



A Center for Innovation

400,000 SF OF FLEXIBLE STUDIO,
PRODUCTION AND R&D SPACE WITH 16
MEGAWATTS OF HEAVY POWER



Racing into the Future

A new innovation center is fresh on the circuit. From our past as a motorsport racing track, we've always been about testing limits, pushing boundaries and evolving what's possible.

INNOVATION STARTS AT SPEEDWAY

A B3 INVESTORS PROJECT
15555 East 14th Street San Leandro, CA 94578

NEWMARK



Delivering 400,000 SF of redevelopment space for innovation

PHASE I

140,000 SF

- Available now
- Two levels
- Multiple possible layouts on single floor or across two levels

PHASE II

260,000 SF

- Available 2025
- Three levels
- Multiple possible layouts on single floor or across two-three levels



PHASE I

Upper Level

AVAILABILITIES

SUITE 530
3,478 SF

SUITE 535
5,511 SF

SUITE 540
4,710 SF

SUITE 545
4,873 SF

SUITE 550
2,196 SF

KEY

 Available

 Common Areas

 Leased

 Spaces can be combined



PHASE I

Lower Level

AVAILABILITIES

SUITE 410
821 SF

SUITE 415
7,010 SF

SUITE 425
5,218 SF

SUITE 430
14,964 SF

SUITE 435
2,546 SF

SUITE 440
3,238 SF

SUITE 445
2,646 SF

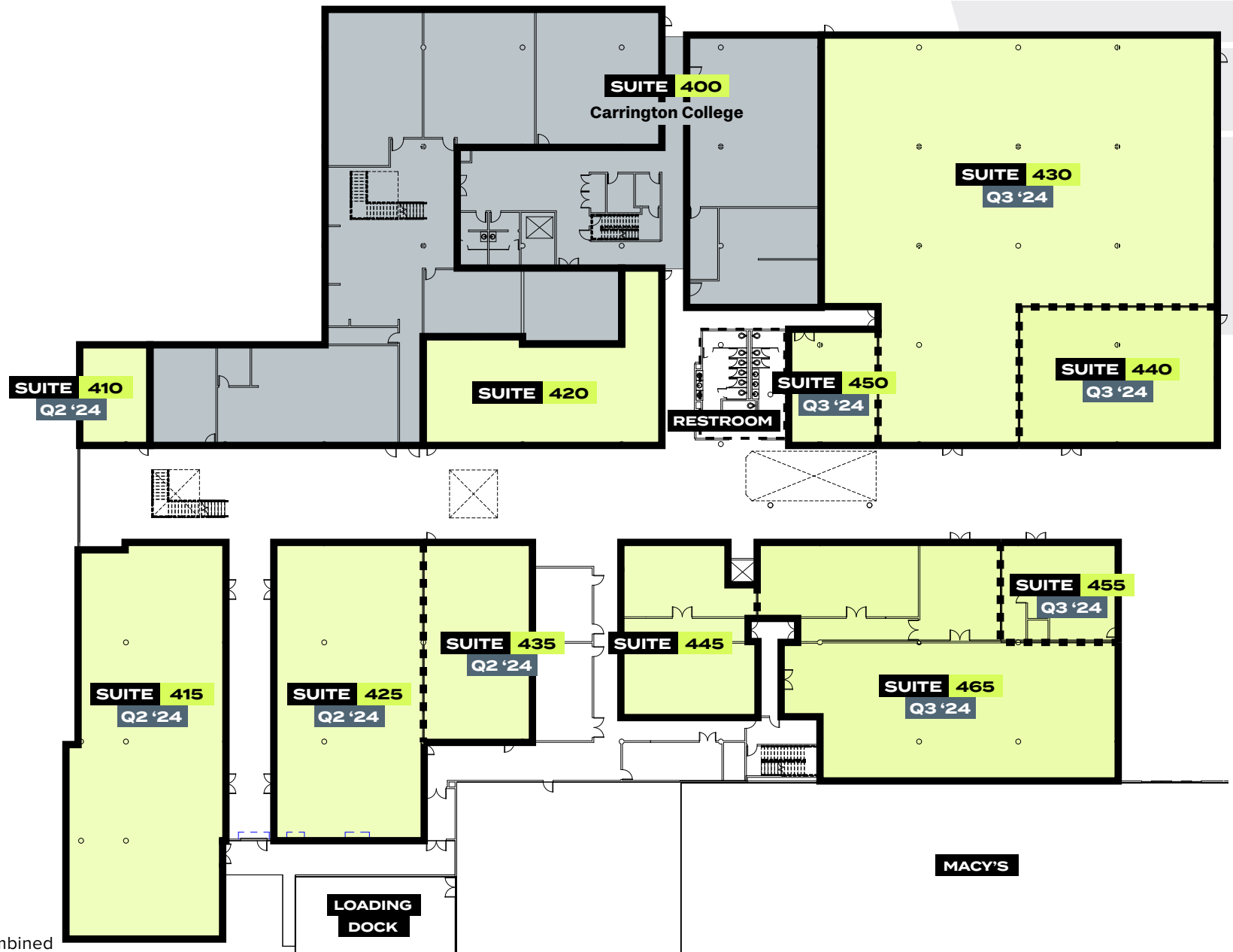
SUITE 450
1,215 SF

SUITE 455
1,376 SF

SUITE 465
7,957 SF

KEY

-  Available
-  Common Areas
-  Leased
-  Spaces can be combined



Suite 530
15555 E 14TH ST

3,478
TOTAL SF

Upper
LEVEL



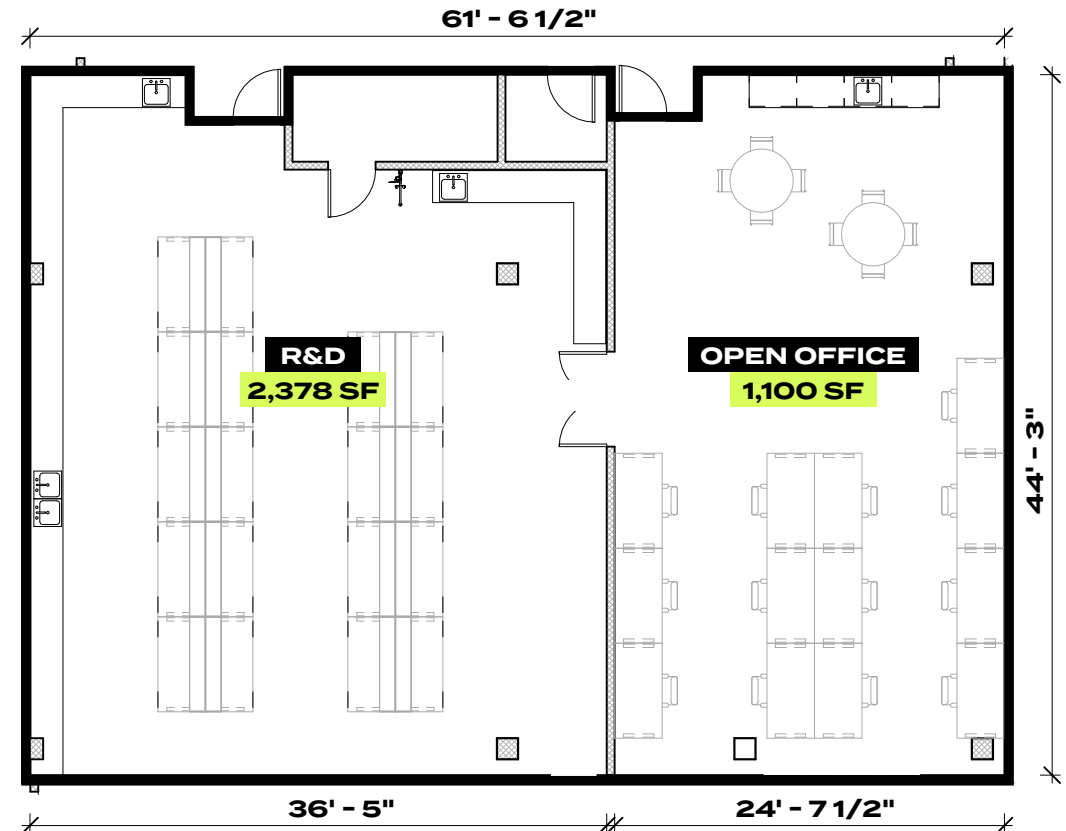
Features

OFFICE SPACE

- Open seating for 12+
- Kitchenette
- Ability to add private office or conference room

