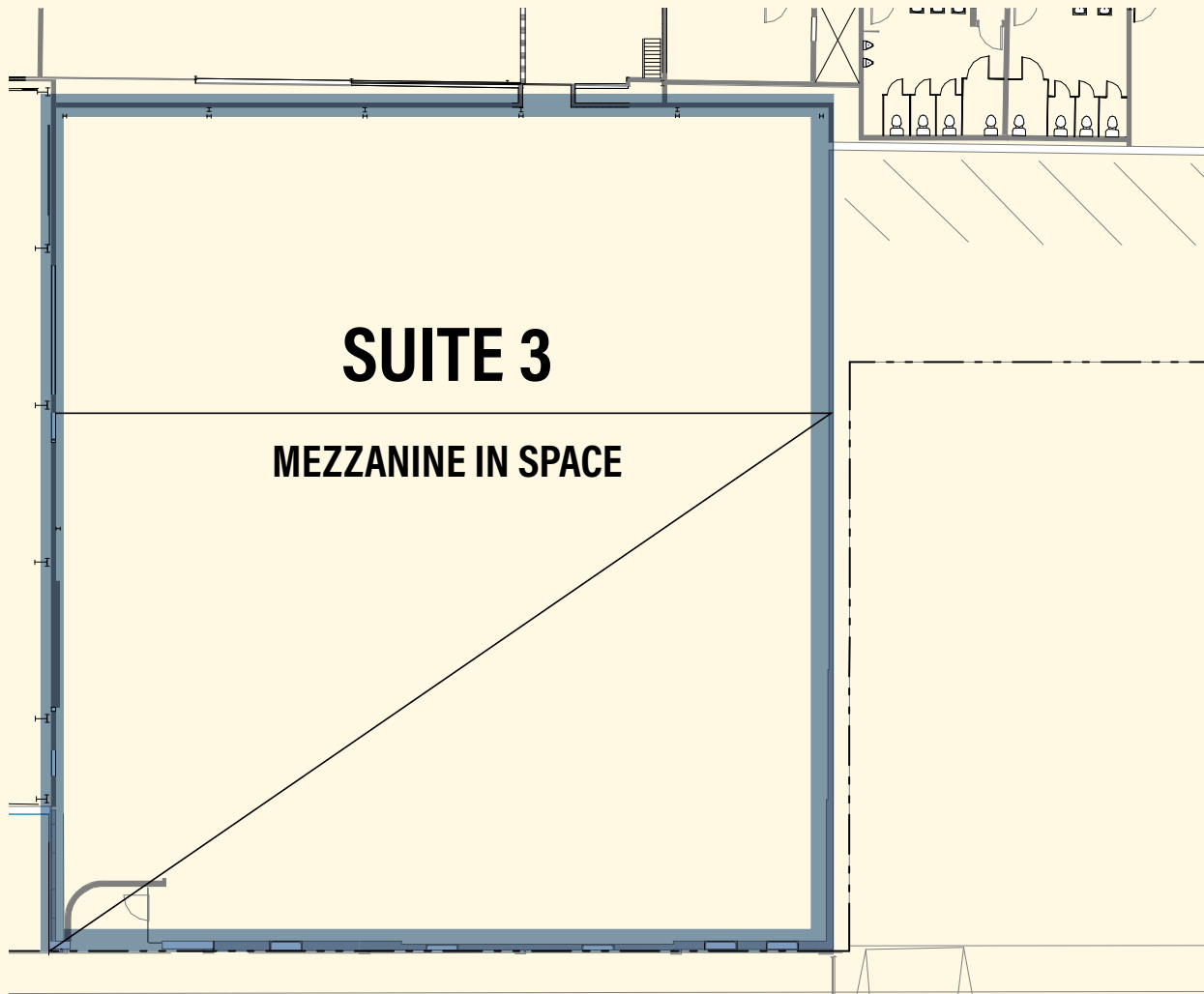


Immediate Access to Parking Lot

FLOOR PLAN

2421 BLANDING AVE, ALAMEDA

SUITE 3 - ±18,334 Sq. Ft.



BLANDING AVE



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±18,334 NRSF

- ±11,471 NRSF Foot Print
- ±6,863 NRSF Mezzanine



Office Space to Suit



Potential for One (1) Grade Level Loading Door



400 AMPS @ 480V Electrical Service



±24' Clear Height



Blanding Avenue Signage Opportunity



Secured Free Off-street Parking



Flexible Custom Occupancy Solution



Potential Build-to-Suit Site or Purchase Opportunity

PROXIMITY TO EVERYTHING: YOUR IDEAL LOCATION.



