

OFFICE FOR LEASE

SAN LEANDRO TECH CAMPUS | TECHNOLOGY FOCUSED OFFICE CAMPUS



Come join Ghirardelli, Ariat International & Aveva
at the Bay Area's newest tech hub, San Leandro Tech Campus

Brand New Office Campus

- > 22,000 RSF - 5th floor
- > Outdoor patio space & expansive views
- > Designed to LEED Gold standards with destination dispatch elevator system, new HVAC with Merv filtration, and ViewGlass technology
- > Fiber optic network offering 10 Gbps
- > Covered onsite parking ratio of 3:1,000 on BART
- > Reduce commuting time, ideal for satellite or regional office

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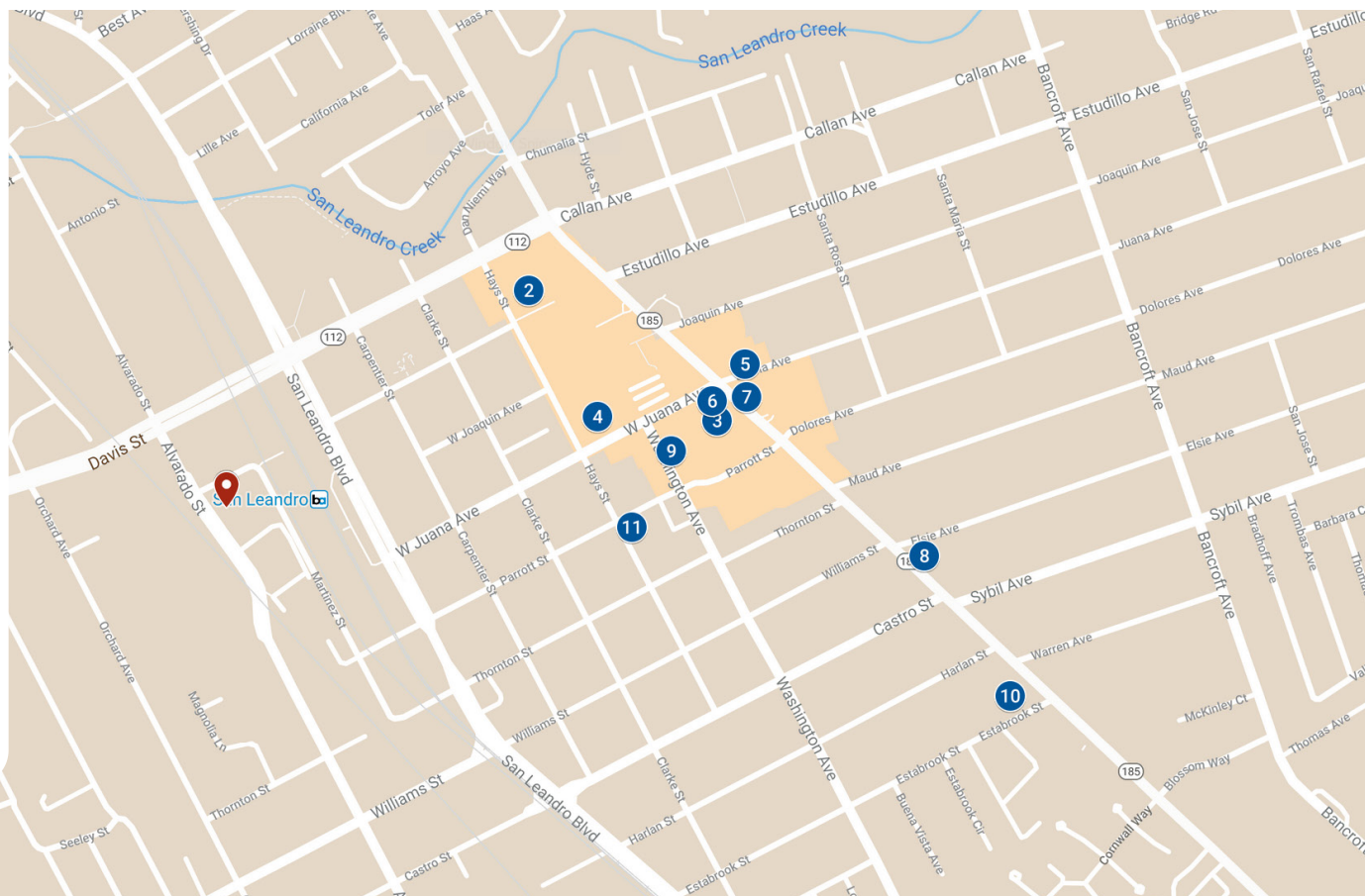
BUILDING HIGHLIGHTS