R&D SPACE

- Flexible layout
- Ample power at 480v or 220v
- Easy to vent for fume hoods



Suite 535
15555 E 14TH ST

5,511
TOTAL SF

Upper
LEVEL



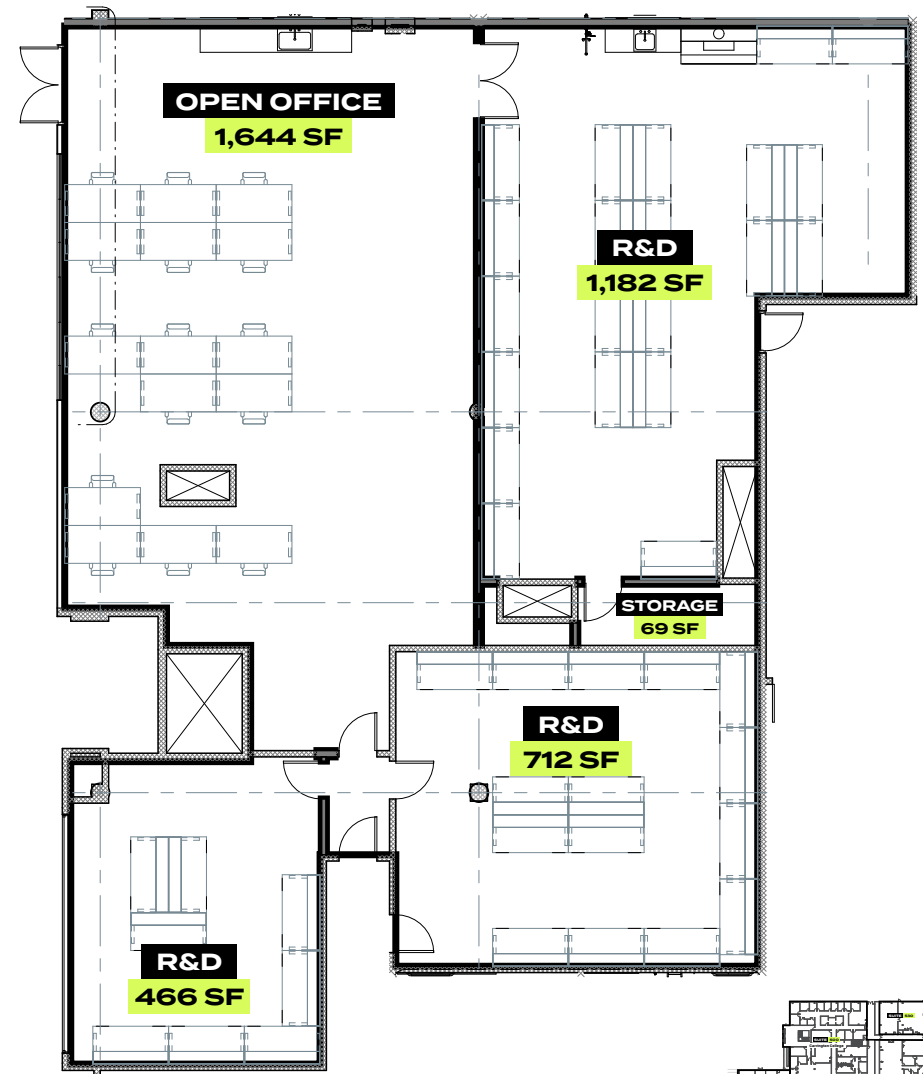
Features

OFFICE SPACE

- Open seating for up to 12+
- Ability to add private offices

R&D SPACE

- 220A @ 220 with ability to bring additional power
- Newly installed fume hood, lab sink and safety shower
- 2x smaller R&D spaces with drop ceilings in-place
- Mobile casework for layout flex



Suite 545
15555 E 14TH ST

4,873
TOTAL SF

Upper
LEVEL



Features

OFFICE SPACE

- Open seating for 26+
- Additional space for private offices or conference room
- Kitchenette

R&D SPACE

- 200a @ 120/208v with ability to add additional power
- Newly installed fume hood, lab sink, and safety shower
- Mobile casework for layout flexibility



