



# AMERICAN STEEL



**440,000 RSF**

[americansteelblocks.com](http://americansteelblocks.com)

**2401-2471 Peralta  
Oakland, CA  
94607**

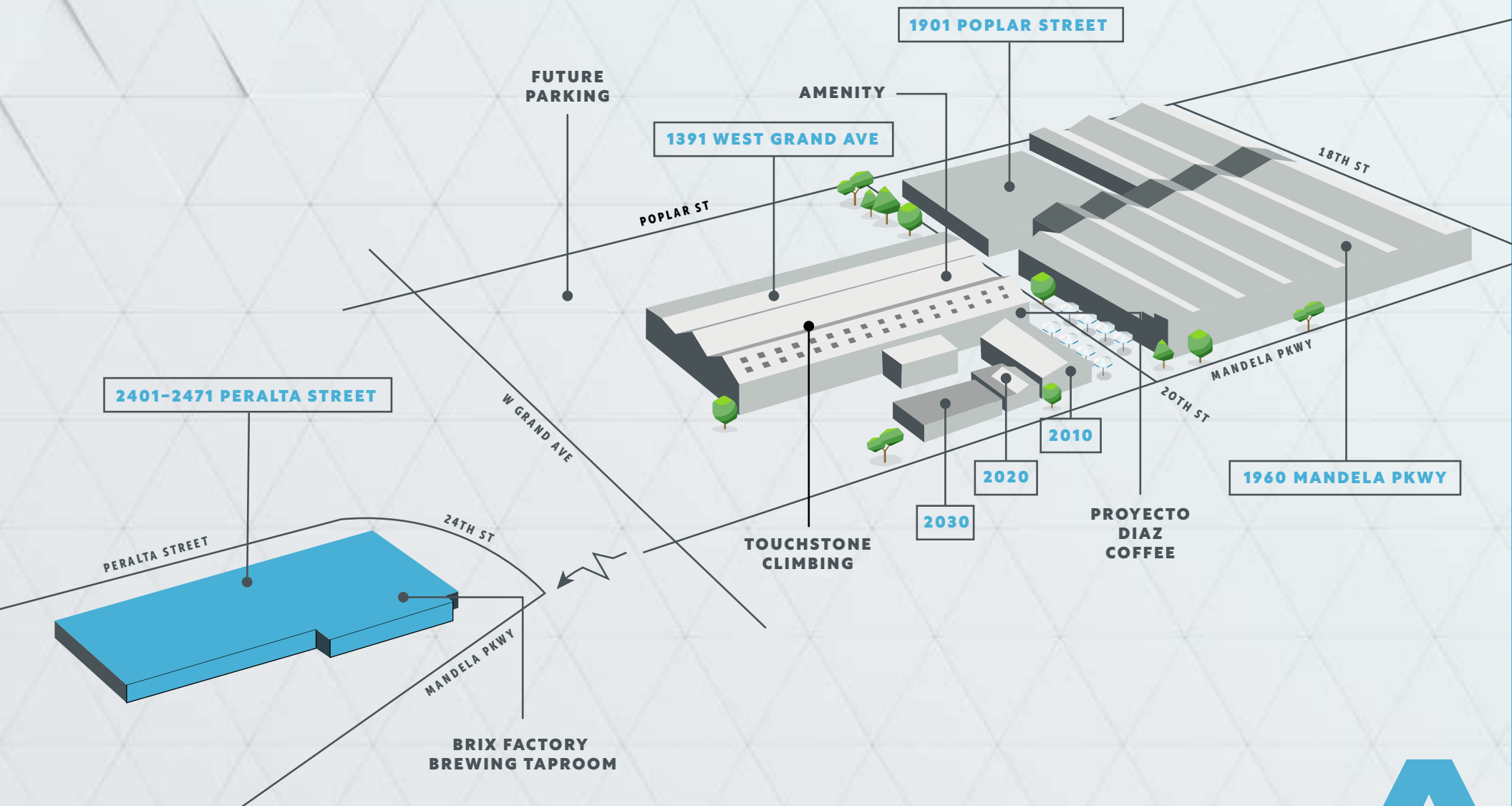
**Re-Introduced**

Newly Renovated

**SKB**

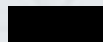
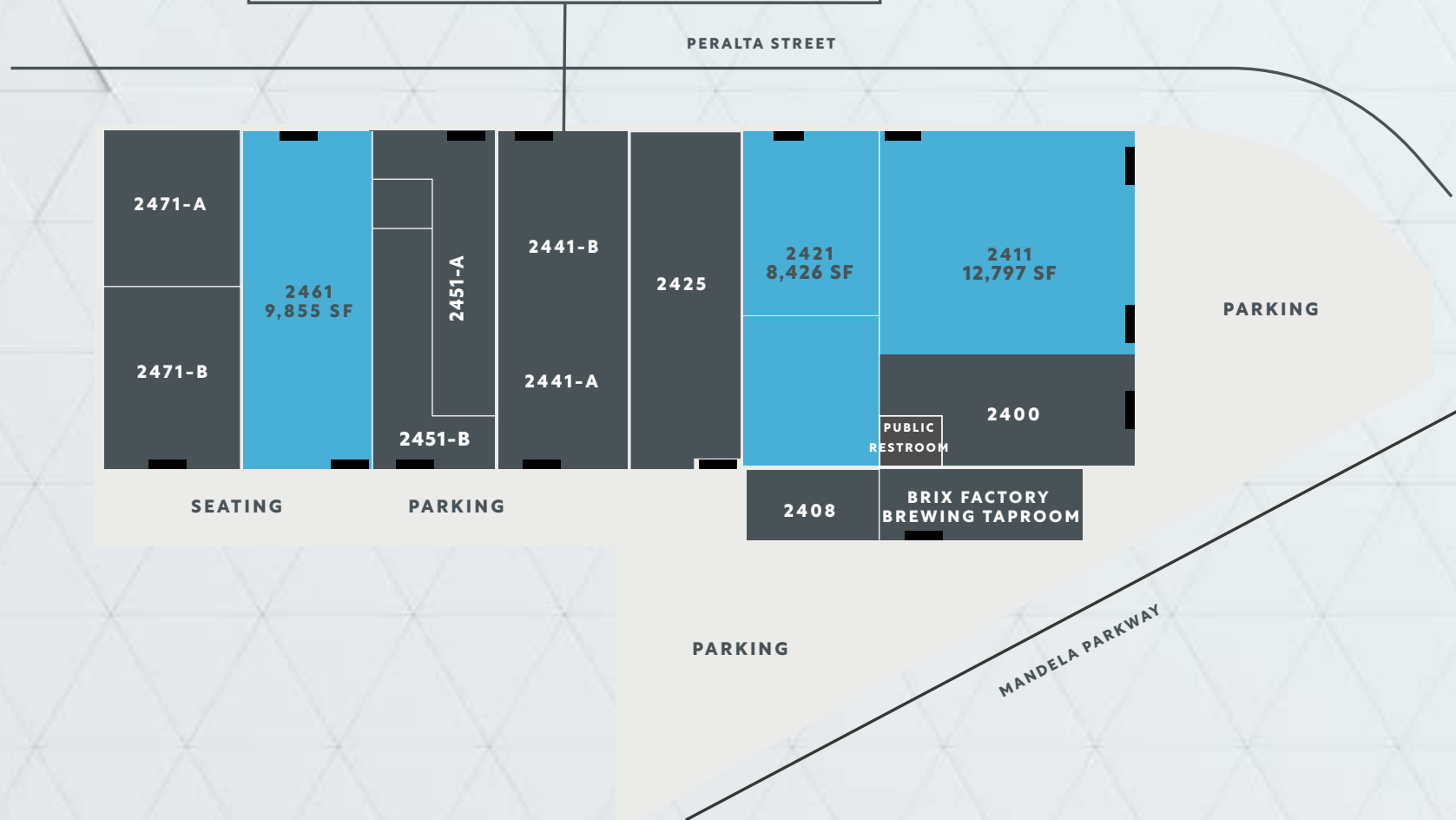
**JLL**

