

**radius**  
@ HARBOR BAY

TRUE NORTH  
MANAGEMENT GROUP

PACELINE  
INVESTORS

CBRE

1650

# IGNITING DISCOVERY, ADVANCING SCIENCE

±50,628 SF OF CLASS A LIFE SCIENCE/R&D SPACE WITHIN A LARGER PORTFOLIO

VIEW  
WEBSITE



# CONVENIENTLY POSITIONED

DOWNTOWN OAKLAND  
DRIVE TIME - 20 MINS

BERKELEY/EMERYVILLE  
DRIVE TIME - 23 MINS

SAN FRANCISCO  
25 MINUTE FERRY RIDE FROM  
DOWNTOWN SAN FRANCISCO



MARINA VILLAGE  
DRIVE TIME - 18 MINS

SOUTH SAN FRANCISCO +  
SAN FRANCISCO  
INTERNATIONAL AIRPORT  
DRIVE TIME - 38 MINS

ABBOTT

AZZUR

EXELIXIS CAMPUS

RUBI LABS



EXELIXIS

ALLCELLS  
APERTOR

















PENUMBRA



ABBOTT  
LABORATORIES

VIVANI  
MEDICAL

# PROPERTY HIGHLIGHTS

-  Class A Life Science/R&D Suites Available
-  2,500 amps, @ 480v Power Per Building (21 net watts).
-  Flexible Suite Sizes Ranging from 5,000 SF to 20,000 SF
-  14'-15' Clear Height
-  New HVAC Service / 100% Outside Air ("OSA") with 10 Air Changes per Hour
-  Turnkey Lab Suites Available
-  Alameda Municipal Power - more reliable than PG&E at 25% less cost
-  Steel Deck Construction
-  4-Sided Window Lines with Bay views
-  New lobbies
-  New landscaping
-  Cafe Jolie Petit
-  Campus Setting
-  Free Parking
-  BART Shuttle Service
-  Ferry Service 25 minutes to/from downtown San Francisco



## PROJECT TEAM

Owner/Project Lead: Paceline Investors

Lead Architect: Folio Architects

## BUILDING FEATURES

- 2-story, 14' to 15' clear height
- 2,500 amps at 480 volts in each Building. 21 net watts available to tenants after building systems
- Permitted Generac Diesel 250 KW Generator with 500 gallon tank providing 4 watts per sf of back-up power
- On-site building engineer
- 3 per 1,000 parking; free
- Roll-up door capability

## BUILDING FEATURES

- Building's Mechanical Service (100% new)
  - 100% Outside Air to entire building based on 60% Lab build-out Single Pass Air
  - 1.7 CFM Standard in each lab
  - 10 ACH per lab with ability to modify and increase if desired
- Tissue Culture, Glass Wash, Equipment and Supply Rooms

- Floor drains/plumbing to suit
- Fume Hoods
- Emergency eyewash stations
- Lab Benches and Case Work
- Outdoor seating and common areas



# AVAILABILITY



BUILDING / SUITE	SQUARE FOOTAGE	STATUS	SUITE PLAN
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## 1600 HARBOR BAY PARKWAY

200

±9,696

MOVE-IN READY

[VIEW HERE](#)

210

±9,466

MOVE-IN READY

[VIEW HERE](#)

## 1650 HARBOR BAY PARKWAY

100

±6,887

PERMITTED\*

[VIEW HERE](#)

120

±8,266

PERMITTED\*

[VIEW HERE](#)

130

±6,598

PERMITTED\*

[VIEW HERE](#)

150

±9,246

MOVE-IN READY

[VIEW HERE](#)

\* Ability to combine into a larger suite and/or a total availability of 31,500 sf approximately (22,220 SF + 9,246 SF).