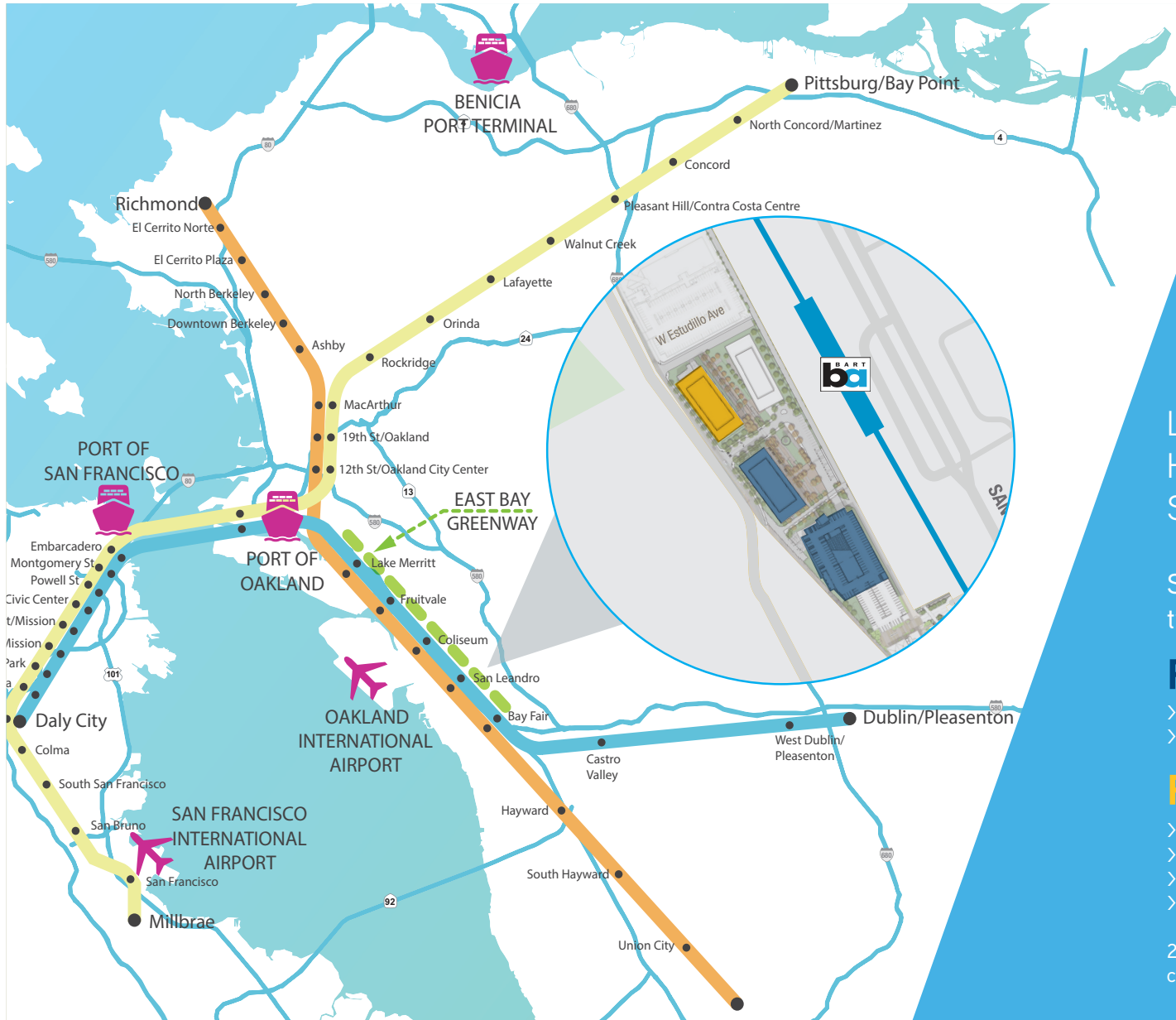
- › In this time of COVID-19, buildout variability is essential. SLTC offers a variety of solutions to meet the needs of your team
- › State-of-the-art, cutting-edge building and site design with the latest and fastest broadband internet speeds in the nation at a **blazing fast 10 Gbps!**
- LIT San Leandro – Pulled and created a fiber optic loop to support the business community and economic development of the City. The end result bringing lightning-fast options to the business community.
- › Multi-building campus adjacent and connected to San Leandro BART, AC Transit and close to 880 and 580 freeway
- › 10 minutes BART ride to downtown Oakland and 20 minutes to downtown San Francisco
- › Exceptional views of the SF Bay, San Francisco, Oakland and San Leandro hills
- › On-site security, gated parking garage and bike parking
- › Exterior building signage available
- › Close proximity to amenities and services
- › Affordable and centrally located to housing
- › Safe, walkable, bikable, BARTable and an overall welcoming community