# PROPERTY OVERVIEW



# AVAILABILITY SUMMARY

## 2401-2471 PERALTA STREET



ROLL UP DOOR



AVAILABLE



LEASED





# AVAILABILITY SUMMARY

## Uniting multiple properties into one campus:

### 2411 Peralta Street

- ▶ Flex/R&D 12,,797 RSF
- ▶ 3 Dock doors
- ▶ Clear Height 18'
- ▶ Kitchen
- ▶ Air conditioned Office Space 1,500 SF
- ▶ Clear Ceiling Height - 18'
- ▶ Power 600 AMPS@208v

### 2421 Peralta Street

- ▶ 8,426 RSF
- ▶ 1 Dock door

### 2461 Peralta Street

- ▶ 9,855 RSF
- ▶ Mezzanine office space
- ▶ Fully conditioned
- ▶ 1 dock high door
- ▶ Kitchen
- ▶ Private restrooms
- ▶ 2 Breakout rooms

### 2471A Peralta Street

- ▶ 4,324 RSF
- ▶ 1 Dock
- ▶ Clear Height 20'
- ▶ Kitchen and Lab
- ▶ 2 Breakout rooms
- ▶ Private restroom



# PROPERTY HIGHLIGHTS



## Extensive Property Investment Planned

- ▶ Centralized 6,000 sq ft vibrant, multi-functional amenity space
- ▶ Exterior upgrades and new signage
- ▶ Interior and exterior renovations throughout
- ▶ Dedicated surface parking
- ▶ Additional amenity spaces planned



## Convenient Location Unlimited Potential

- ▶ Multi-tenant advanced manufacturing Flex/R&D campus
- ▶ Approximately 440,000 rentable sq ft urban industrial
- ▶ 1-10 Gig internet speeds available
- ▶ In the epicentre of West Oakland — one of the Bay Area's leading manufacturing, bioengineering and research locations

