



RESEARCH
AT THE RADIUS
@ HARBOR BAY
ALAMEDA, CALIFORNIA

1501

HARBOR BAY
PARKWAY

1ST FLOOR

16,972 SF R&D / Office Space, Permit
Approved and Deliverable in 5 months

2ND FLOOR

16,844 SF Existing Wet Lab / Office Space
Newly Built

Floors Can Be Leased Individually, or
Combined for a Total of 33,816 SF as a
Single Tenant Building



NEWMARK



harbor bay

FEATURES



PROJECT HIGHLIGHTS

- Existing Class A Lab Improvements
- Heavy Power
- Potential for Pilot Plant Use
- Single Tenant Building Option
- Alameda Municipal Power- More Reliable than PG&E at 25% Less Cost
- Steel Deck Construction
- 4-Sided Window Lines with Bay Views
- New Lobby + Bathrooms
- Eyebrow and Monument Signage Available
- Free Parking
- BART Shuttle Service
- Ferry Service 25 minutes to/from Downtown San Francisco

BUILDING FEATURES + SYSTEMS SUMMARY

- 1985 Construction, 2022 Renovation
- 2-Story, 13' Clear Height
 - First Floor Heights:
 - 12'6" Clear Height (bottom of beam)
 - 13'11" to Deck
- 2,500 Amps, @ 480V Power
- Normal Power:
 - 62.3W/SF Building
 - 41.4W/SF after Rooftop Mechanical Loads and Radius Retail Loads
- New HVAC Service . 100% Outside Air ("OSA") with 10 Air Changes per Hour
- Emergency Backup Power:
 - MTU Diesel 250KW Generator w/ 500G tank
 - 6.0W/SF building
- Existing Roll Up Door
- Dedicated Outdoor Screened Equipment Pad + Modernized Chemical Storage
- 4,000 lbs Elevator; 6.25" Wide, 90.5" Deep, 95" Tall

BASE BUILDING SYSTEMS; SUMMARY OF UPGRADES

- 6" + Slab on Grade for 1st Floor
- Gas – Existing 1/4psi PG&E Service
- Mechanical / HVAC
 - 2 new Trane box Car Units; 100% OSA
 - DX cooling @ 90t each, x2
 - 54,000cfm of 100% OSA Air Available with SA Temp of 55-65F
 - Spec'd for 60/40 Lab/Office Split
 - 2 New Cleaver Brooks Gas Fired Boilers at 3Mbtu |each in N+1 Configuration/ Sizing
 - 3 New Cook 28,000cfm Exhaust Fans; N+1 Sizing
 - BACnet
 - Full As-Builts, Control Drawings and Submittals Available on Request.



FIRST AND SECOND FLOOR – SUMMARY



FIRST FLOOR FEATURES

Current Conditions

- Warm shell 1st floor
- Approved Permit on Hand for a Market Ready Lab/R&D Build-Out
- Modifications to Existing Permit for Turnkey Buildout can be Performed under an Amendment with an Accelerated Approval Timeline of 4-6 weeks.

Amenities/Utilities

- Power; Suitable for a High-power Requirement Tenant for Manufacturing, Assembly, Semi-Conductor, or Battery Technology Applications
 - Permitted: 300A @120/208v distributed
 - Proposed Additional: 1150A @ 480v
 - Permitted 400A 120/208v of Generator Power
- Gas; Available to 1st Floor
- Mechanical
 - Planned for 100% OSA to entire space.
 - 9-10+AC Lab for Planned MR. New Lab Reconfiguration Could Drive Air Changes Higher Given Some Remaining Mechanical Capacity.
 - Common Single Pass Building Exhaust Allows for Agnostic Placement of Hoods and Exhaust Drop Locations Throughout the Suite.
- Material Access
- Existing 8'Wx11"H rollup door

- Additional Rollup door feasible

- Permit Set Links:

[1st Floor Market Ready](#)

[Core and Shell](#)

[Service Upgrade](#)

[Generator](#)