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DISTANCE

Park Street Alameda - 0.5 miles

880 On-Ramp - 0.5 miles

Fruitvale Bart Station - 1.1 miles

Oakland Coliseum - 2.9 miles

Lake Merritt - 2.9 miles

Downtown Oakland - 3.7 miles

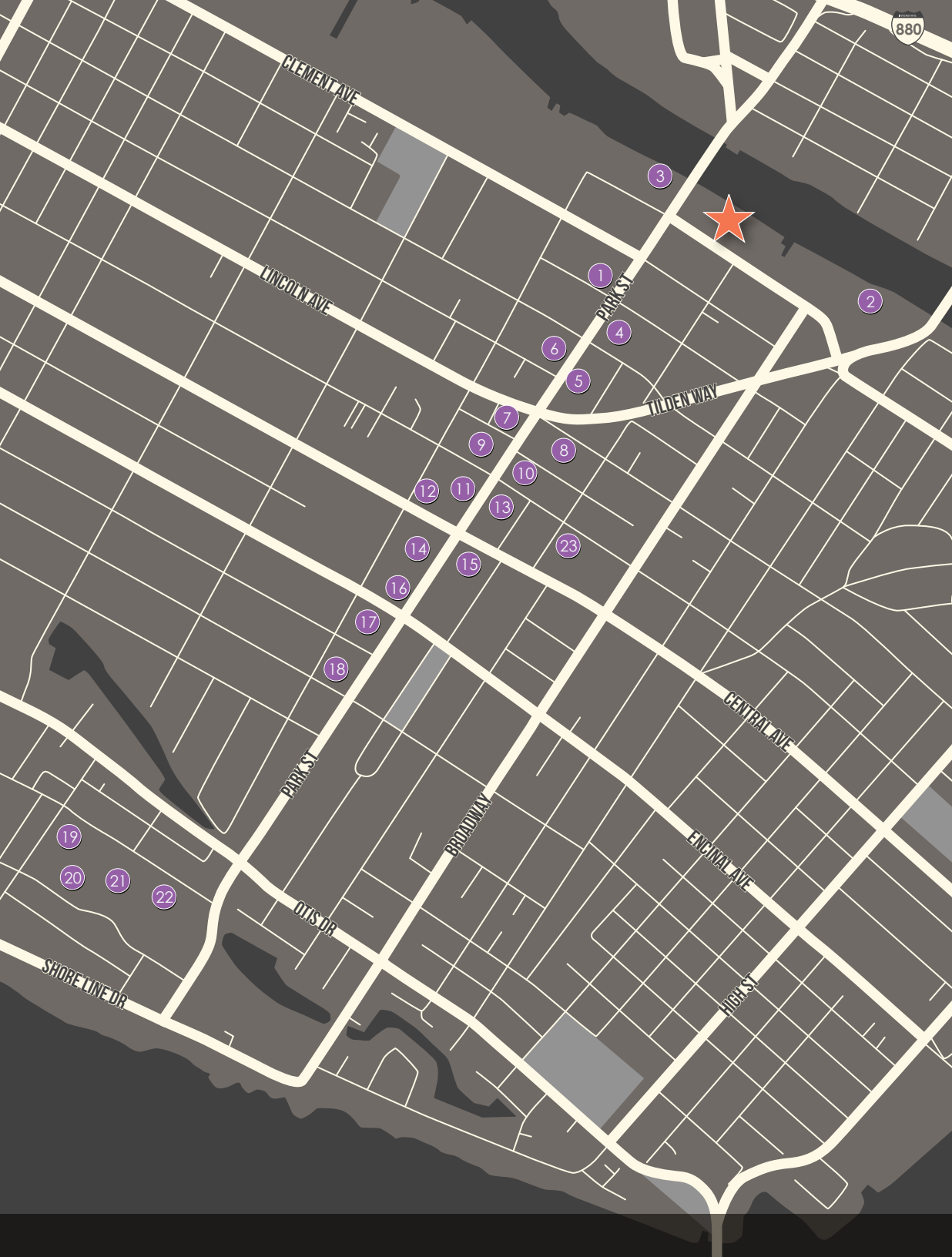
Main St Ferry Terminal - 4.1 miles

Oakland Airport - 5.9 miles

Emeryville - 7.9 miles

Berkeley - 8.8 miles

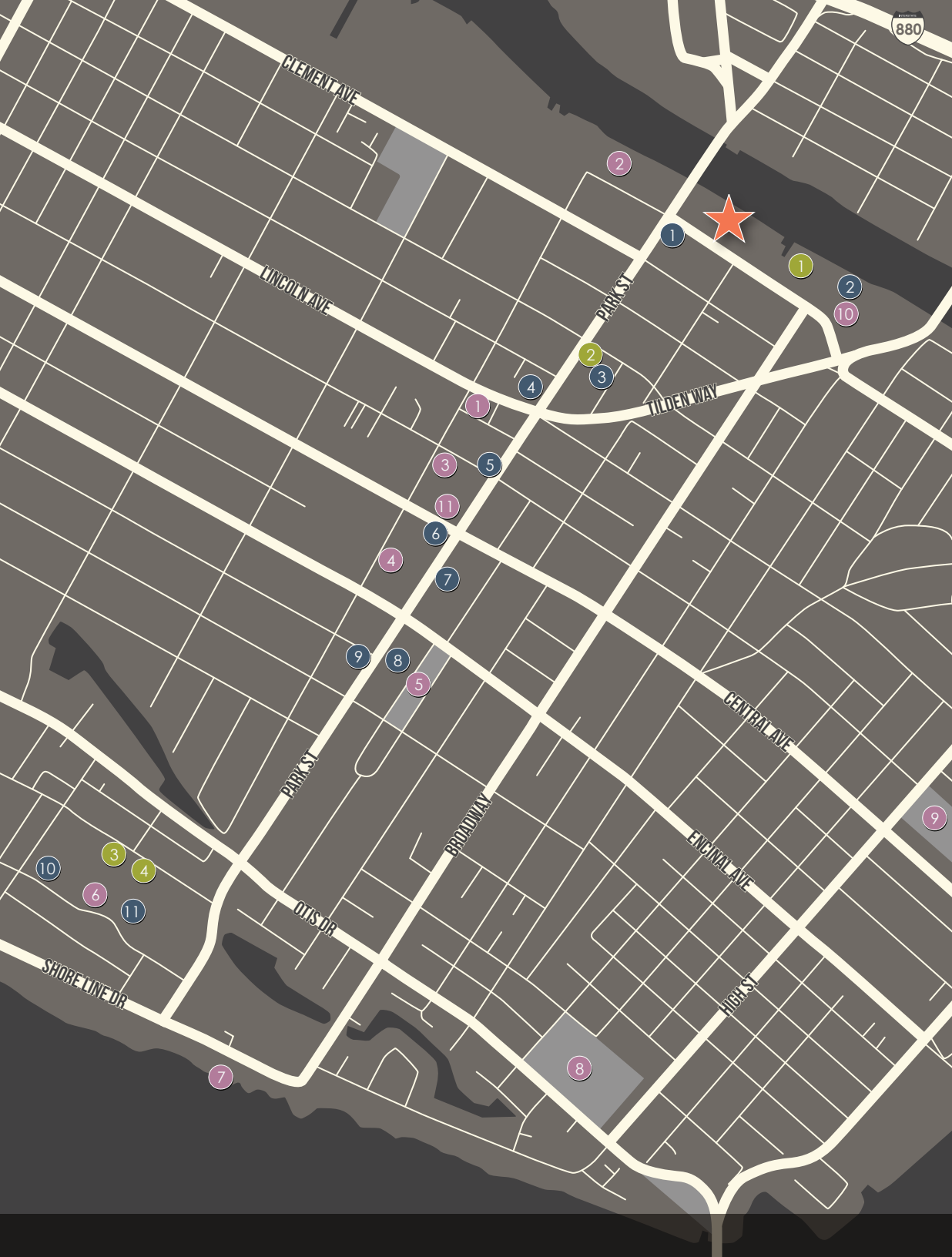
San Francisco - 12.5 miles



NEARBY AMENITIES

RESTAURANTS/BARS

- | | |
|---|--|
| 1. The Park Street Tavern | 14. Troy
Home Skillet
Spice I Am
Burma Superstar
Cholita Linda |
| 2. Round Table Pizza
Wingstop | 15. Poke Koma
House of Bagels
Tomatina
Alley & Wine |
| 3. Dragon Rouge Bistro | 16. Monkey King Pub & Grill
The Hobnob
Scolari's Good Eats
Lucky 13 |
| 4. Alameda Island Brewing Co.
Crispian Bakery | 17. Sidestreet Pho
Wild Ginger |