Suite 550
15555 E 14TH ST

2,196
TOTAL SF

Upper
LEVEL



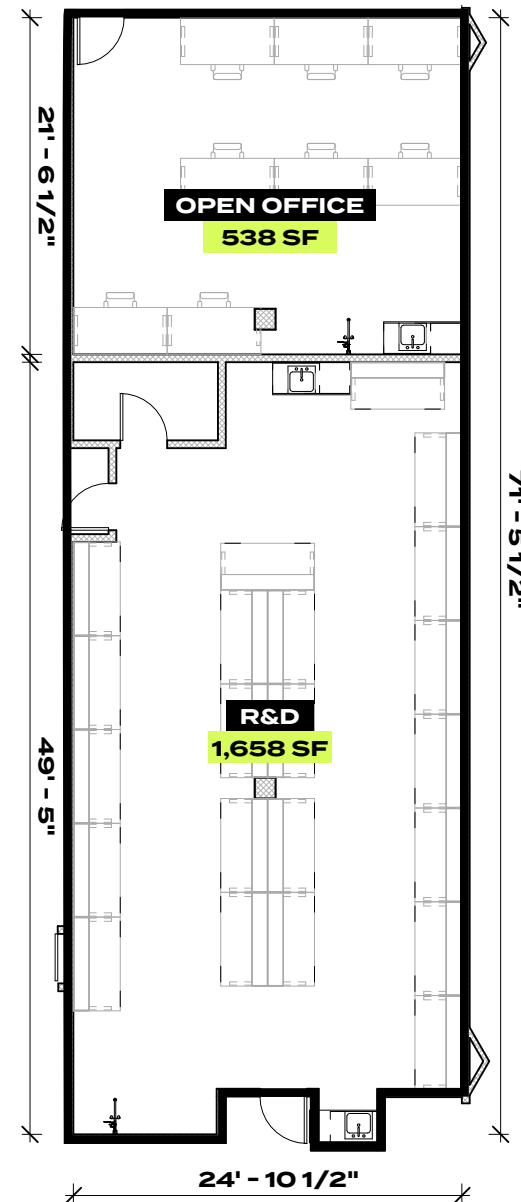
Features

OFFICE SPACE

- Seating for 8
- Kitchenette
- Access to shared conference rooms

R&D SPACE

- Flexible layout
- Ample power at 480v or 220v
- Easy to vent for fume hoods



Suite 455
15555 E 14TH ST

8,733
TOTAL SF

Lower
LEVEL



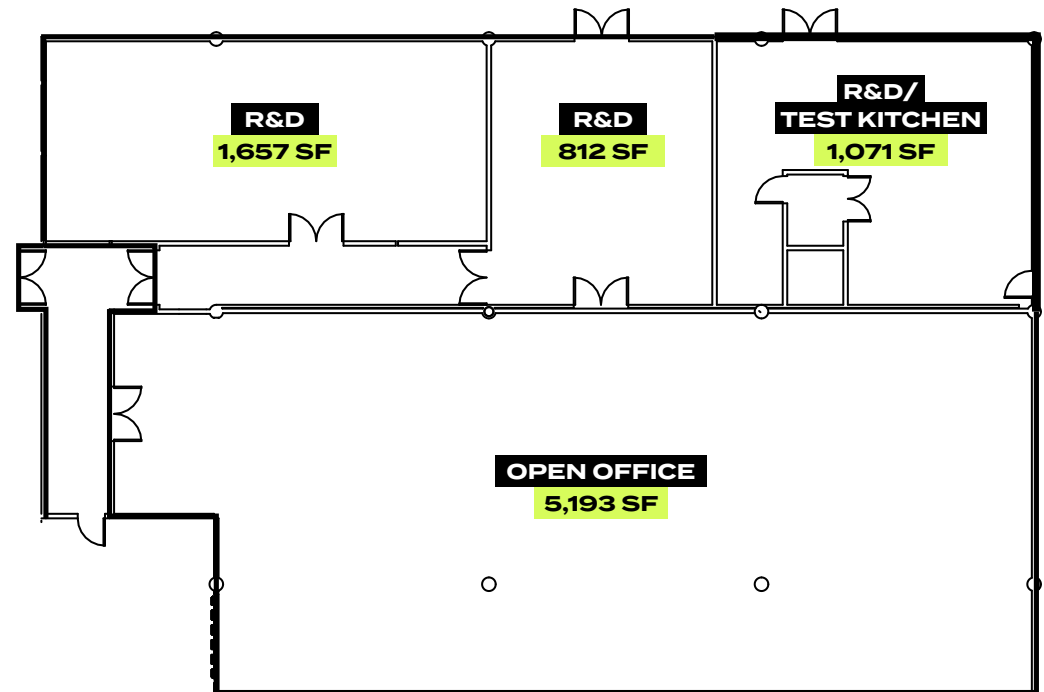
Features

OFFICE SPACE

- Open seating for 30+
- Flexible layout
- Ability to add private offices or conference rooms