- Wetlab Approved Plans = 10' Dropped Ceiling
- Drylab Conceptual Plans = Open Ceilings in Lab (Sections of Hallway will be Dropped to Accommodate Main HVAC Horizontals)

SECOND FLOOR FEATURES

- Existing 50% lab / 50% Office Buildout
- 45 Watts per Square Foot
- Single Pass Air for All Premises
- Tissue Culture, Glass Wash, Equipment and Supply Rooms
- Floor Drains/Plumbing to Suit
- Fume Hoods
- Emergency Eyewash Stations
- Lab Benches and Case Work
- 2.0 cfm Standard in Each Lab
- 100% Outside Air in Each Lab Based on 60% Lab/40% Office Utilization
- Mechanical Systems Delivering 10-12 Air Changes Per Hour in the Lab

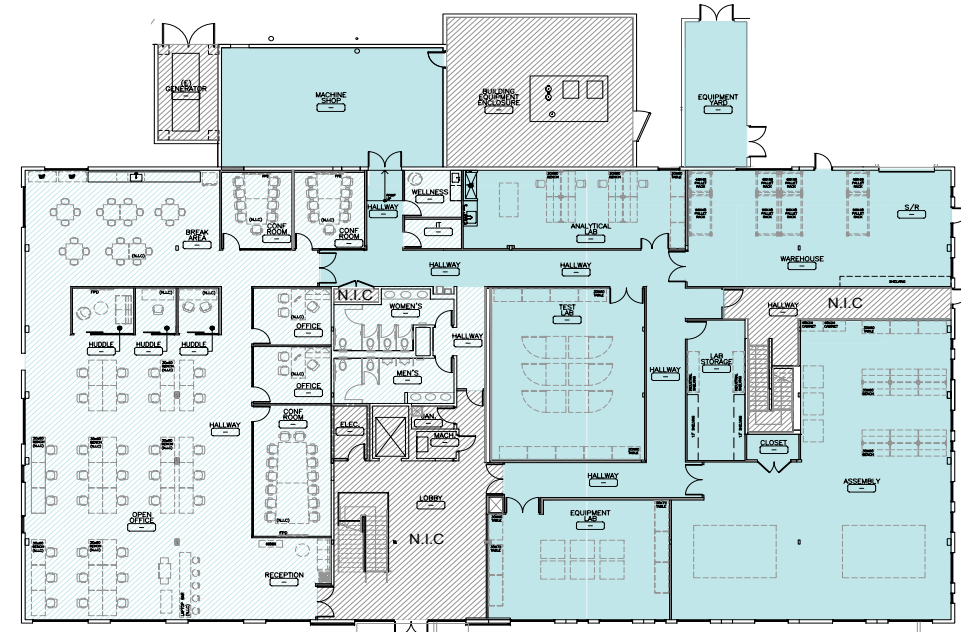