## 1620 SOUTH LOOP ROAD

Full Building (1st & 2nd Floor)

±50,523

WARM SHELL COMPLETED

[VIEW HERE](#)





**1600 HARBOR BAY PARKWAY**

**SUITE 200/210 | ±9,696 / ±9,466 SF**



# 1650 HARBOR BAY PARKWAY



PERMITTED\*

**SUITE 100**  
± 5,739 SF

**SUITE 120**  
± 6,888 SF

\*CAN BE COMBINED INTO A LARGER SUITE AND/OR A TOTAL AVAILABILITY OF 31,500 SF APPROXIMATELY (22,220 SF + 9,246 SF).

SUMMARY TABLE  
[CLICK HERE](#)





# 1650 HARBOR BAY PARKWAY

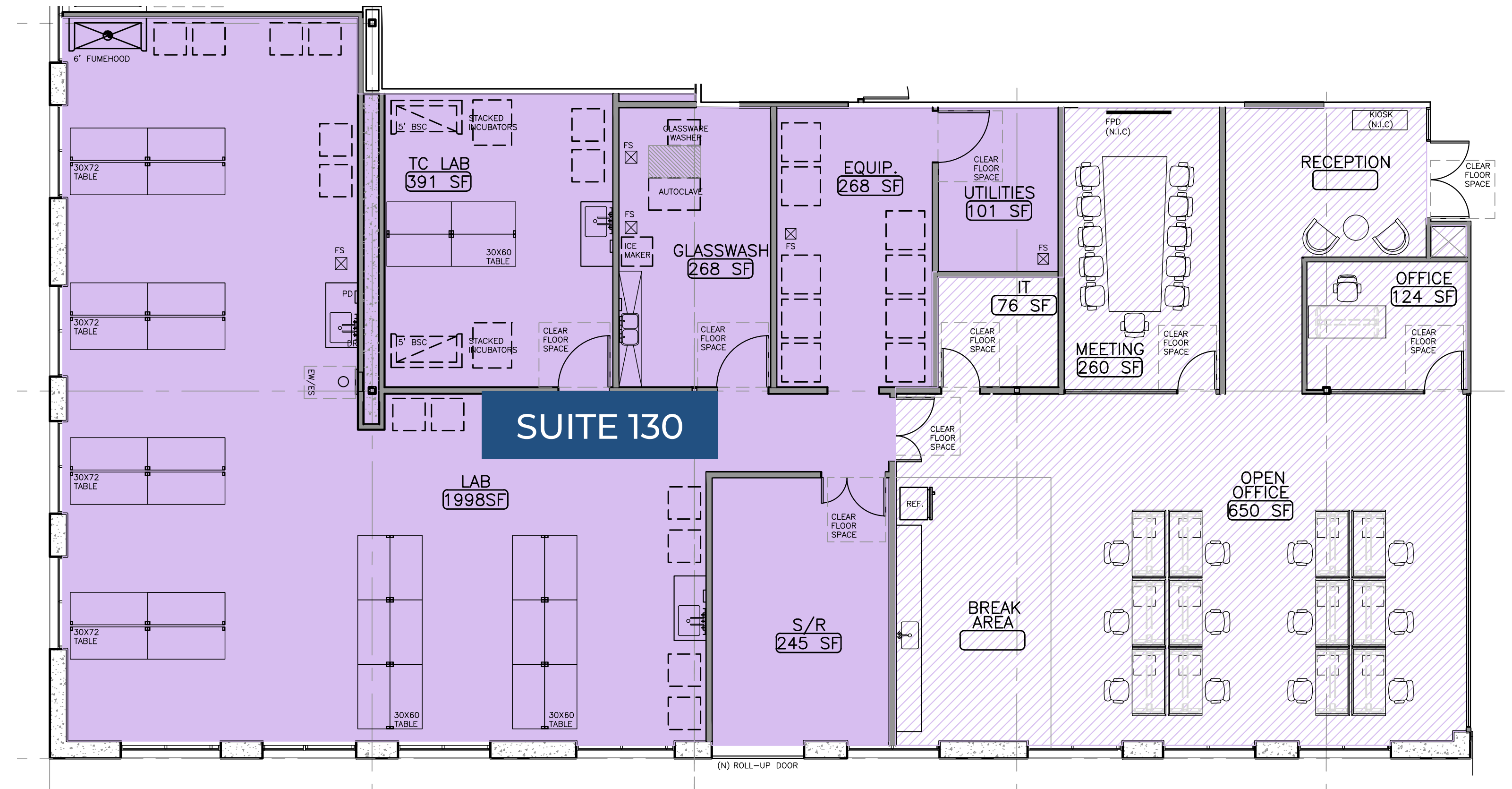


PERMITTED\*

**SUITE 130**  
**± 5,482 SF**

\*CAN BE COMBINED INTO A LARGER SUITE AND/OR A TOTAL AVAILABILITY OF 31,500 SF APPROXIMATELY (22,220 SF + 9,246 SF).

[SUMMARY TABLE](#)  
[CLICK HERE](#)



