



THE LAB
@ HARBOR BAY

*±124,061 SF Life Science Spec Suites
Available Now*

1320 HARBOR BAY PKWY, ALAMEDA, CA



1320 HARBOR BAY PKWY



THE REDEFINED LAB EXPERIENCE

The Lab @ Harbor Bay offers available flexible suite sizes ranging from ±1,053 - ±8,781 square feet

PROPERTY HIGHLIGHTS

2,000 amps @480v

UPS back up power

New HVAC service upgrades

Bio safety cabinets & hoods

BLS-1 & BLS-2 capable

TC suites to be built at landlords expense and per tenant specifics

Experienced medical/lab landlord funding further spec laboratory buildouts

Project recently updated with new interior & exterior landscaping, & parking lot

Exclusive loading access available

Exterior building signage available

New onsite gym

Free 3/1,000 parking ratio

NOW
AVAILABLE

\$4.00 IG
ASKING RENT



NEW FITNESS
CENTER



PRIVATE
SHIPPING/
RECEIVING
AREA(S)



SHOWERS AND
LOCKERS



OUTDOOR
PATIO SEATING,
BBQ, PUTTING
GREEN



TENANT
EXECUTIVE
LOUNGE



SHARED
CONFERENCE
SPACE



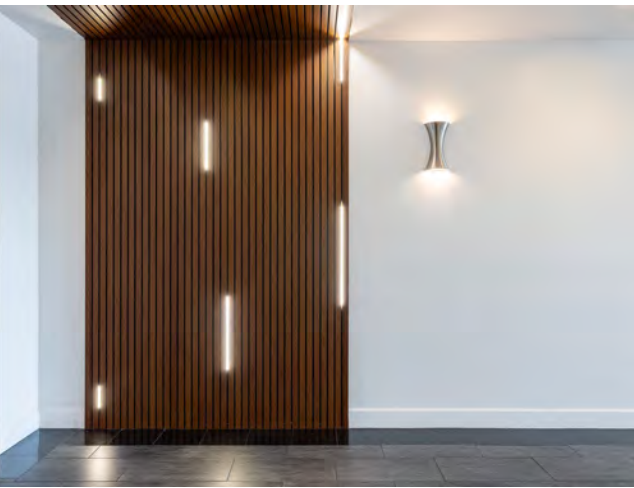
BIKE
STORAGE

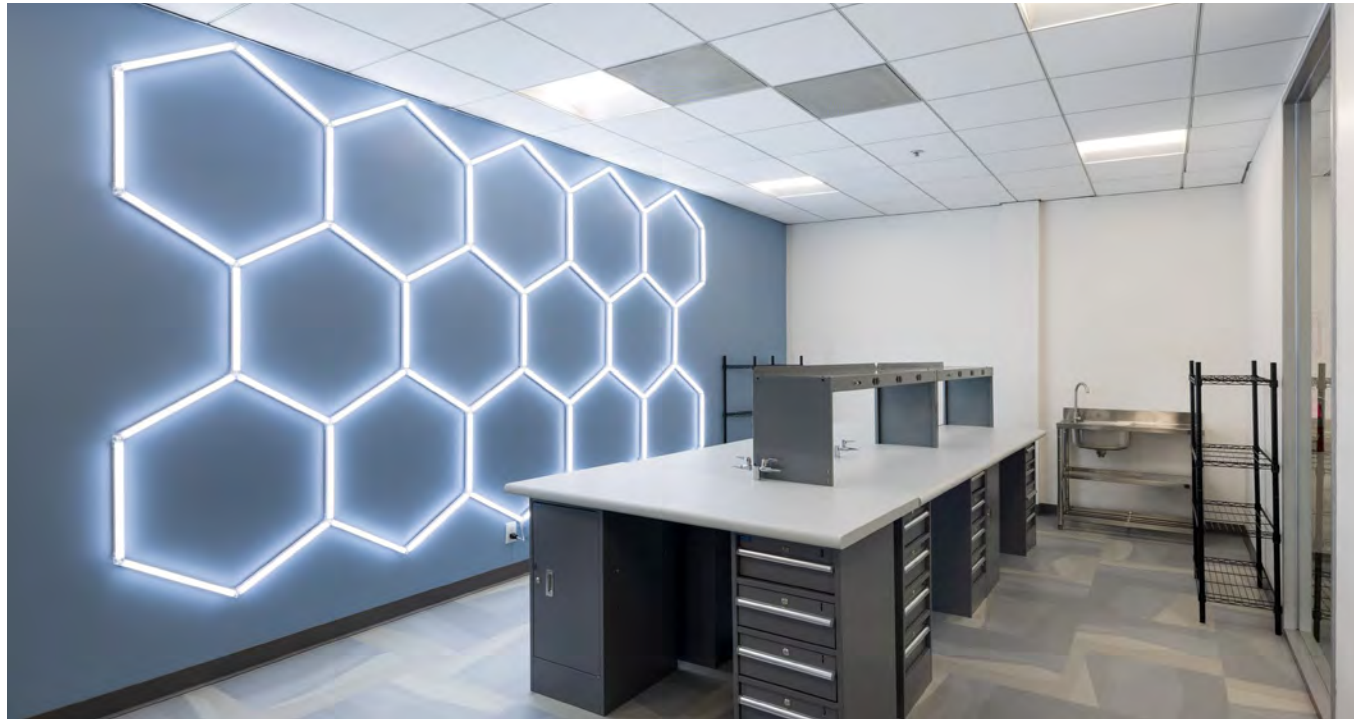


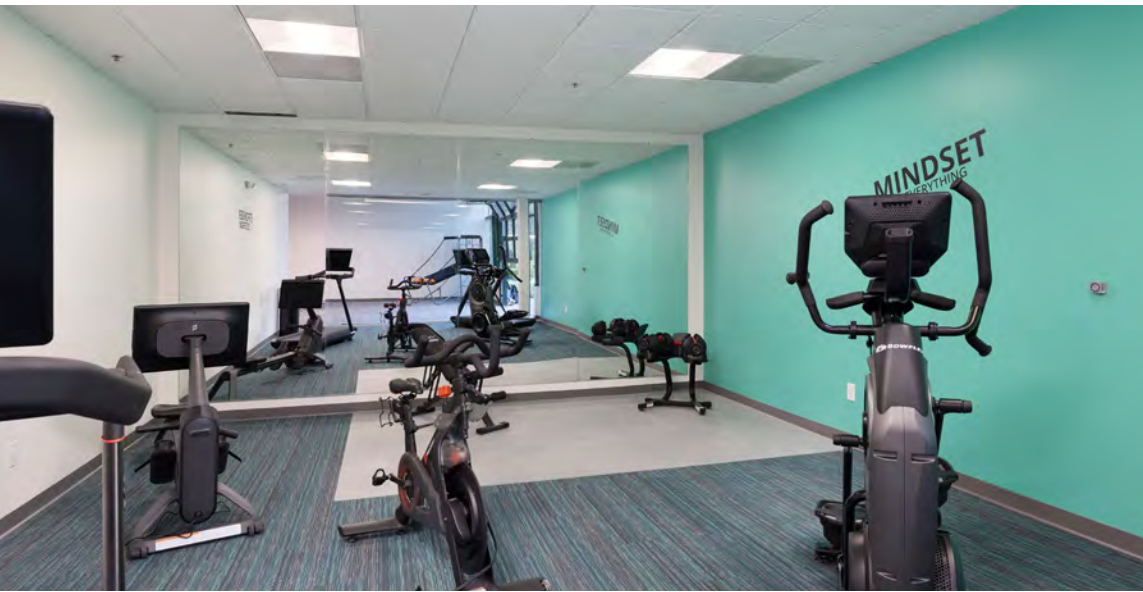
EV CHARGING
STATIONS
COMING SOON



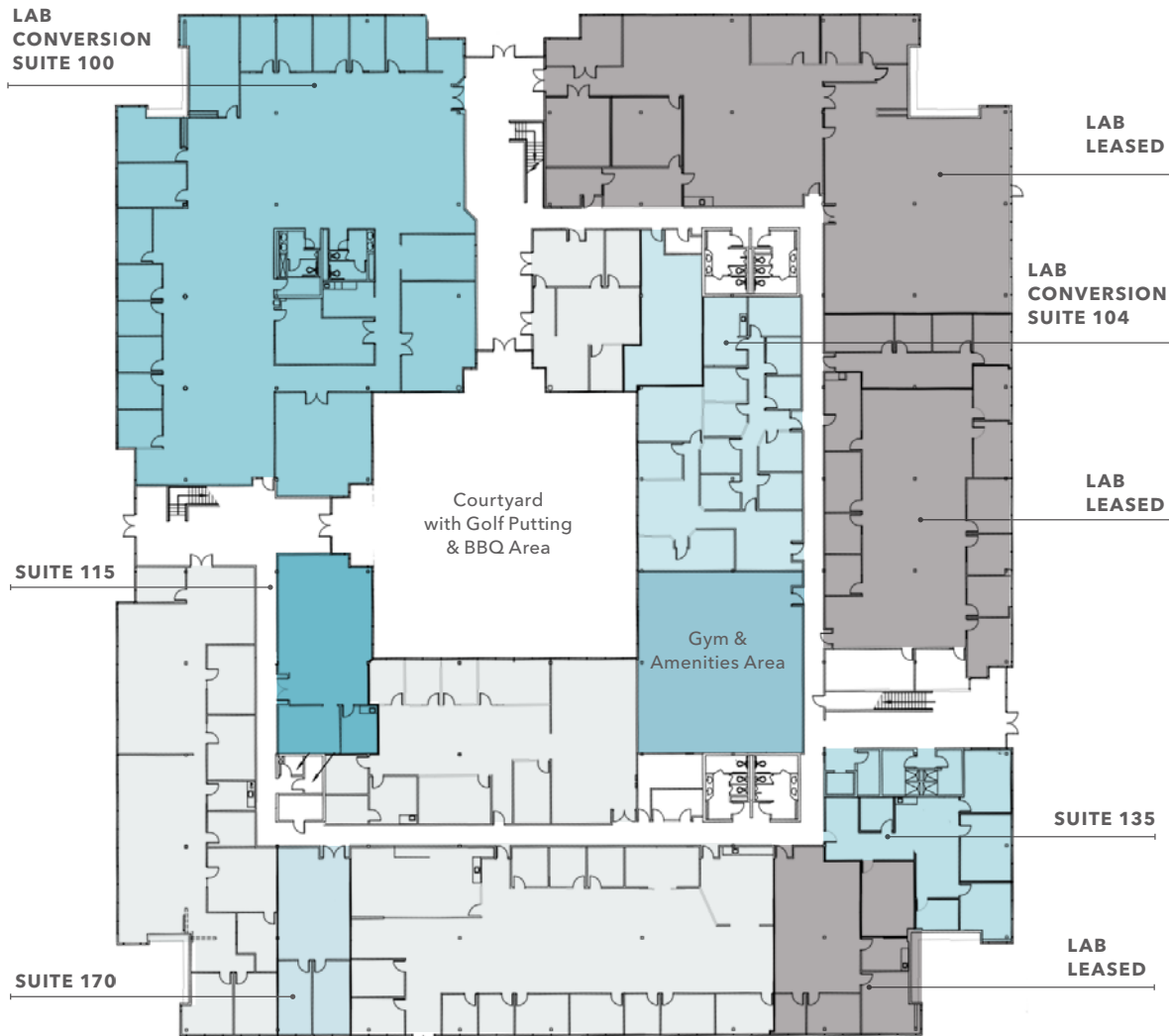
*Harbor Bay amenities are
designed with Class A services
and improvements in mind.*