R&D SPACE

- Existing infrastructure for test kitchen
- Ample power @ 480v or 220v
- Venting in place for fume hoods
- Polished concrete floors



Suite 415-455

15555 E 14TH ST

19,743

TOTAL SF

Lower

LEVEL



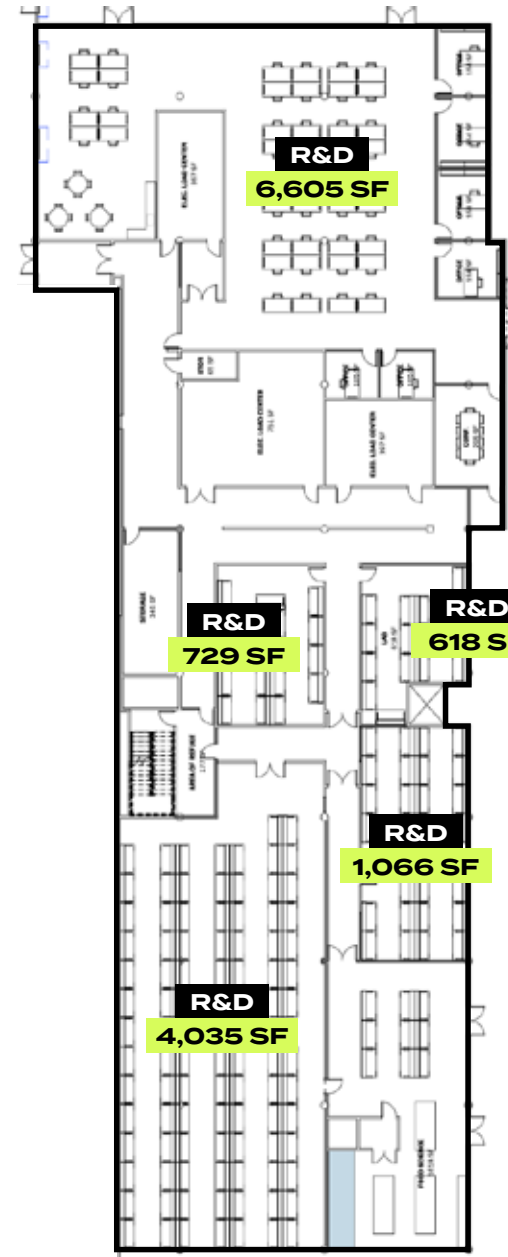
Features

OFFICE SPACE

- Seating for 50
- Ability to add private offices and conference rooms
- Kitchenette and break area