LEGEND

- SUITE 120 LAB
- SUITE 120 OFFICE

# 1650 HARBOR BAY PARKWAY

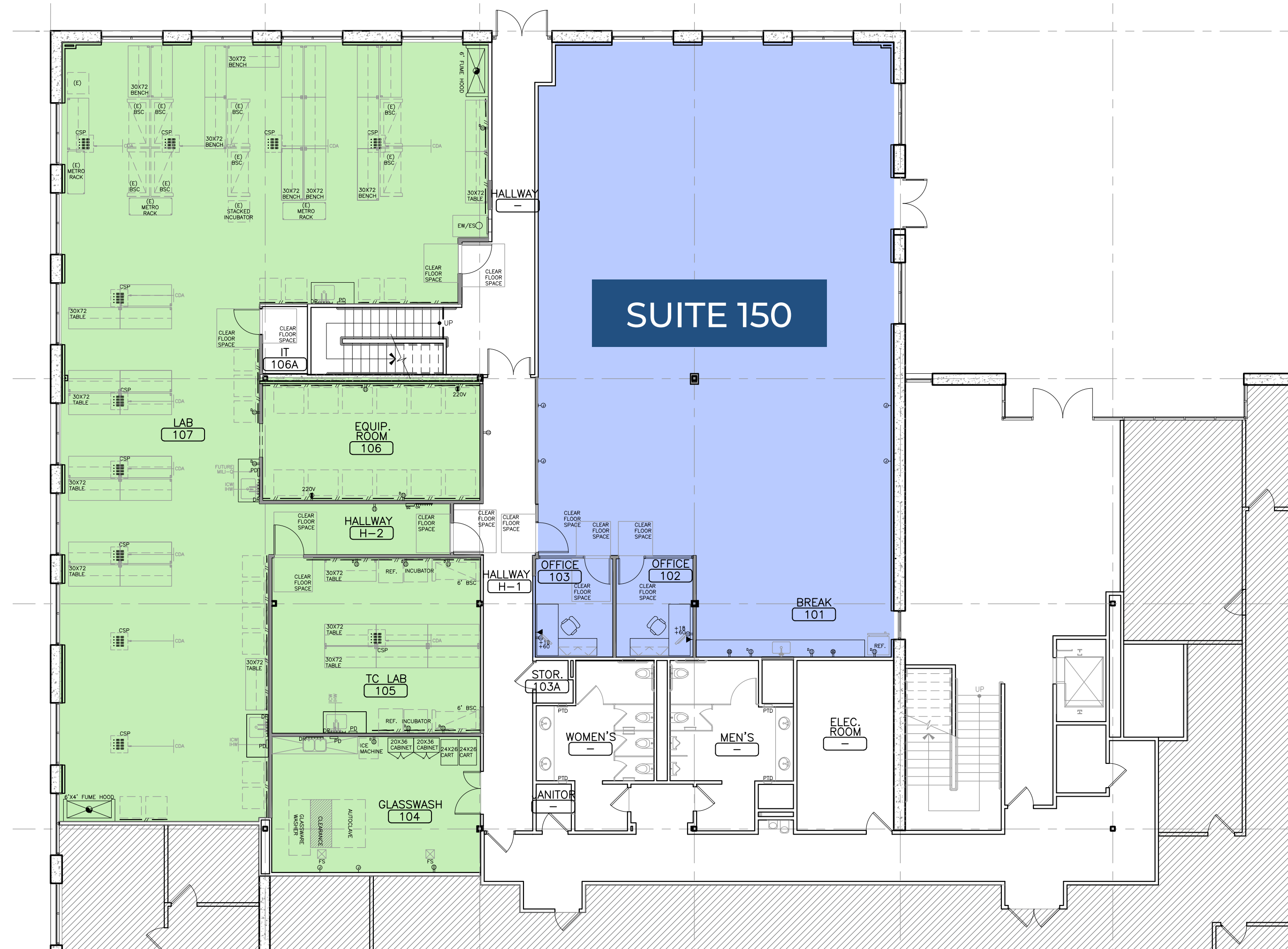


MOVE IN READY\*