AMENITIES

ID	Retail	Address
1	Wendy's	1185 Davis St
2	McDonald's	1287 Washington St
3	Makiyaki	134 Pelton Center Way
4	Starbuck's	1499 Washington Ave
5	Sons Of Liberty Alehouse	150 W Juana Ave
6	Chipotle Mexican Grill	1505 E 14th St
7	The Habit Burger Grill	1540 E 14th St
8	Emil Villa's Hickory Pit	1800 E 14th St
9	Kendejah Restaurant	197 Pelton Center Way
10	Ana Rosa's	2089 E 14th St
11	Lotus Leaf Vietnamese Restaurant	277 Parrott St





Located between Hwy 880 & Hwy 580 and Adjacent to the San Leandro Bart Station

SLTC enjoys easy vehicle access from two of the major East Bay arterials

Phase 1

- > 132,000 SF office building
- > Fully leased to Aveva

Phase 2

- > 132,000 SF office building
- > 5th floor now available: ±22,000 SF
- > Top floor (6th) leased by Ghirardelli's Global HQ
- > Floors 1-4 leased to Ariat International as its HQ

225,000 SF (±800 stalls) parking garage currently serves Phase 1 and Phase 2



Technology

THE FASTEST INTERNET/BROADBAND SPEEDS IN THE NATION
SLTC connects directly to Lit San Leandro's fiber optic network, offering broadband connection speeds up to 10 Gbps.

BUILT WITH VIEW DYNAMIC GLASS
SLTC provides a comfortable, customizable indoor climate for occupants while conserving energy and saving money.

DESIGNED WITH NEOLITH FAÇADE
SLTC is built with an efficient ventilated façade designed to help naturally heat and cool the building—an advantage when it comes to reducing energy costs.

SLTC is an extremely rare and highly desirable workplace located in the center of the bay area, on BART in San Leandro.



Transit

PEOPLE USE PUBLIC TRANSIT WHEN JOBS ARE NEAR IT

A commitment to transit-oriented development gives San Leandro a growing competitive advantage as a hub for the lifestyle and job opportunities of tomorrow.

SLTC's working community gets door-to-door service from transit-served areas around the Bay Area. Just one exit away on Highway 880 from the Oakland Airport means that businesses at SLTC can connect with their national clients with ease.

With close proximity to the Port of Oakland, the third busiest port on the West Coast, businesses at SLTC can connect with materials from the rest of the world and bring their products to international markets.

Transformation

San Leandro is in the midst of a transformation from a city with a celebrated manufacturing history to an innovation and technology-focused future. San Leandro is leading a resurgence in fabrication and innovation in the Bay Area, with a commitment to a 21st century ecosystem that promotes both “making” and “thinking” workplaces.

The city has become a vibrant hotbed for manufacturing and technology businesses and is home to a growing craft beer industry, with three market leaders Drake’s Brewing, 21st Amendment Brewery and Cleophus Quealy Beer Co. expanding their production facilities and opening tasting rooms and restaurants in the city.

“San Leandro’s downtown area is in full growth mode and booming with building projects, improved services and a long-term strategy.”

THE SAN FRANCISCO CHRONICLE
February 15, 2016

Del Monte Cannery SLTC SITE, 1899



Why San Leandro

In just 10 years, millennials will make up 75% of the workforce so companies are looking for locations that fit their employees’ urban lifestyles and SLTC offers what millennials want.



BART RIDERSHIP

31%

East Bay ridership up 31% vs 25% for non-East Bay Stations from 2000-2015



HOUSING

20%

Only 20% of SF and San Mateo County (combined) households can afford a median-priced home

