



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 510
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

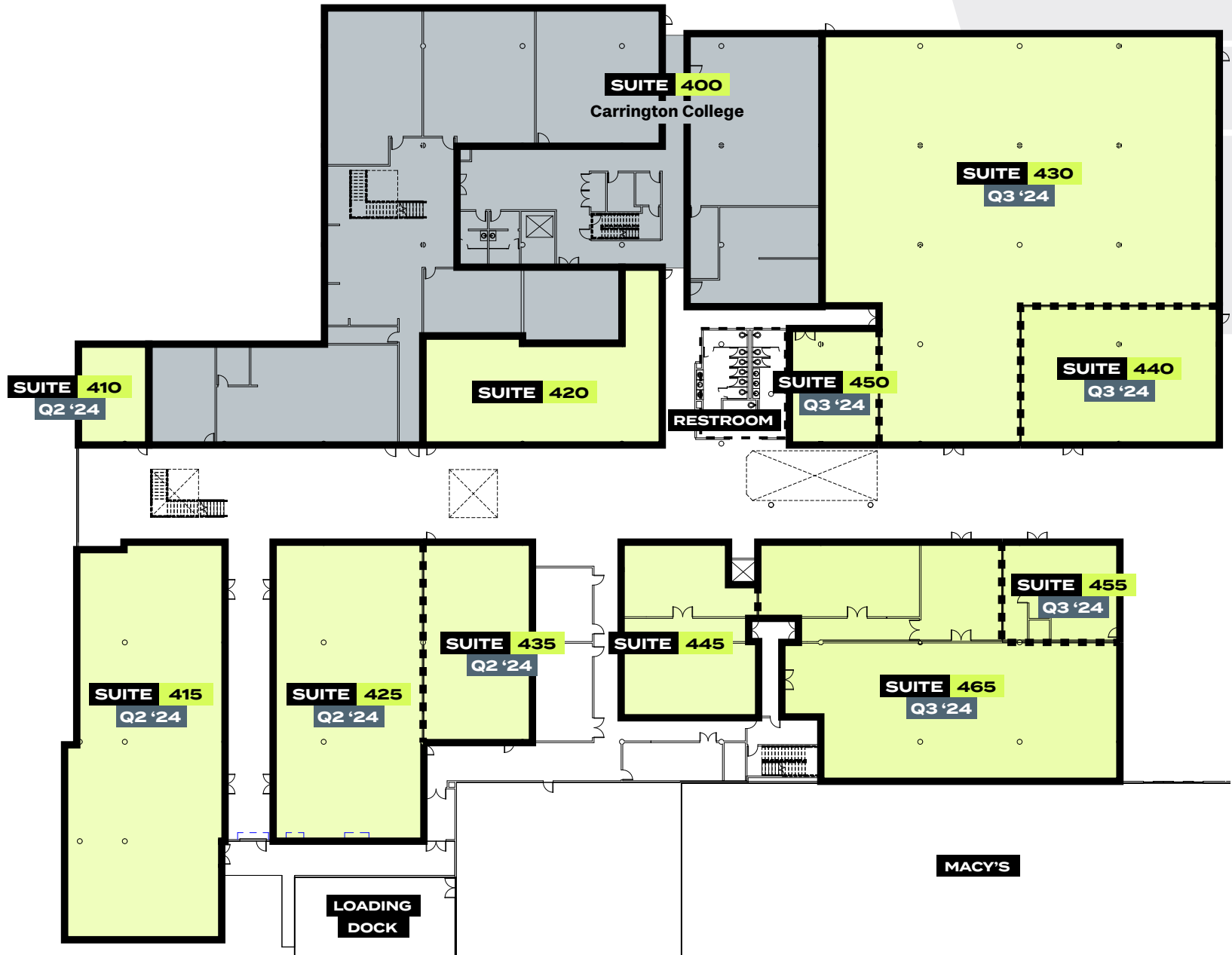
SUITE 450
12,208 SF

SUITE 455
1,376 SF

SUITE 465
7,957 SF

KEY

-  Available
-  Common Areas
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Suite 535