FIRST FLOOR PLAN



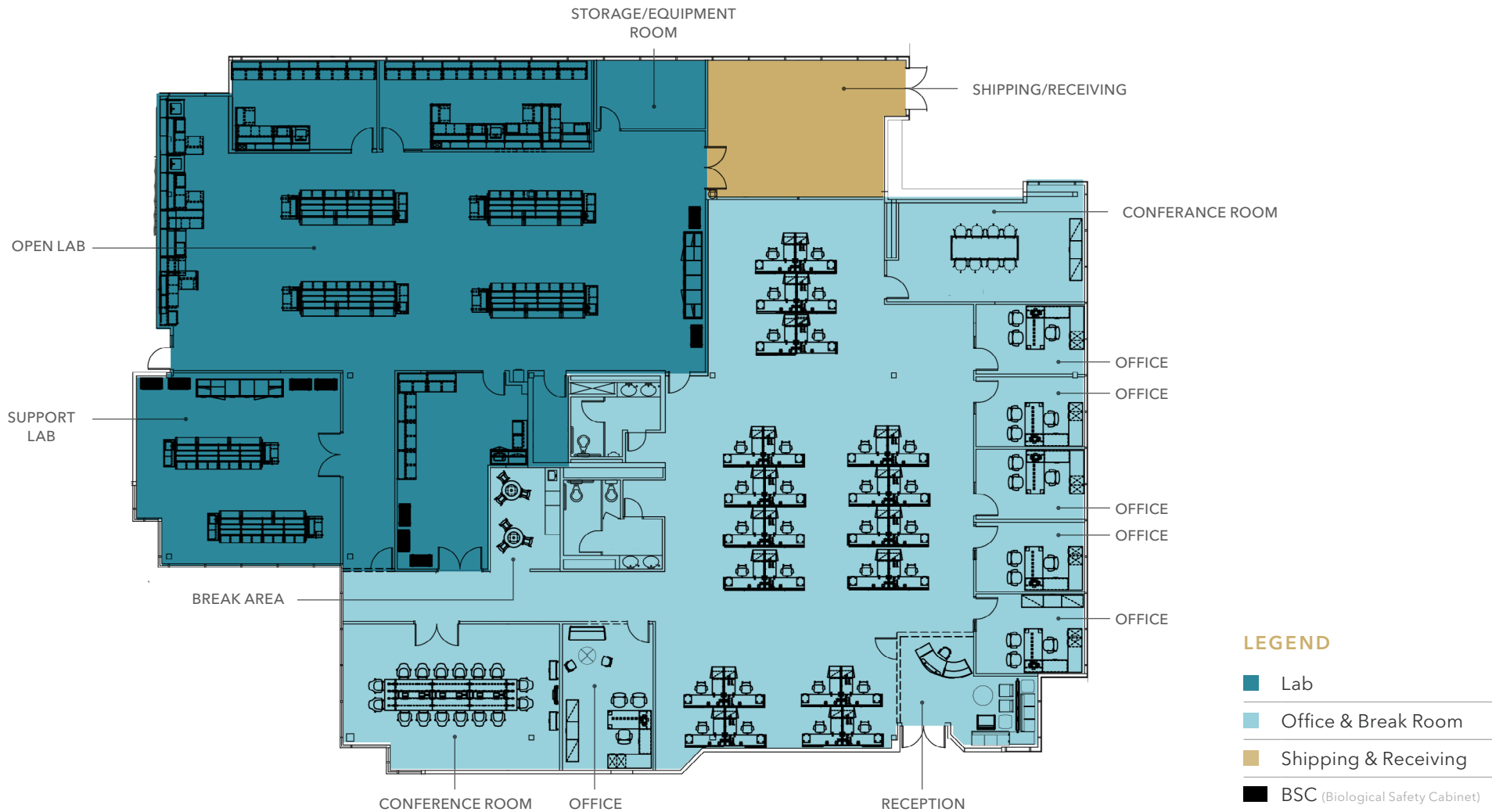
PROPERTY HIGHLIGHTS

- Newly completed fitness center
- Tenant lounge with shared conference space
- Upgraded restrooms with shower and lockers
- New courtyard landscaping and furniture
- New lighting and wall treatment
- New entryway store fronts
- Open lab space and lab support room
- DW available
- Acid storage cabinet available
- Flexible modular lab benches and casework

SUITE AVAILABILITY

	Type	Total SF
SUITE 170	Laboratory	±1,221
SUITE 115	Laboratory	±1,620
SUITE 135	Laboratory	±2,287
SUITE 104	Laboratory	±4,340
SUITE 100	Laboratory	±13,271