FIRST FLOOR

HYPOTHETICAL WET LAB PLAN



*FF&Es are for layout purposes only

HYPOTHETICAL DRY LAB PLAN



*FF&Es are for layout purposes only



±16,972 SF

Existing 50% Lab / 50% Office
Buildout

Permit approved plans for both wet
lab and dry lab configurations

5 months construction time

Ability to customize floor plan



Office



Lab



±16,972 SF

50% Lab / 50% Office

Spec labs will include fume
hoods, lab benches and
casework

Large open labs with nearby lab
support rooms

Exterior storage and pads available



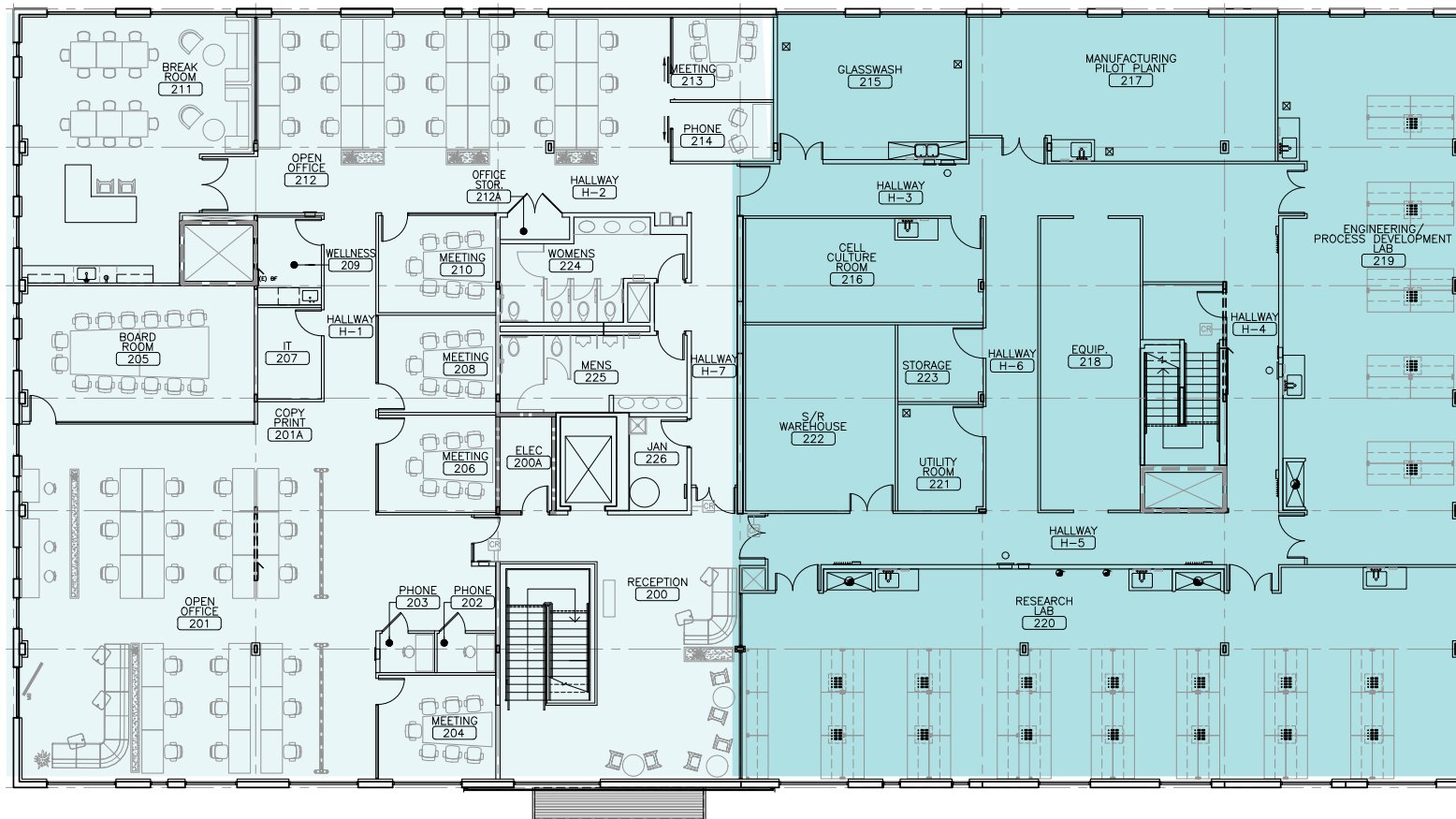
Office



Lab

SECOND FLOOR

EXISTING WET LAB / OFFICE FLOOR PLAN



±16,844 SF

50% Lab / 50% Office