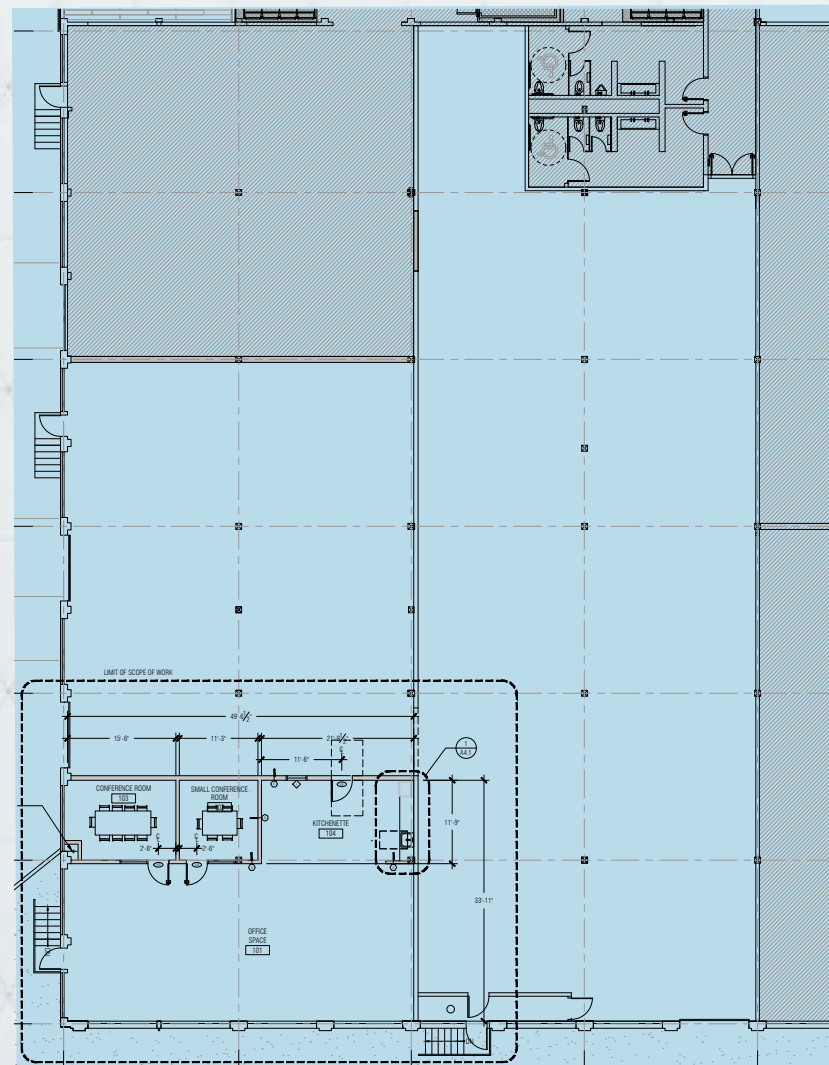
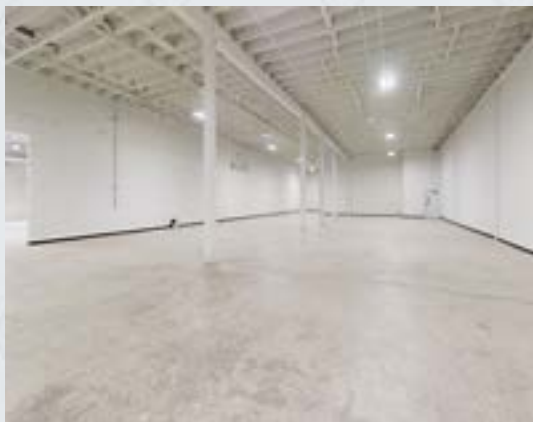




# 2411

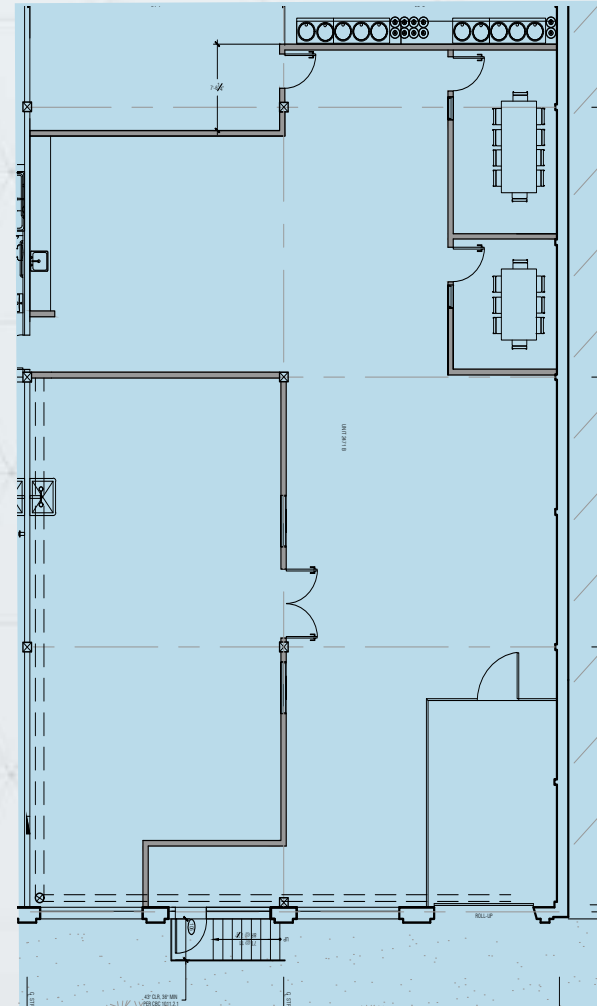
# PERALTA

- ▶ Spec Suite
- ▶ Flex/R&D - 12,797 RSF
- ▶ Dock doors - 3
- ▶ Kitchen
- ▶ Air conditioned Office Space - 1,500 SF
- ▶ Clear Ceiling Height - 18 ft
- ▶ Power 600 AMPS @ 208v



