



VENTURE

COMMERCE CENTER II

STUNNING BAY VIEWS OF SAN FRANCISCO - LEASE OPPORTUNITY

HARBOR BAY PARKWAY | ALAMEDA, CA

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NEWMARK

PROPERTY INFORMATION

FEATURES:

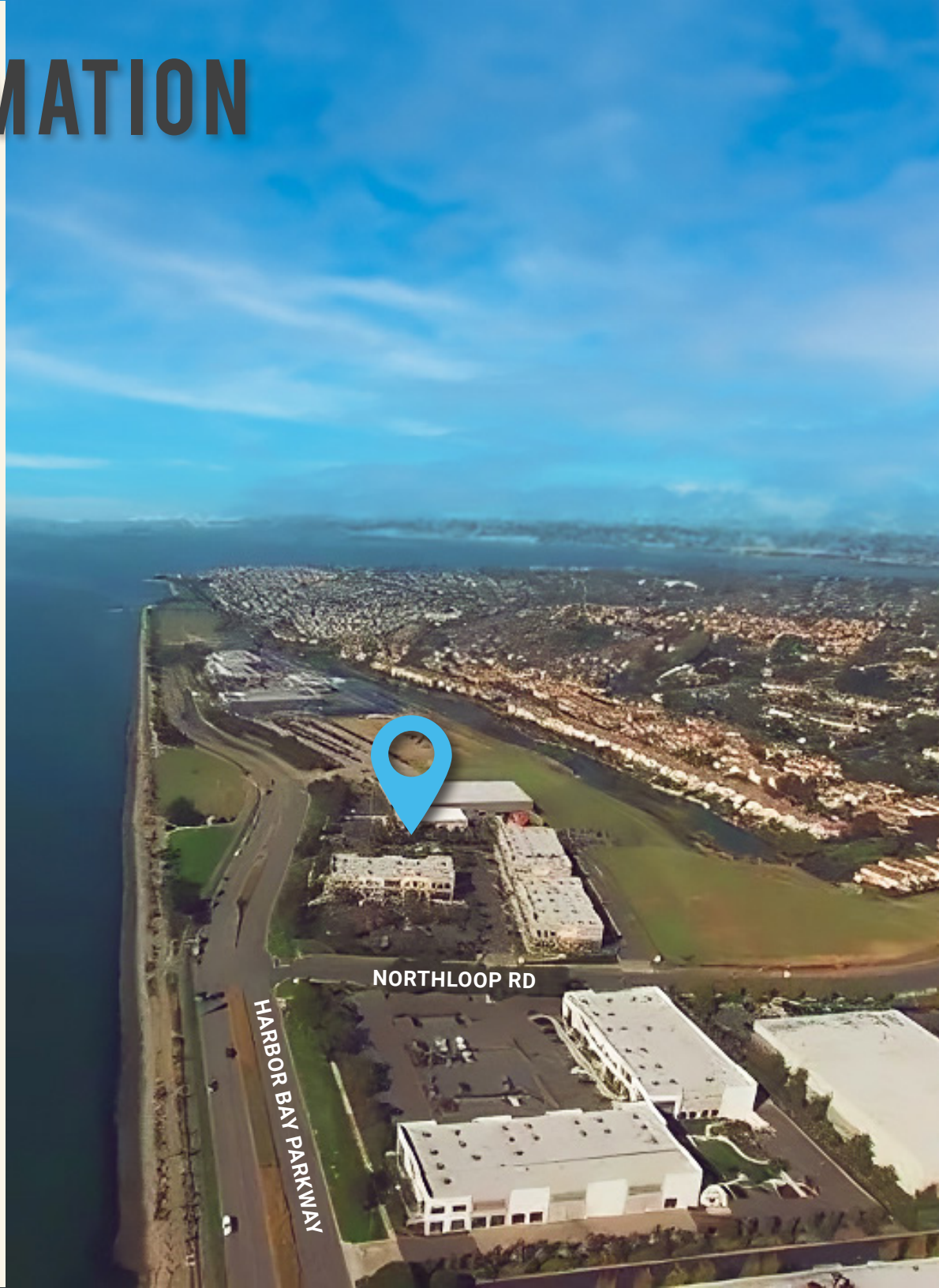
- 7,240 sf highly improved 2-story office condo
- For LEASE
- Originally four units, currently configured as one:
 - Unit 2223 - 1,817 sf
 - Unit 2225 - 1,803 sf
 - Unit 2235 - 1,803 sf
 - Unit 2237 - 1,817 sf
- Can be configured into two or three units (see floorplans)
- 100% Turn-key opportunity
- Architectural improvements
- Possible Sale

