


an urban community
developed & managed by
The Ratkovich Company
thealthambra.net





property profile

a great place to work

The Alhambra is an urban community that supports productivity and efficiency in the workspace through the concept of balance. Nearly 1 million square-feet on 40 acres, the Alhambra is comprised of a series of brick buildings and bungalows, connected by pathways, grass and tree-filled open spaces — a place where the human spirit is fed while work gets done.

the details

On-site amenities include LA Fitness, car wash, mobile dry cleaners and Campus Snack Shop. A walkable bridge connects you immediately to a host of shops and restaurants including Starbucks, Jamba Juice, Pick Up Stix, Just Grillin' and more. Multiple on-site conference rooms including a 170 seat auditorium. Abundant surface and covered parking with a ratio of 3/1000. Easy access to Downtown LA and Pasadena. 24/7 on-site security. On-site property management by The Ratkovich Company.

ownership

The Alhambra is owned and managed by The Ratkovich Company, a Los Angeles-based developer whose mission is to profitably produce developments that improve the quality of urban life.



why people enjoy being here

accessibility

Located within minutes of the 10 and 710 freeways, and a 13-minute drive to downtown Los Angeles

accommodation

17 buildings in various sizes, from bungalows with courtyards to seven-story towers with views of the San Gabriel mountains

rest

12 lushly landscaped open spaces dedicated to walking, reading, bird-watching, solitude or socializing

convenience

A walkable bridge connects the campus to an array of shops and eateries, as well as on-site amenities including LA Fitness, Campus Snack Shop and a mobile dry cleaner

community

Over 40 noteworthy tenants including Alhambra Hospital Medical Center, Alliant International University, California State University Los Angeles, County of Los Angeles, LA Fitness, Platt College and USC Keck School of Medicine



there is green in our future

productivity & efficiency

The Alhambra operates five Bloom Energy fuel cells generate up to 1,000 kW of power (250kW each). Together they generate +/- 199,500 kW hours per week, which equates to +/- 75% of The Alhambra's electricity requirement. Bloom technology enables us to produce our own reliable electricity 24x7 at nearly twice the efficiency of conventional technologies.

sustainability

By using fossil fuels more efficiently, without combustion, Bloom Energy servers produce far fewer emissions than legacy technologies. Powered by natural gas, The Alhambra's Bloom Servers generate 64% less carbon dioxide per kW hour produced than a coal-fired power plant.

