**ADVANCED MANUFACTURING & STEM INNOVATION CENTER.**

**LIFE SCIENCE | PHYSICAL SCIENCE | MATERIAL SCIENCE | HARDWARE | MANUFACTUING | ROBOTICS**

WWW.THELOOPALAMEDA.COM

# THE LOOP @ HARBOR BAY

**POTENTIAL FOR 10,000 AMPS IN ONE BUILDING**

## 4 BUILDINGS — FOR LEASE

| | |
|---|---|
| 2115 NORTH LOOP | ±35,002 SF |
| 2065 NORTH LOOP | ±40,287 SF |
| 1955 NORTH LOOP | ±41,075 SF |
| 1440 HARBOR BAY PKWY | ±46,000 SF |

CBRE | Invesco | SRMERNST development partners

SAN FRANCISCO
DRIVE TIME 30 MINS
SOUTH SAN FRANCISCO
+ SAN FRANCISCO
INTERNATIONAL AIRPORT
PORT OF
OAKLAND
EMERYVILLE
DRIVE TIME 16 MINS
BERKELEY
DRIVE TIME 22 MINS
OAKLAND
DRIVE TIME 15 MINS
ALAMEDA
NORTH LOOP
ABBOTT
BAY FARM ISLAND
(ALAMEDA)
PEET'S COFFEE
ROASTING PLANT
EXELIXIS CAMPUS
HAMPTON INN & SUITES
ABBOTT
PENUMBRA
LEASED - EXELIXIS
PACELINE LIFE SCIENCE R&D CAMPUS
SOUTH LOOP
BUILDING A
LEASED - PENUMBRA
F.D.A.
HARBOR BAY PARKWAY
OAKLAND
INTERNATIONAL
AIRPORT
BUILDING B
EXTENDED STAY
AMERICA
ABBOTT

# KEY ADVANTAGES

### AMPLE TENANT IMPROVEMENT CAPITAL

**Significant tenant improvement capital available for custom Industrial, lab, or office build-outs**

### STATE OF THE ART BUILDINGS

Each building was developed to the highest standards with the most recent seismic upgrades, ample power, clear height, grade and dock loading, heavy sprinklers, and ESFR in South Loop. These are simply the most advanced buildings in the market

### USER FLEXIBILITY

Lease individual buildings or combine multiple buildings for a campus alternative

### PROMINENT LOCATION

Central Bay Area Location in the heart of the Harbor Bay Business Park with excellent access to public transportation, the Oakland International Airport, and the I-880 Freeway

### APPROVED USES

Advanced Manufacturing, Bio Life Science, R&D, STEM, Food Production, Warehouse & Distribution, Office

### POWER - ALAMEDA MUNICIPAL POWER (AMP)

35-45% Cheaper than PG&E - Fast upgrades - 100% carbon free

### ACCESS

Convenient 880 Freeway access from multiple exits | Free BART Shuttle access | 5 minutes from Oakland International Airport | Minutes from the water ferry to SSF and San Francisco Ferry Building

### CORPORATE NEIGHBORS

Harbor Bay is home to a diverse tenant mix including: Exelixis, Abbott Diabetes Care, Penumbra, and GeneFab

### EXPERIENCED LANDLORD

An ownership who understands the complexity and nuances that come with Life Science, Advanced Manufacturing, and STEM related uses and buildouts

# SOUTH LOOP

## BUILDING B
## 1440 HARBOR BAY PARKWAY
±46,000 SF

## HIGHLIGHTS

- ±46,000 SF
- Abundant Auto Parking
- 28′ Clear Height
- **HEAVY POWER:** 3,000 Amps for Spec, 4,600 Amps Total Building*
- **POTENTIAL UPGRADE:** 10,000 Amps
- 277/480 Volt Power
- Build to Suit Interiors

**Tenant to independently confirm the power*

- Dock & Grade-Level Loading
- Truck Courts & Optimal Circulation
- Prominent Entry Features and Extensive Window Line
- Suitable for Advanced Manufacturing, Biotech, Food Production, Robotics, and AI

**Click for Interior Photos**

**BUILDING C**
2115 NORTH LOOP ROAD
±35,002 SF

**BUILDING D**
LEASED

**BUILDING E**
2065 NORTH LOOP ROAD
±40,287 SF

**BUILDING F**
1955 NORTH LOOP ROAD
±41,075 SF

# NORTH LOOP

NORTH LOOP

# BUILDING HIGHLIGHTS SUMMARY

| Highlights | 1955 North Loop Rd – Building F | 2065 North Loop Rd – Building E | 2115 North Loop Rd – Building C |
|---|---|---|---|
| Building Size | ±41,075 SF (±8,327 SF Office) | ±40,287 SF (±7,656 SF Office) | ±35,002 SF |
| Acre Size | ±2.57 Acres | ±2.32 Acres | ±2.1 Acres |
| Clear Height | 24′ | 24′ | 24′ |
| Dock Count | 2 Docks | 2 Docks | 2 Docks |
| Grade Count | 2 Grade | 2 Grade | 2 Grade |
| Parking Spaces | 96 Spaces | 87 Spaces | 85 Spaces |
| Existing Power | 1,600 AMPS @ 480V* | 1,200 AMPS @ 480V* | 1,200 AMPS @ 480V* |
| Upgrade Potential | 4,000A or 10,000A** | 3,000A or 10,000A** | 4,000A or 10,000A** |
| Additional Details | Existing Clean Room; Existing HVAC (Air & Exhaust); Existing GMP Framework; Glass Line in High Bay Lab/Manufacturing Areas | HVAC & Clean Room Components Available for Installation; Knockout Window Panels for Possible Mezzanine Expansion; Glass Line in High Bay Lab/Manufacturing Areas | Spec Buildout Underway; Office Expansion Potential: Existing ±4,079 RSF / Allowable ±3,022 RSF / Total Potential ±7,101 RSF; Glass Line in High Bay Lab/Manufacturing Areas |

**Click to View Building F** **Click to View Building E** **Click to View Building C**

*Tenant to independently confirm power
**10,000amps is only available for one building in this project

# THE LOOP
## @ HARBOR BAY

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SRM ERNST development partners  Invesco  CBRE

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