HIGHLIGHTS:

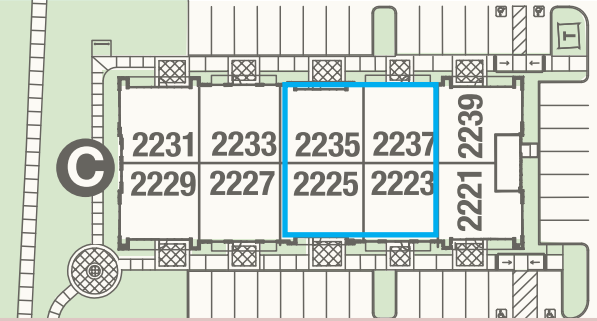
- 2007 construction
- Abundant reserved and unreserved parking
- San Francisco water front views with safe walking/bike paths
- Walking distance to San Francisco Ferry Terminal
- Minutes to Oakland International Airport
- Flexible Zoning: (office, R&D, retail, distribution, light manufacturing, etc.)

PRICING AND AVAILABILITY:

- Lease Rate: \$2.85/sf IG (includes water and trash)
- HOA Fees: ±\$690/month/unit
- Availability: To Be Determined
- Currently Occupied



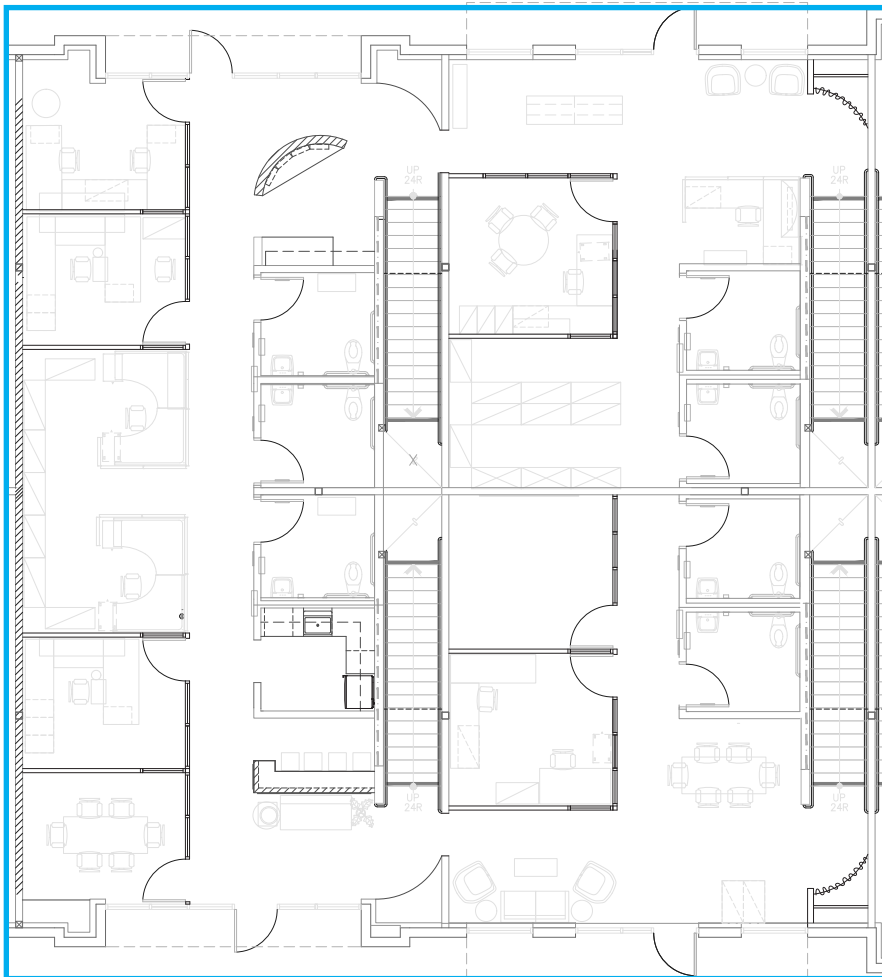
FLOORPLAN - OPTION 1



1ST FLOOR

UNIT 2235

UNIT 2237



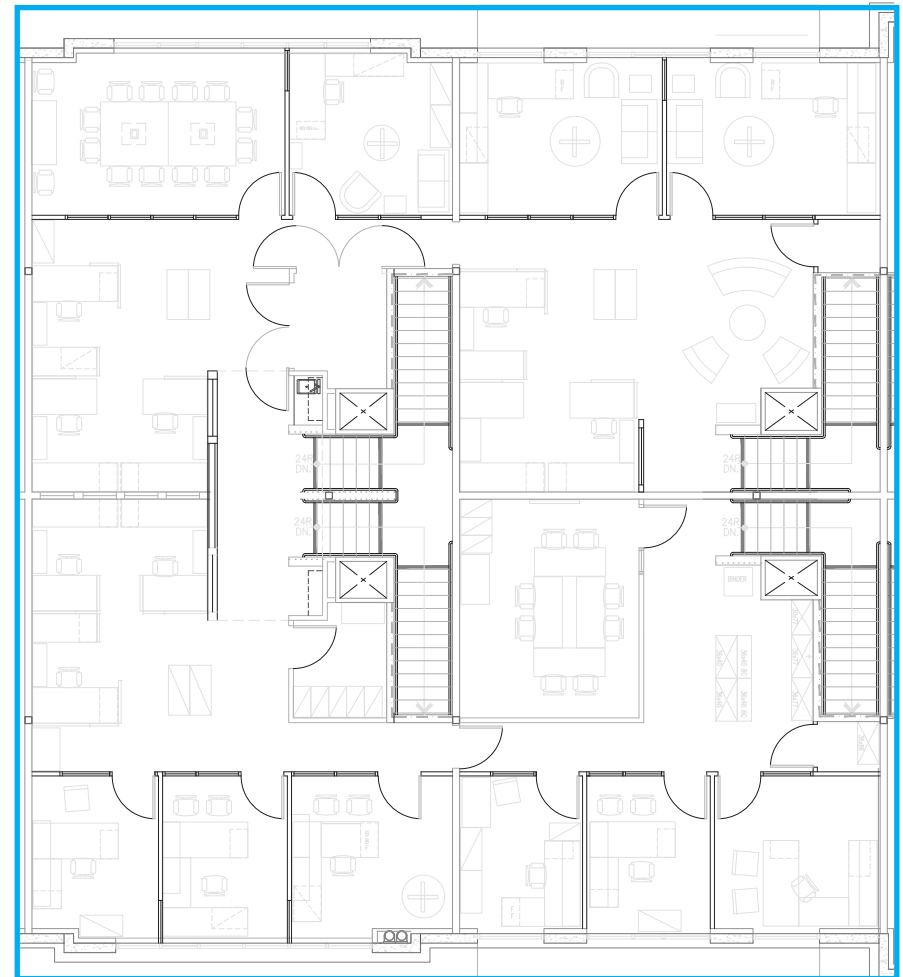
UNIT 2225

UNIT 2223

2ND FLOOR

UNIT 2235

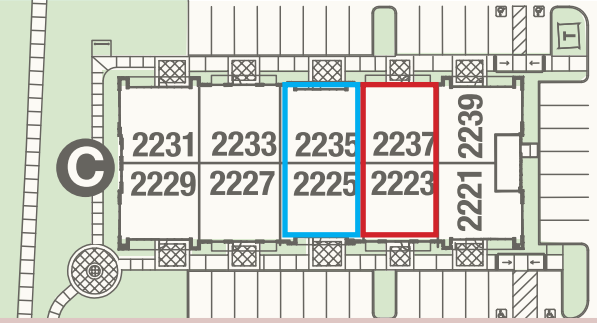