**SUITE 150\***  
**±9,246 SF**

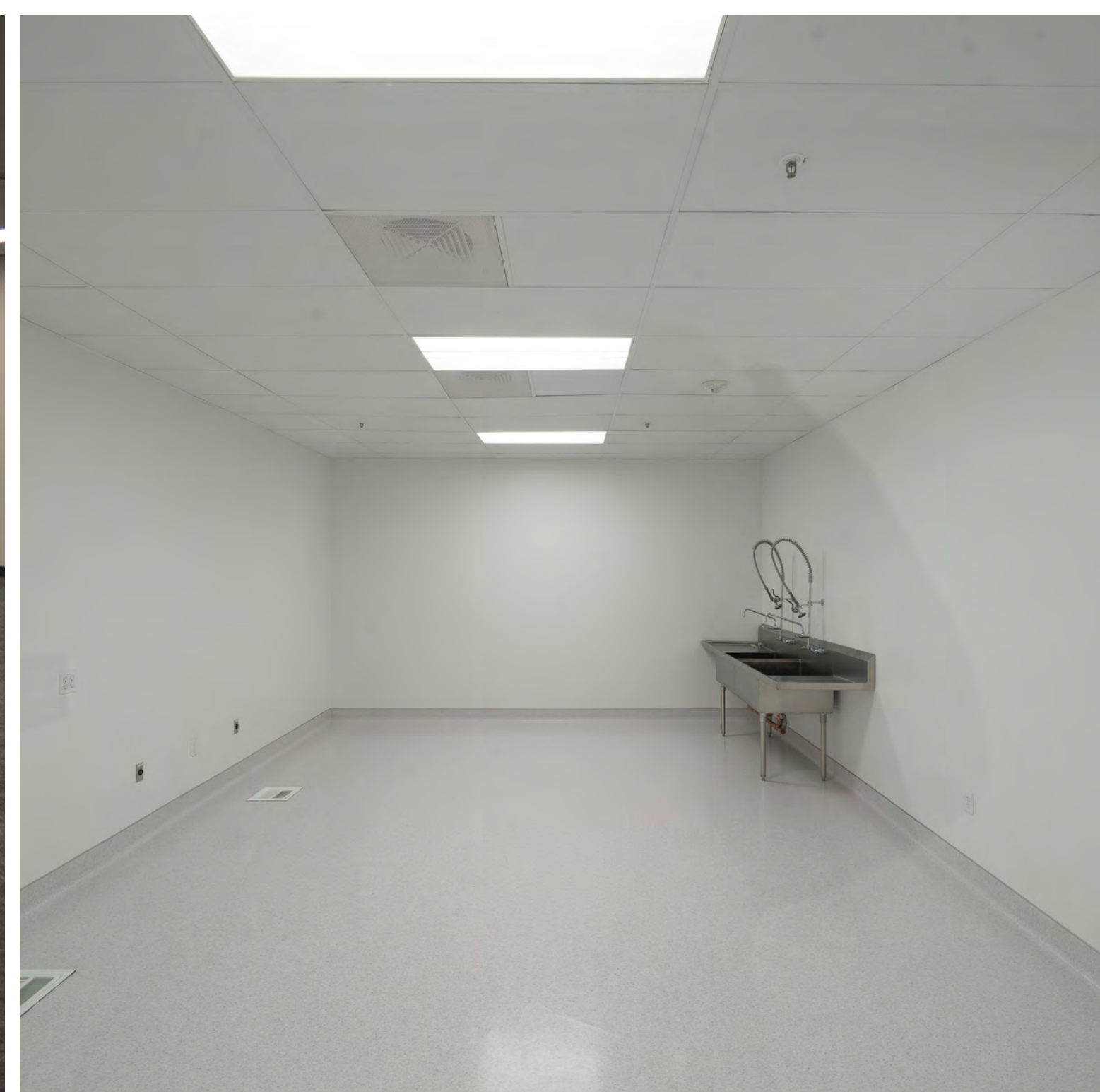
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[SUMMARY TABLE](#)  
[CLICK HERE](#)