HYPOTHETICAL LAB PLAN | ±13,271 SF



FLOOR PLAN IS APPROXIMATE AND SUBJECT TO CHANGE

SECOND FLOOR PLAN

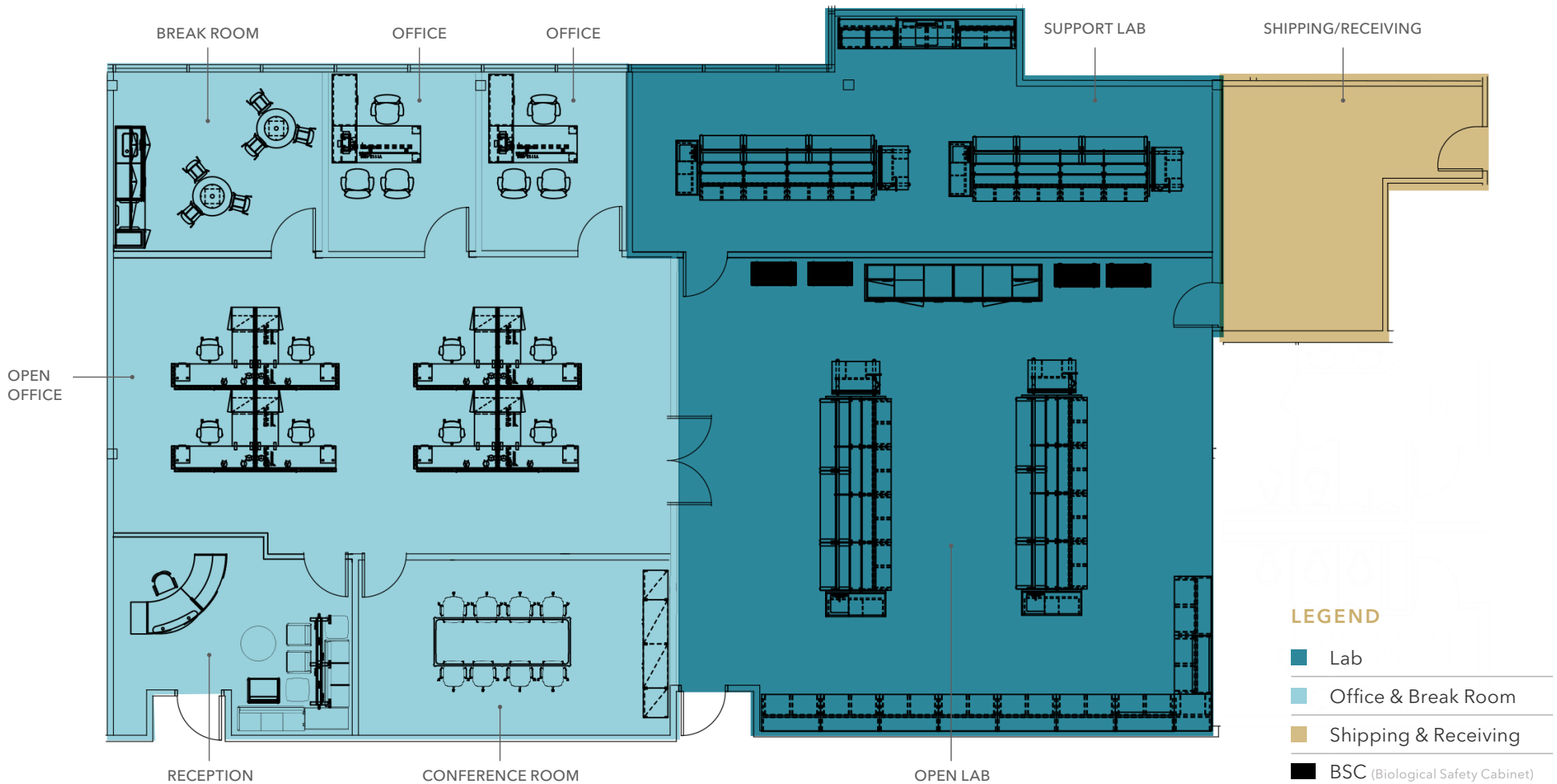


*High-image office spaces
with divisible floor plans
available now*

SUITE AVAILABILITY

	Type	Total SF
SUITE 212	Office	±1,216
SUITE 240	Office	±3,026
SUITE 260	Office	±7,097
SUITE 270	Office	±21,233

HYPOTHETICAL LAB PLAN | ±4,330 SF



FLOOR PLAN IS APPROXIMATE AND SUBJECT TO CHANGE

1320 HARBOR BAY PKWY

HIGHLY-CONNECTED LOCALE WITH MULTIPLE ACCESS POINTS

Close proximity to Port of Oakland

Next to ferry drop off and pick up point

Conveniently located near BART

5 MIN
OAKLAND AIRPORT

5 MIN
FERRY TERMINAL

5 MIN
CA-61

20 MIN
PORT OF OAKLAND

30 MIN
SAN FRANCISCO

54 MIN
SFO AIRPORT

AVAILABLE FOR LEASE





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*For more information on
this property, please contact*

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