UNIT 2237



UNIT 2225

UNIT 2223

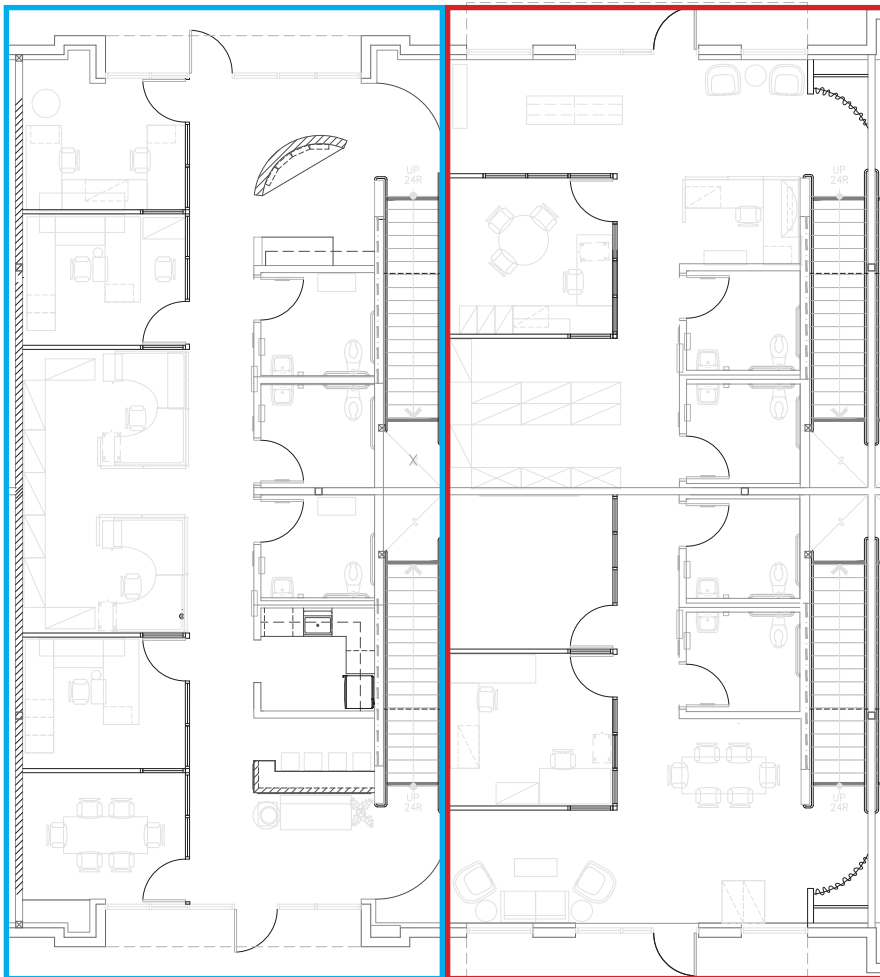
FLOORPLAN - OPTION 2



1ST FLOOR

UNIT 2235

UNIT 2237



UNIT 2225

UNIT 2223

2ND FLOOR

UNIT 2235

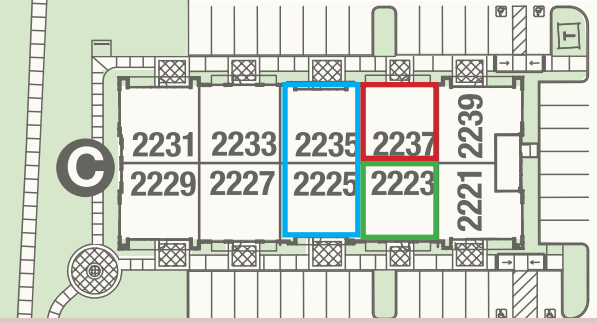
UNIT 2237



UNIT 2225

UNIT 2223

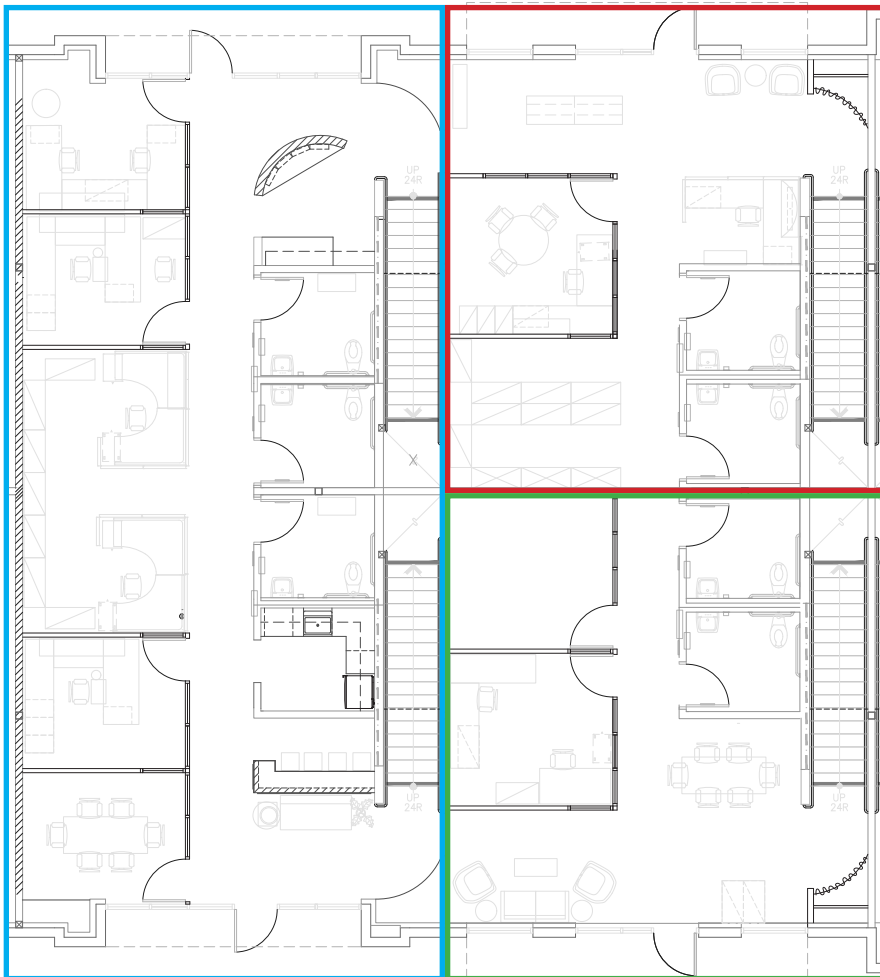
FLOORPLAN - OPTION 3



1ST FLOOR

UNIT 2235

UNIT 2237



UNIT 2225

UNIT 2223

2ND FLOOR

UNIT 2235

UNIT 2237



UNIT 2225

UNIT 2223

AMENITIES MAP

RESTAURANTS

1. Jim's On the Course
2. Maitland Market Cafe & Deli
3. China Villa Restaurant
4. La Penca Azul
5. Why Cook? Cafe & Catering
6. Oscar's Grill

HOTELS

1. Hampton Inn & Suites Oakland Airport-Alameda
2. Home2 Suites by Hilton Alameda Oakland Airport
3. Extended Stay America - Oakland Alameda Airport