15555 E 14TH ST

4,289

TOTAL SF

Upper

LEVEL



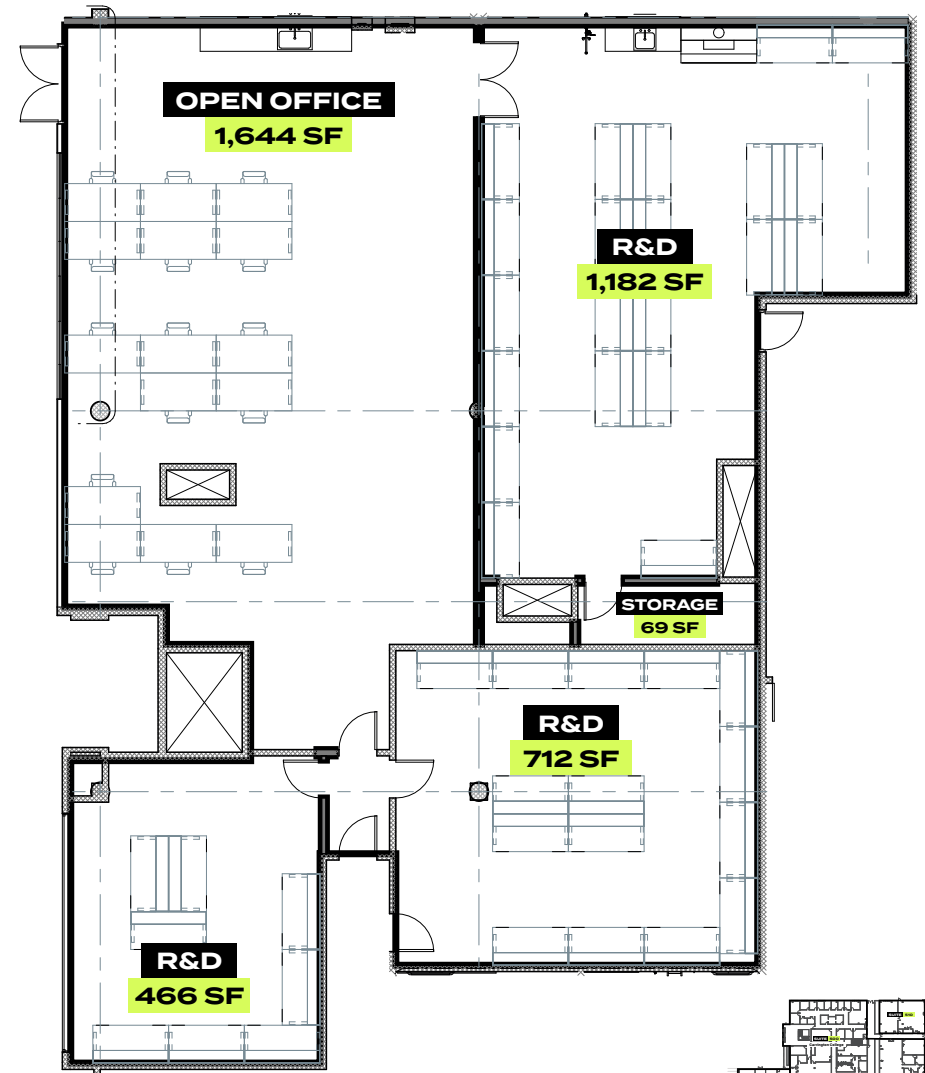
Features

OFFICE SPACE