R&D SPACE

- Flexible layout
- Ample power at 480v or 220v
- Easy to vent for fume hoods



50,152
TOTAL SF

Lower
LEVEL



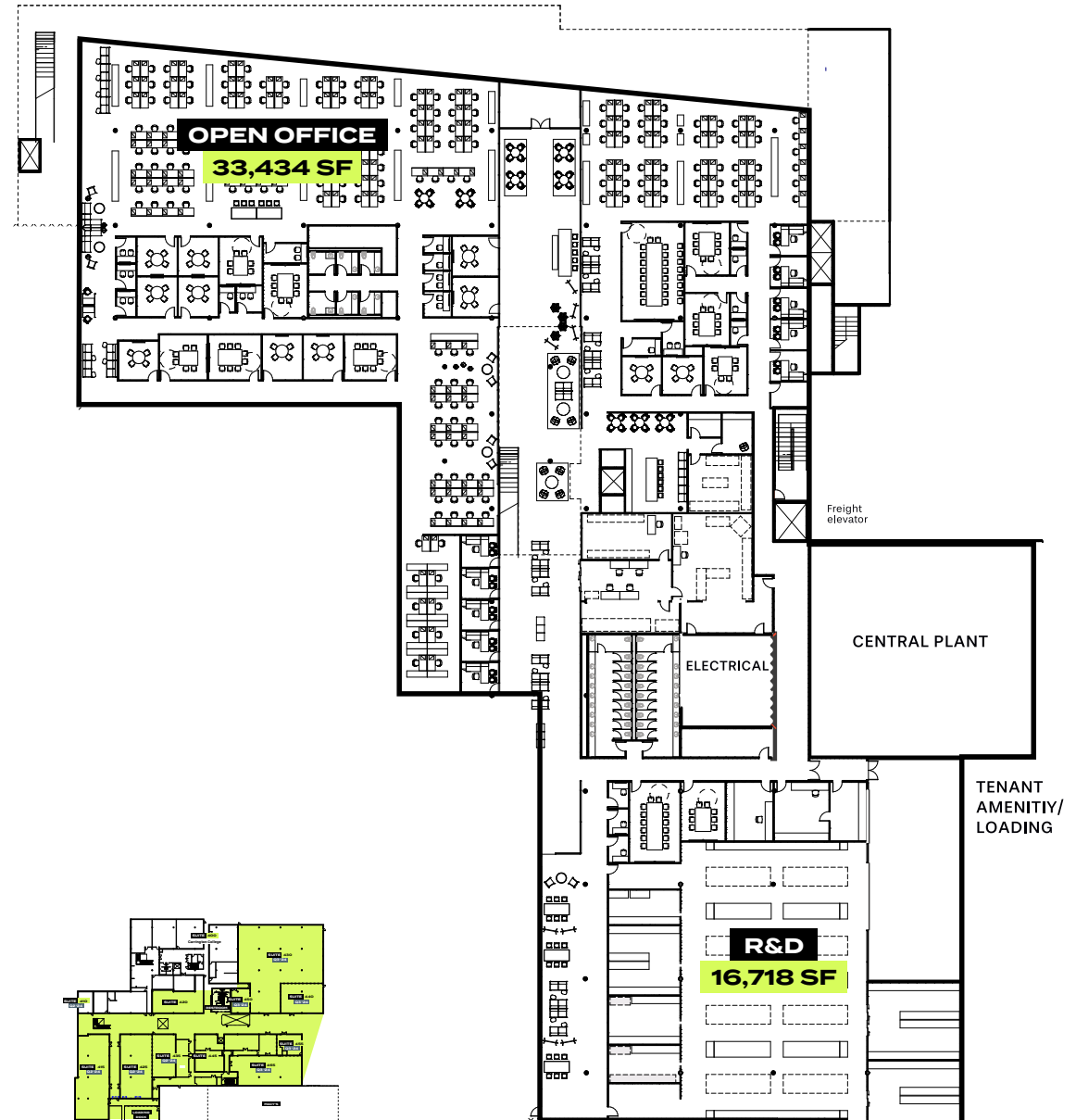
Features

OFFICE SPACE

- Open seating for 200+
- Ample space for private offices and conference rooms
- Flexible layout options

R&D SPACE

- Flexible layout
- Ample power at 480v or 220v
- Ability to vent for fume hoods



Area Map



Convenient Access



ADJACENT TO BAYFAIR
BART STATION



NUMEROUS PUBLIC
TRANSIT OPTIONS



MINUTES FROM INTERSTATE
580 AND 880



ABUNDANT PARKING

Property Highlights



DESIGNED TO WORK

- Heavy power (16 Megawatts)
- State-of-the-art fiber optic internet
- Robust HVAC (TBD Spec)
- 15' floor to ceiling heights



FUTURE FORWARD

- Unprecedented expansion opportunity
- Fast Permitting
- Mix of small, medium and large spaces for growing businesses
- Flexible lease terms



BUILT FOR COLLABORATION

- Central outdoor courtyard
- Large, flexible floorplates
- Customizable outdoor amenity areas
- Shared amenity spaces and conference facilities

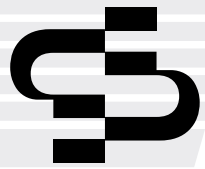


UNMATCHED AMENITIES

- Adjacent to numerous retail and restaurant options (Starbucks, Target)
- Easy access to health and wellness opportunities
- 24 Hour Fitness onsite

Amenities





Speedway
AT BAYFAIR

A Center for Innovation

**FLEXIBLE USES/UNTOLD
POSSIBILITIES**

Get in early and make it yours



Broker Contact

STEVE KAPP SIOR

Executive Managing Director

510-543-7822

Steve.Kapp@nmrk.com

RE LIC. #01069911

ARI ROKEACH

Managing Director

510-725-9163

ari.rokeach@nmrk.com

RE LICENSE #01986061

CONOR RANAHAN

Managing Director

925-899-6699

conor.ranahan@nmrk.com

RE LICENSE #01850797