**LEGEND**

- OFFICE
- LAB AND LAB SUPPORT



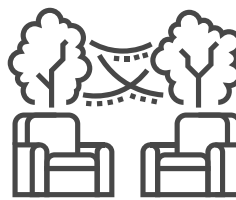
**1650 HARBOR BAY PARKWAY**

**SUITE 150 | ±9,246 SF**



# THE CENTER @ THE RADIUS IS OPEN

1501 HARBOR BAY PARKWAY



Outdoor Seating



Cafe Jolie Petit is open for breakfast, brunch and lunch



Beer, wine, and coffee  
Catering Available



Outdoor Workout Facility -  
Available for use for instructor led classes.



# AMENITIES MAP

1. Radius @ Harbor Bay 1501 Harbor Bay Pkwy.

## RESTAURANTS

### WITHIN A 5 MINUTE DRIVE:

- 2. Freckles Deli & Cafe 1310 Harbor Bay Pkwy.
- 3. Why Cook, Inc. 1750 N. Loop Rd.
- 4. Oscar's Grill 1411 Harbor Bay Pkwy.
- 5. Maitland Market Café & Deli 109 Maitland Dr.
- 6. Cafe Jolie Petit 1501 Harbor Bay Pkwy.

### WITHIN A 10 MINUTE DRIVE:

- 7. Coffee & Tea Traders 883 Island Dr.
- 8. Angel Fish 883 Island Dr.
- 9. China Villa Restaurant 891 Island Dr.
- 10. La Val's Pizza 891 Island Dr.
- 11. La Penca Azul 891 Island Dr.
- 12. Subway 871 Island Dr.
- 13. Jim's on the Course 1 Club Memorial Rd.
- 14. Corica Park Golf Course 1 Clubhouse Memorial Rd.
- 15. Bluefin Sushi Thai 3211 Encinal Ave.
- 16. Chipotle 2314 S Shore Cntr.
- 17. MOD Pizza 2308 S Shore Cntr.
- 18. Ohgane Alameda Vons Chicken 2211 South Shore Cntr.
- 19. Off the Grid 535 S. Shore Cntr.
- 20. Monkey Thai Restaurant & Bar 2210 S shore Cntr.
- 21. Trabocco Kitchen and Cocktails 2213 S. Shore Cntr.
- 22. South Shore Cafe 531 S Shore Cntr.
- 23. Yojimbo 1221 Park St.
- 24. Julie's Coffee & Tea 1223 Park St.
- 25. Wild Ginger 1239 Park St.
- 26. Mama Papa Lithuania Restaurant 1241 Park St.
- 27. Scolari's Good Eats 1303 Park St.