RETAIL

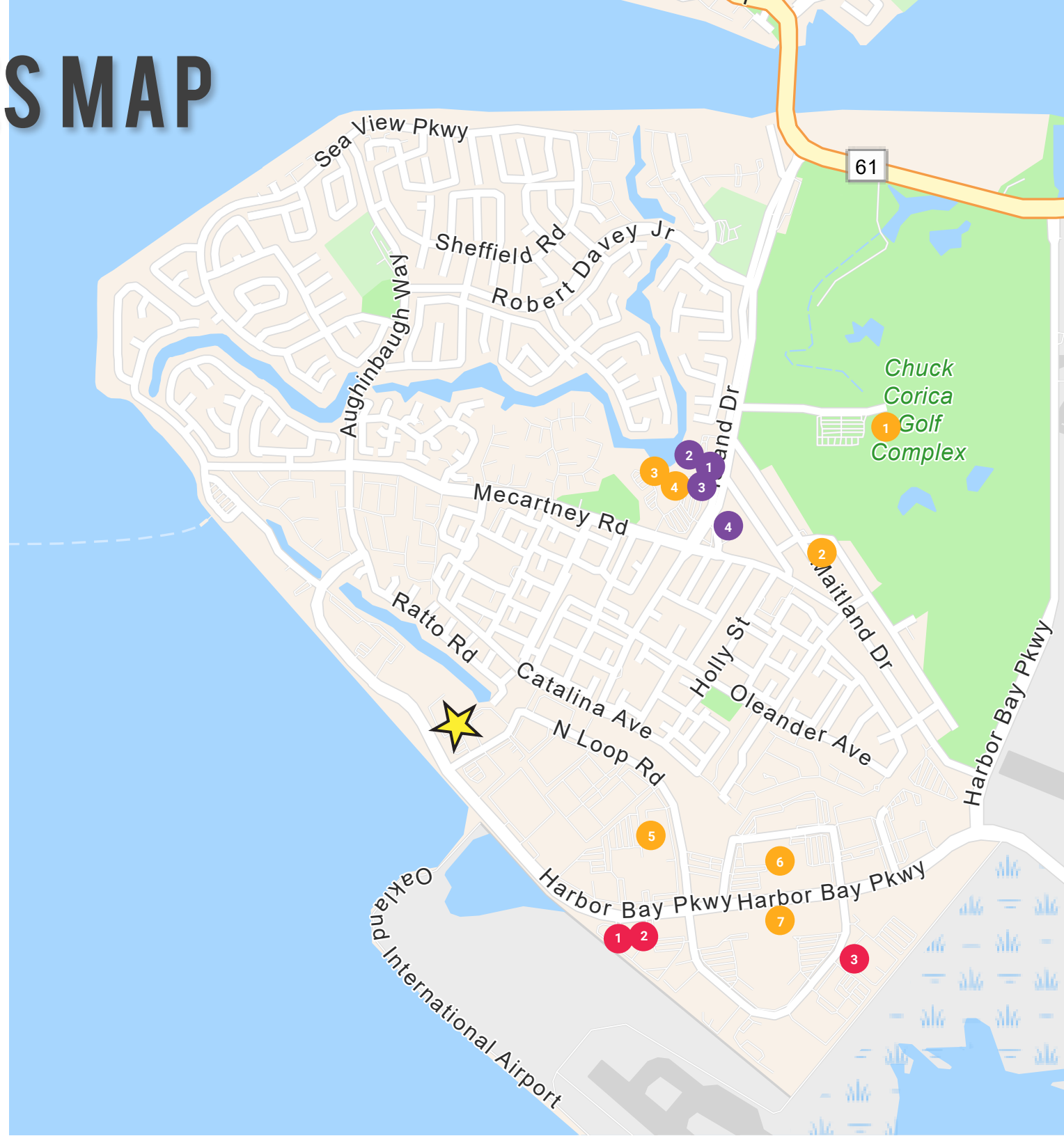
1. Safeway
2. The UPS Store
3. Harbor Bay Landing
4. Starbucks

REGIONAL SHOPPING CENTERS

- South Shore Shopping Center
- Alameda Landing

COMMUNITY SHOPPING CENTERS

- Bridgeside Shopping Center
- Marina Village Shopping Center
- Harbor Bay Landing



GALLERY