| 5. East End | 18. Yojimbo
Spinning Bones |
| 6. McGee's
The Preacher's Daughter | 19. Applebee's
Bowl'd BBQ Alameda |
| 7. Gim's Chinese Kitchen
Vietnam House | 20. Monkey Thai
Subway
Bagel Street Cafe |
| 8. Speisekammer
Genghis Khan
New York Pizza | 21. Trabocco Kitchen
Ohgane Alameda |
| 9. Island Taqueria
Pho Nation
Ole's Waffle House
Wine and Waffles
Hang Ten Alameda | 22. Panera Bread
Five Guys
MOD Pizza
Chipotle |
| 10. Kokolo Donburi
Capullo Cocina
Sandwich Board | 23. Asena |
| 11. Town Tavern
Toomie's Thai
Hong Kong City
Lola's Chicken Shack
Director's Cut
Ark Chinese
Taqueria Viva Mexico | |
| 12. Alameda Cinema Grill | |
| 13. Pho Sinh Alameda
Sakura Sushi
La Penca Azul
Tasty Point
Utzutzu
The Star on Park | |



NEARBY AMENITIES CONT.

GROCERY STORES

- | | |
|---|-----------------|
| 1. Nob Hill Foods | 3. Trader Joe's |
| 2. Alameda Marketplace
Alameda Natural Grocery | 4. Safeway |