### WITHIN A 15+ MINUTE DRIVE:

- 28. Yellowtail 1332 Park St.
- 29. Tomatina 1338 Park St.
- 30. Cholita Linda 1337 Park St.
- 31. Burma Superstar 1345 Park St.
- 32. Homeskillet 1363 Park St.
- 33. Pappo 2320 Central Ave.
- 34. Troy 2318 Central Ave.
- 35. Asena 2508 Santa Clara Ave.
- 36. Lola's Chicken Shack 1417 Park St.
- 37. Utzutzu 1428 Park St.
- 38. Pho Sinh Alameda 1434 Park St.
- 39. Ole's Waffle Shop 1507 Park St.
- 40. American Oak 2319 Santa Clara Ave.
- 41. Hang Ten Boiler 2315 Santa Clara Ave.
- 42. Island Taqueria 1513 Park St.
- 43. Alameda Grill 1520 Park St.
- 44. Speisekammer 2424 Lincoln Ave.
- 45. Fire Wings Alameda 1620 Park St.
- 46. Angela's Kitchen 1640 Park St.
- 47. East End 1650 Park St.
- 48. Thai Noodle House of Alameda 1700 Park St.
- 49. Dragon Rouge Bistro 2337 Blanding Ave.
- 50. East Ocean Seafood Restaurant 1713 Webster St.



Cafe Jolie Petit



\*DRIVE TIMES ARE APPROXIMATE

# HARBOR BAY SHUTTLE MAP & FERRY SERVICE SCHEDULE

Weekdays to San Francisco	
Depart Harbor Bay	Arrive SF Ferry Building
6:30 AM	6:55 AM
7:00	7:25
7:30	7:55
8:30	8:55
9:00	9:30
5:05 PM	5:30 PM
6:05	6:30
7:05	7:30

Weekdays from San Francisco	
Depart SF Ferry Building	Arrive Harbor Bay
7:00 AM	7:25 AM
8:00	8:25
4:35 PM	5:00 PM
5:35	6:00
6:00	6:25
6:35	7:00
7:35	8:00

Weekdays to South San Francisco	
Depart South SF	Arrive Harbor Bay
8:30 AM	8:55 AM

Weekdays from South San Francisco	
Depart Harbor Bay	Arrive South SF
6:30 PM	6:55 PM

All arrival times are estimates.

### Shuttle Stops

<b>A J</b> B St. & HB Pkwy.	<b>0</b> 1201 HB Pkwy. / B St.
<b>B I</b> Waterfront Campus	<b>1</b> Kaiser / Penumbra
<b>C H</b> Peet's Coffee	<b>2</b> Bay Area Chinese Bible Church
<b>D G</b> Venture Commerce Center	<b>3</b> N. Loop 3
<b>E F</b> Abbott Diabetes	<b>4</b> N. Loop 3
	<b>5</b> Venture Commerce Center
To/From Coliseum BART	<b>6</b> Peets
Ferry to/from SF Ferry Bldg and SSF	<b>7</b> Local #3 / ATPA
	<b>8</b> Abbott
	<b>9</b> Raiders



Oakland International Airport



**MIKE RAFFETTO**

Senior Vice President  
+1 510 874 1994  
mike.raffetto@cbre.com  
Lic. 01201289

**MARK J. KOL**

Executive Vice President  
+1 510 874 1992  
mark.kol@cbre.com  
Lic. 01251158

**DANIEL BISABRI**

Senior Vice President  
+1 510 874 1901  
daniel.bisabri@cbre.com  
Lic. 01754122

**MONICA CLARKE**

Sales Assistant  
+1 510.874.1906  
monica.clarke@cbre.com  
Lic. 01221955