Three (3) 6' chemical fume hoods

Two large main labs

Three smaller support labs

S/R, equipment room, utility room, storage

46 mobile lab benches



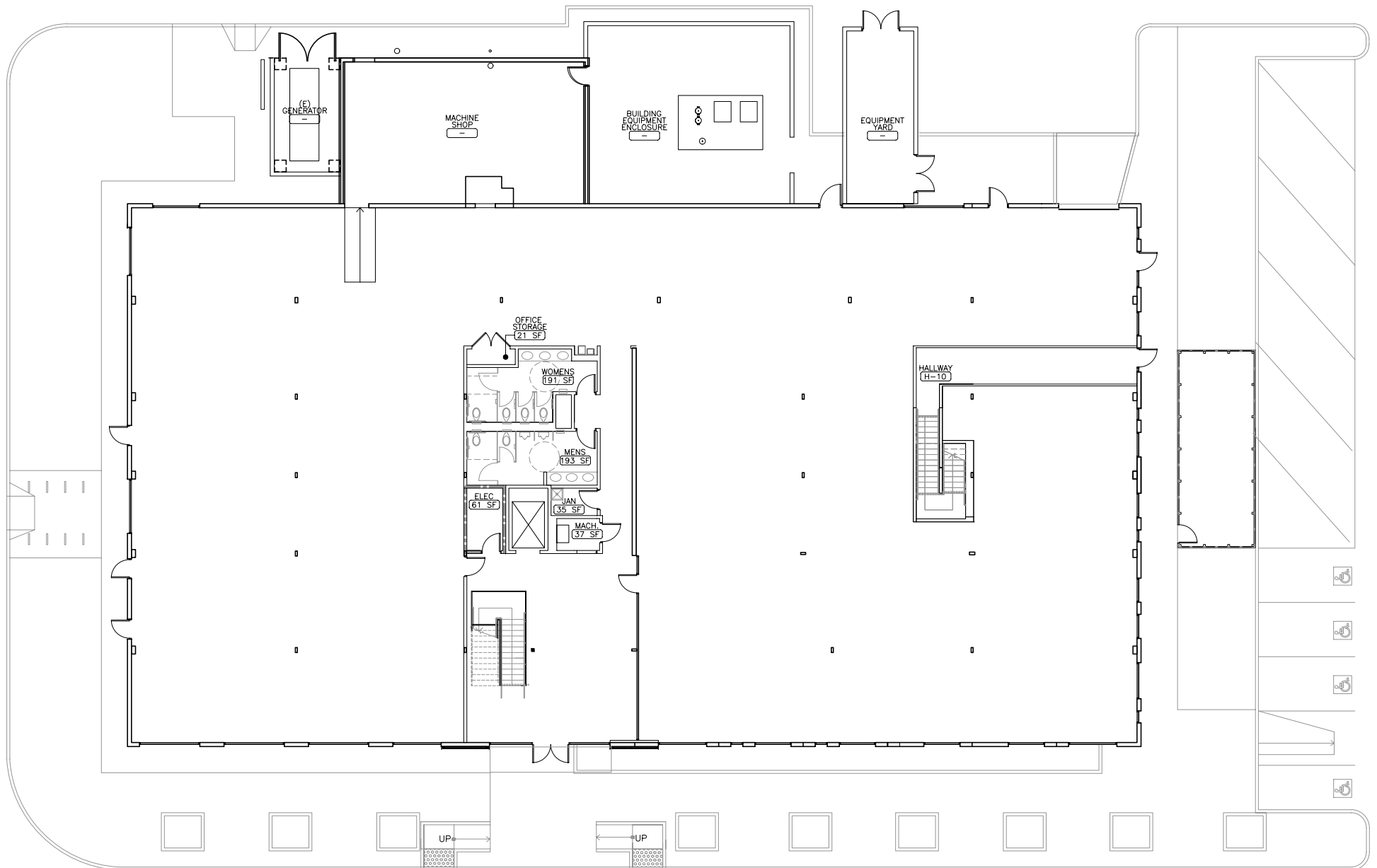
Office



Lab



FIRST FLOOR - EXISTING CONDITION



GALLERY





HARBOR BAY

Café Jolie
est. 2012

CAMPUS AMENITIES @ THE RADIUS | HARBOR BAY

ABOUT THE RADIUS @ HARBOR BAY

Located within Harbor Bay's growing life science cluster anchored by Abbott, Exelixis and Penumbra, The Radius @ Harbor Bay is Alameda's newest collection of Class A Life Science/R&D advanced manufacturing availabilities. The campus consists of 11 Class A buildings for a total of ±700,000 SF