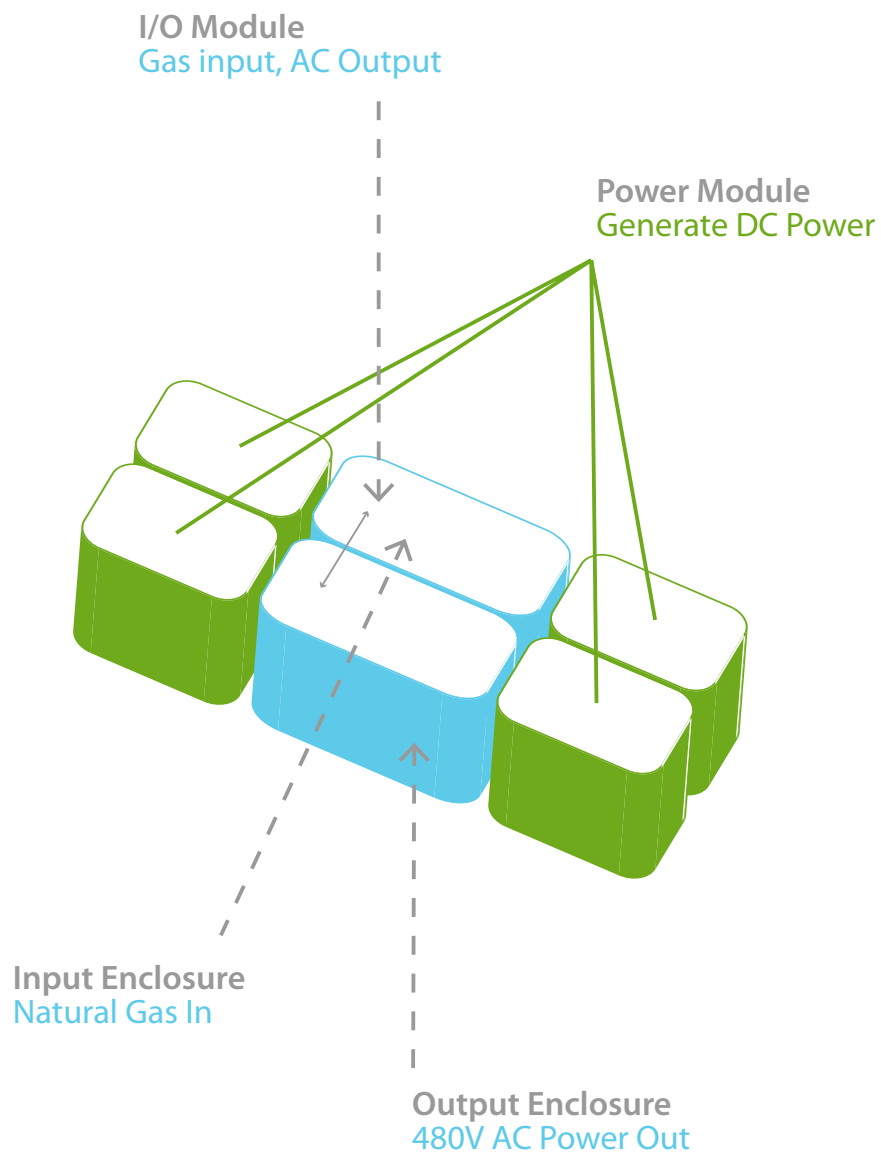
increased reliability & scalability

Bloom systems are built around a modular architecture of simple repeating elements that are extremely reliable and easy to scale. The electricity produced is running "grid parallel": the campus runs first on the fuel cell generated power and then additional electrical power required is supplied by the grid. During fuel cell maintenance or any necessary shut down, the system accesses grid power directly to prevent power interruptions to The Alhambra.

the numbers

The annual operating cost savings for 2019 are estimated to be over \$350,000 based on projected electricity and natural gas prices. These cost savings benefit our tenants in the form of lower operating expense pass-throughs.