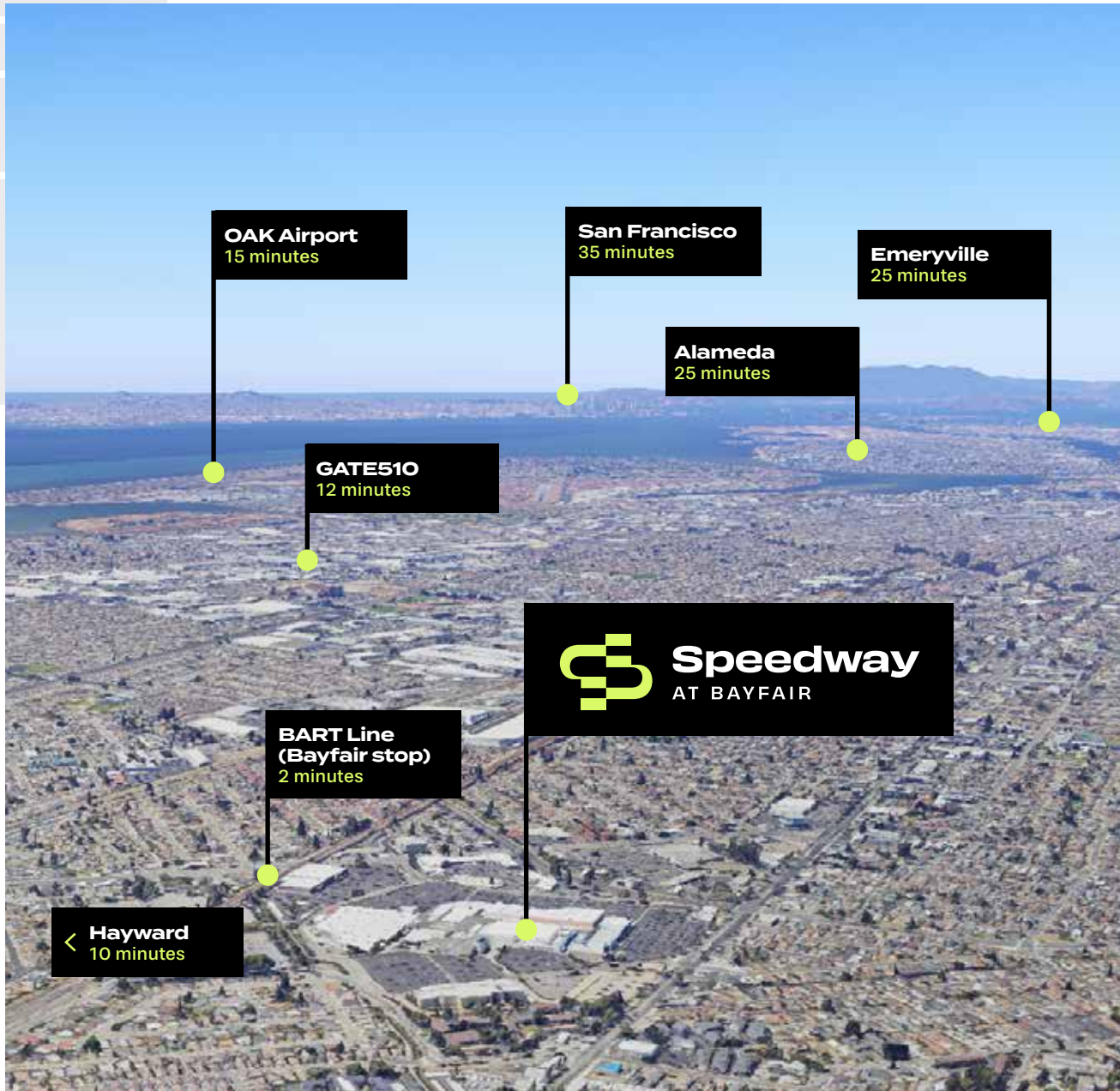
- Open seating for up to 12+
- Ability to add private offices