NOW
AVAILABLE



FOOD

- Café Jolie Petit On-site and Open 7 Days per Week

FITNESS

- Outdoor Fitness Classes
- Bayside walking trails plus cycling lanes
- Fitness Pad On-site

PERKS FROM THE HARBOR BAY ASSOCIATION

- Guaranteed Ride Home
- Clipper Employee Benefit
- Around-the-Clock Security
- Shuttle service between Ferry terminal and BART station
- Ferry service to / from San Francisco

For more information about Harbor Bay, visit www.harborbay.com



LIFE SCIENCE COMPANIES @ HARBOR BAY



PACELINE BUILDINGS @ HARBOR BAY



1501
HARBOR BAY
PARKWAY

North Loop Road

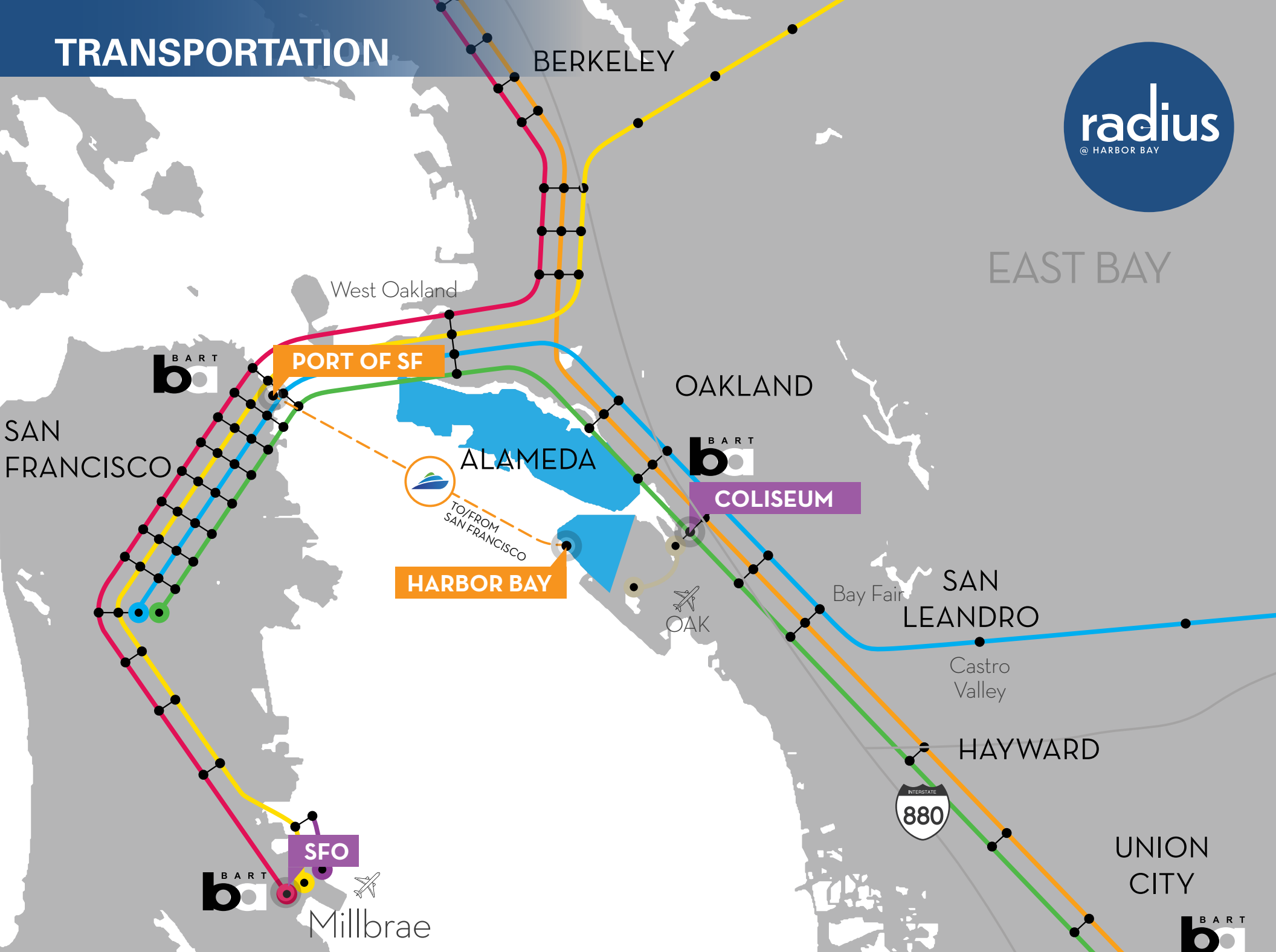
Harbor Bay Parkway

Harbor Bay Parkway

South Loop Road



TRANSPORTATION



HARBOR BAY SHUTTLE SCHEDULE



AM SHUTTLE SCHEDULE

Trip	ba	1	2	3	4	5	6	7	8	9	A	B	C	D	E	ba	F	G	H	I	J
1	6:05										6:20	6:22	6:23	6:24	6:26						
2	6:25	6:40	6:41	6:42	6:43	6:44	6:45	6:46	6:47	6:48											
3	6:45	7:00	7:01	7:02	7:03	7:04	7:05	7:06	7:07	7:08											
4	7:05										7:20	7:22	7:23	7:24	7:26	7:28	7:30	7:32	7:33	7:34	7:36
5	7:25	7:40	7:41	7:42	7:43	7:44	7:45	7:46	7:47	7:48											
6	7:45	8:00	8:01	8:02	8:03	8:04	8:05	8:06	8:07	8:08											
7	8:05										8:20	8:22	8:23	8:24	8:26	8:28	8:30	8:32	8:33	8:34	8:36
8	8:37	8:52	8:53	8:54	8:55	8:56	8:57	8:58	8:59	9:00											
9	8:45										9:00	9:02	9:03	9:04	9:06						



Shuttle service subject to change or cancellation without prior notice due to traffic, weather, or other unforeseen circumstances.



HARBOR BAY SHUTTLE SCHEDULE



PM SHUTTLE SCHEDULE