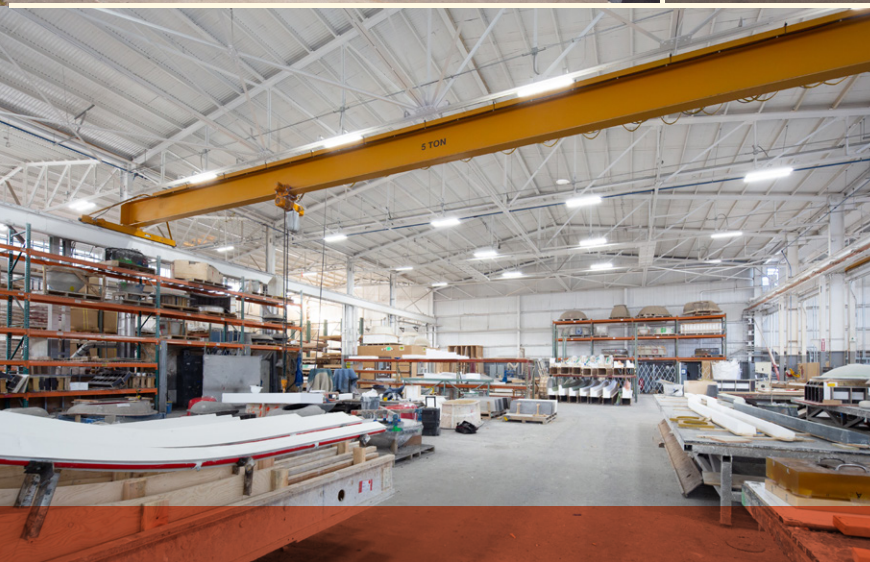
COFFEE / TEA

- | | |
|--|--------------------------------|
| 1. Coffee Cultures | 6. Signal Coffee Roasters |
| 2. Peet's
Local Boy Coffee
Starbucks | Peet's
Mandro Teahouse |
| 3. Beanery of Alameda
Itea | 7. Ding Tea
Starbucks |
| 4. Jim's Coffee Shop | 8. Highwire Coffee |
| 5. Gong Cha | 9. Julie's Coffee & Tea Garden |
| | 10. Starbucks |
| | 11. Yifang Taiwan Fruit Tea |

ENTERTAINMENT / MISC.

- | | |
|-------------------------|-------------------------|
| 1. Alameda Free Library | 7. Alameda Beach |
| 2. Dollar Tree | 8. Krusi Park |
| 3. CVS | 9. Lincoln Park |
| 4. Alameda Museum | 10. Bridgeside Shopping |
| 5. Chochenyo Park | 11. Center |
| 6. South Shore Center | 12. Alameda Theatre |

PHOTO GALLERY





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TIDEWATER



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