40%

More than 40% of East Bay households can afford a median-priced home



EAST BAY COMMUTE PATTERNS

44%

44% Live and work in East Bay

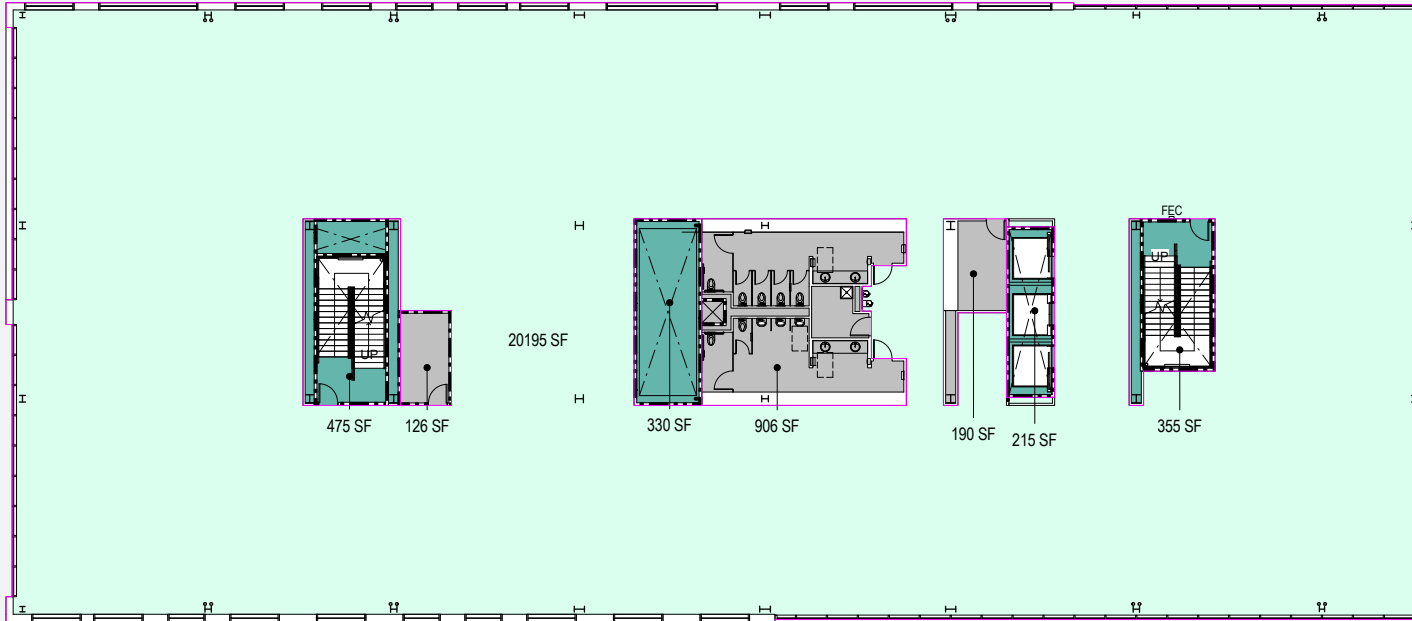
31%

31% Live inside and work outside the East Bay

25%

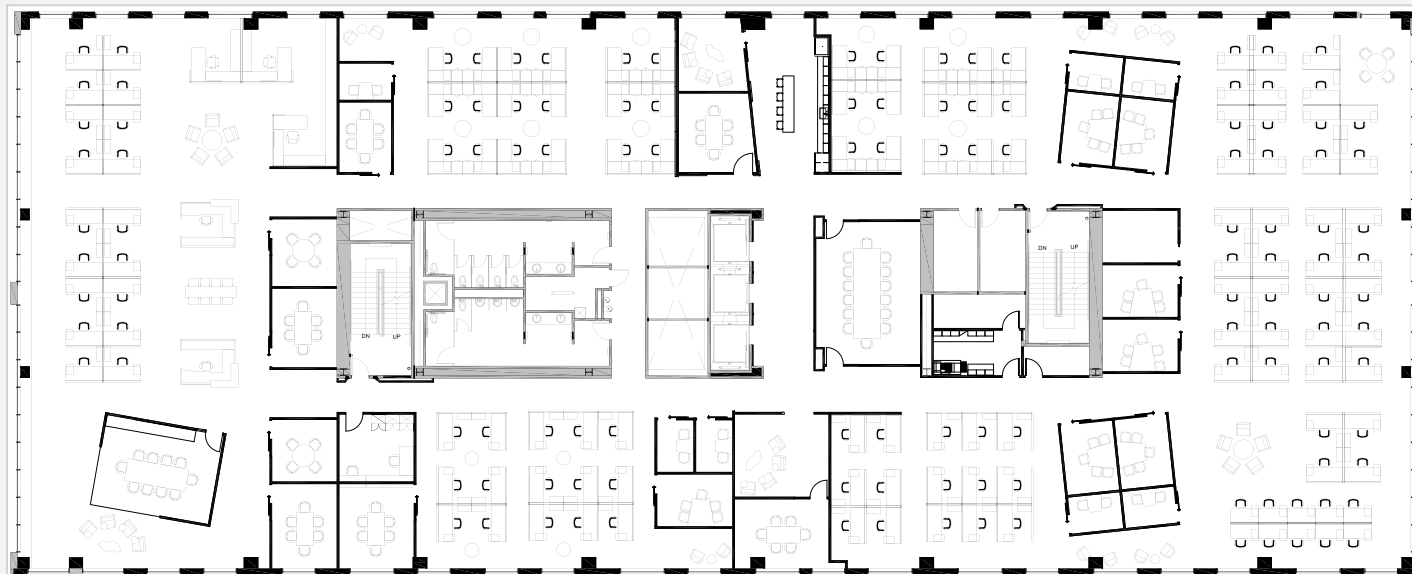
25% live outside and work inside the East Bay

Hypothetical Floor Plan



5TH Floor

22,000 Rentable Square Feet



HYPOTHETICAL

22,000 Rentable Square Feet