Trip	1	2	3	4	5	6	7	8	9	A	B	C	D	E		F	G	H	I	J		
1	3:00	3:01	3:02	3:03	3:04	3:05	3:06	3:07	3:08												3:23	
2																3:22	3:24	3:25	3:26	3:28	3:43	
3	3:40	3:41	3:42	3:43	3:44	3:45	3:46	3:47	3:48												4:03	
4	4:00	4:01	4:02	4:03	4:04	4:05	4:06	4:07	4:08												4:23	
5																4:22	4:23	4:25	4:26	4:28	4:43	
6	4:40	4:41	4:42	4:43	4:44	4:45	4:46	4:47	4:48												5:03	
7											4:53	4:55	4:56	4:57	4:59	5:01	5:03	5:05	5:06	5:07	5:09	5:24
8	5:28	5:29	5:30	5:31	5:32	5:33	5:34	5:35	5:36												5:51	
9											5:53	5:55	5:56	5:57	5:59	6:01	6:03	6:05	6:06	6:07	6:09	6:24

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IN THE NEIGHBORHOOD

1. Why Cook Cafe
2. Café Jolie Petit
3. Oscar's Grill
4. Maitland Market Cafe & Deli
5. Starbucks
6. Coffee & Tea Traders
7. Angel Fish Japanese Restaurant
8. La Val's Pizza
9. China Villa
10. Sushi House
11. Urban Ka-Re House
12. Trabocco Kitchen & Cocktails
13. Bowl's BBQ Alameda
14. Spinning Bones
15. Yojimbo
16. Julie's Coffee & Tea Garden
17. Wild Ginger
18. Scolari's Good Eats
19. Marley G's Pizzeria
20. Alley & Vine
21. Burma Superstar
22. Tucker's Ice Cream
23. Starbucks
24. American Oak
25. KoKoLo Donburi
26. Tahina
27. Sachi Sushi / Slurp Shop





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PARKWAY



harbor bay

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NEWMARK

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INVESTORS**


**TRUE NORTH
MANAGEMENT GROUP**

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