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



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

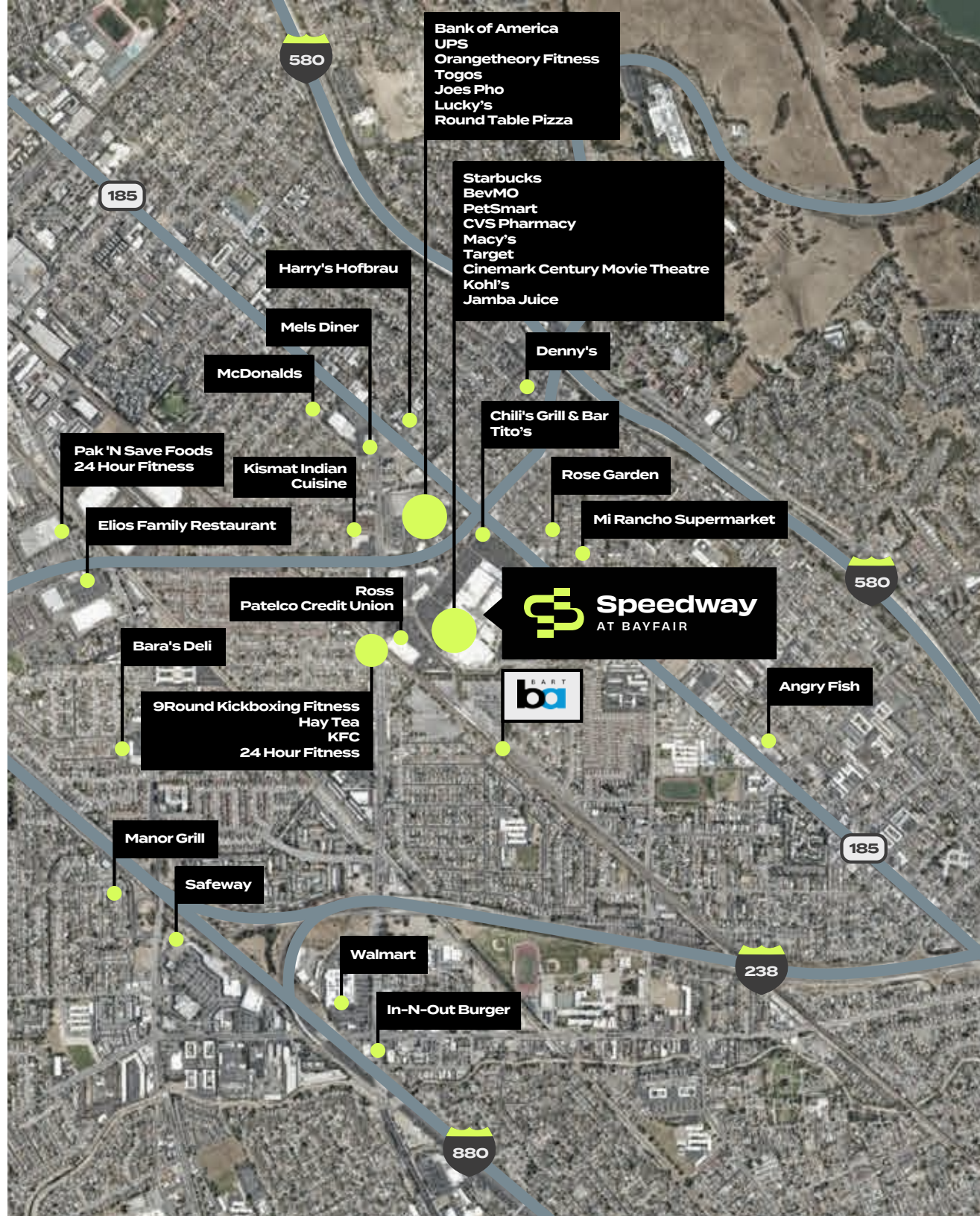
- Central outdoor courtyard
- Large, flexible floorplates
- Customizable outdoor amenity areas
- Shared amenity spaces and conference facilities

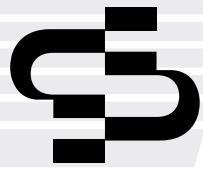


UNMATCHED AMENITIES

- 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

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