The Bloom Energy Server



offices & parking



open spaces



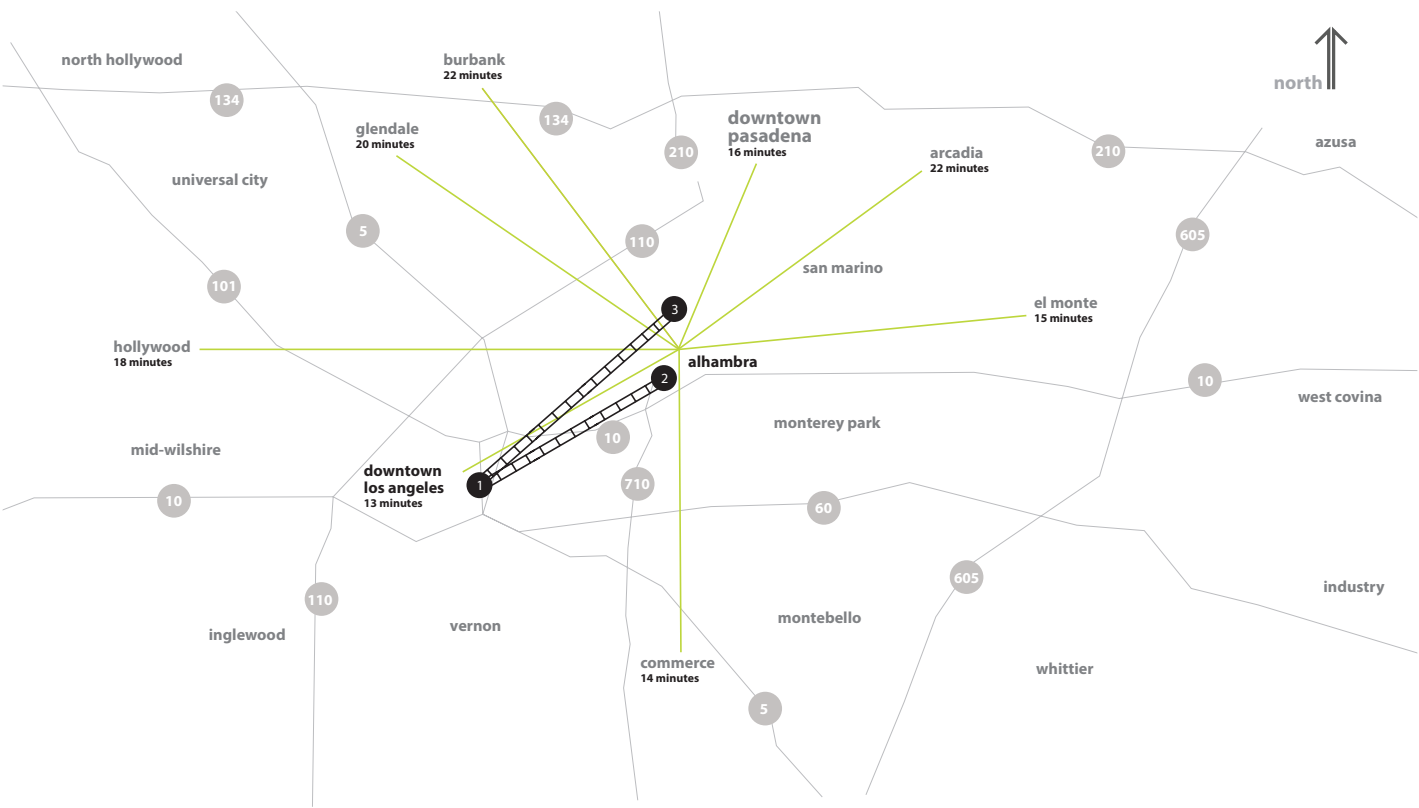


services





location



burbank 19 min
lax 27 min
long beach 23 min
ontario 36 min



1 union station
2 cal state metro station
3 gold line station



from above



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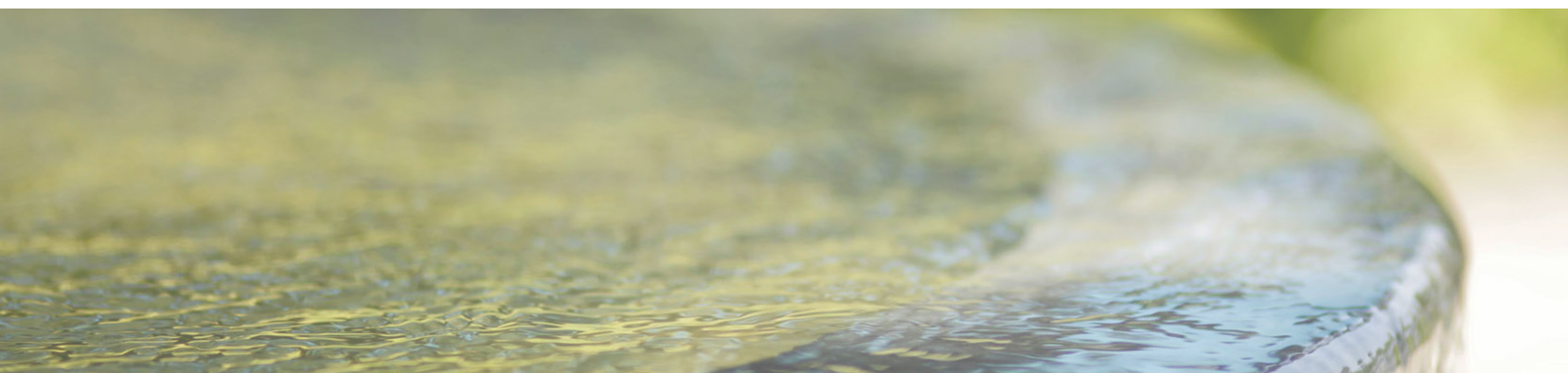
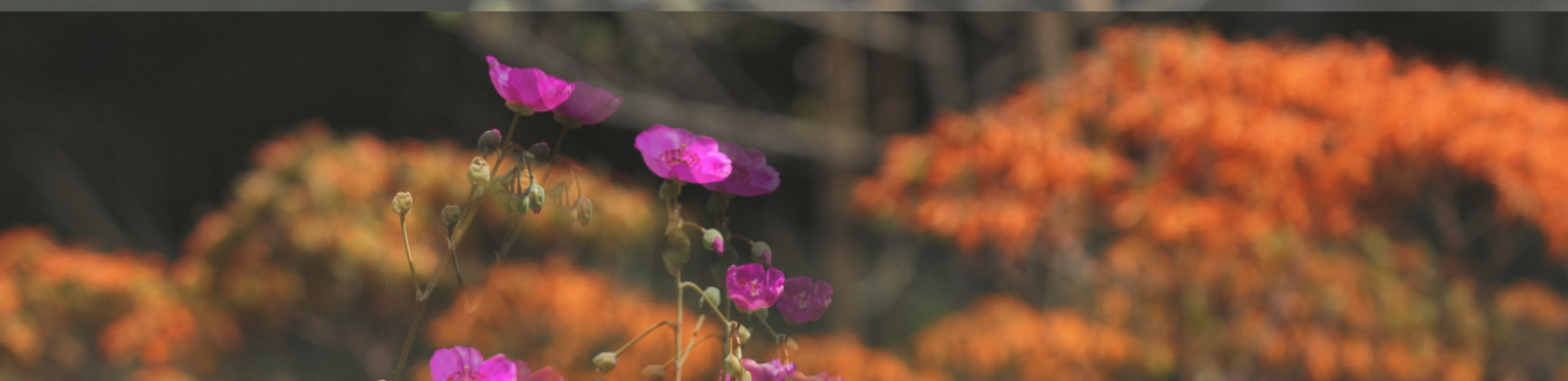
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see you soon

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The
Alhambra