# 2471 A PERALTA

- ▶ Flex/R&D - 4,324 RSF
- ▶ Dock doors - 1
- ▶ Kitchen and Lab spaces
- ▶ Clear Ceiling Height - 18 ft
- ▶ Power 400 AMPS @ 208v\*
  - \*(To be confirmed)
- ▶ Private restroom



# JOIN AN INNOVATIVE R&D ECOSYSTEM

## Access to Talent:



**14,330**  
**Engineers**



**21,541**  
**Life Science**



**83,316**  
**Warehouse**

## Catering to a Diverse Set of Tenants and Industries:



**Drone technology**



**Medical Device**



**R&D**



**Bio - Engineering**



**Advanced  
manufacturing**



**Space/satellite  
communications**





# MANUFACTURED IN WEST OAKLAND

## THE CONSUMERS YOU WANT TO REACH

17,930

Resident Warehouse  
Workers in 2019



10,538

Resident Manufacturing  
Workers in 2019



OAKLAND has the highest  
concentration of STEM workers in  
the nation



32% WAREHOUSE/DISTRIBUTION  
HEADCOUNT GROWTH RATE  
from 2009 to 2019 showing a demand  
for manufacturing operations



29% MANUFACTURING HEADCOUNT  
GROWTH RATE  
from 2009 to 2019 showing a demand  
for manufacturing operations



ADVANCED INDUSTRIES  
TALENT

LOCATION THAT PROVIDES  
REAL COST SAVINGS

GROWING WAREHOUSE /DISTRIBUTION  
TALENT BASE

GROWING MANUFACTURING  
TALENT BASE



HIGHEST  
POPULATION  
DENSITY  
in NorCal



THE MOST  
INNOVATIVE CITY  
3,759 STARTUPS  
Since 2015



THE MOST  
EDUCATED CITY  
in NorCal with the  
highest ranking in  
Bachelors/Grad Density



HIGHEST  
MILLENNIAL/  
GEN-X DENSITY  
in NorCal





# MADE IN WEST OAKLAND

## HISTORY OF WEST OAKLAND

**In 1869**, West Oakland became the terminus of the transcontinental railroad, and the population grew as railroad workers settled in the neighborhood.

**In the 1880s and 1890s**, a large number of shops and small and medium-sized houses were built to accommodate the large number of immigrants who settled in West Oakland.

**The writer Jack London** lived in West Oakland in the late 19th century, and his novel *The Valley of the Moon* is set in West Oakland. Many of the houses built in that period are still standing today and make up the quaint character of the neighborhood.



**Oakland's baseball team**, the Oakland Oaks, played at the Oakland Baseball grounds West Oakland in 1879.

**In 1906**, many people left homeless by the 1906 San Francisco earthquake settled in West Oakland.

**World War I** brought new job opportunities in the shipyards and with it an influx of workers and business growth. By 1930, West Oakland was a thriving, predominately African-American neighborhood of about 2,800 residents. Seventh Street was lined with jazz and blues clubs. Marcus Garvey's Universal Negro Improvement Association had its West Coast headquarters at 8th and Chester Streets.

**West Oakland** became the center of the Black Panthers in the late 1960s. Their main office was on Peralta Street, and they distributed free breakfasts to children in St. Augustine's church on West Street. DeFremery Park was the site of Black Panther rallies and social programs.

Source: Wikipedia







Touchstone Climbing



Proyecto Diaz Coffee



Kowbird

Kilovolt Coffee



# CHECK OUT WEST OAKLAND

Ghost Town Brewing



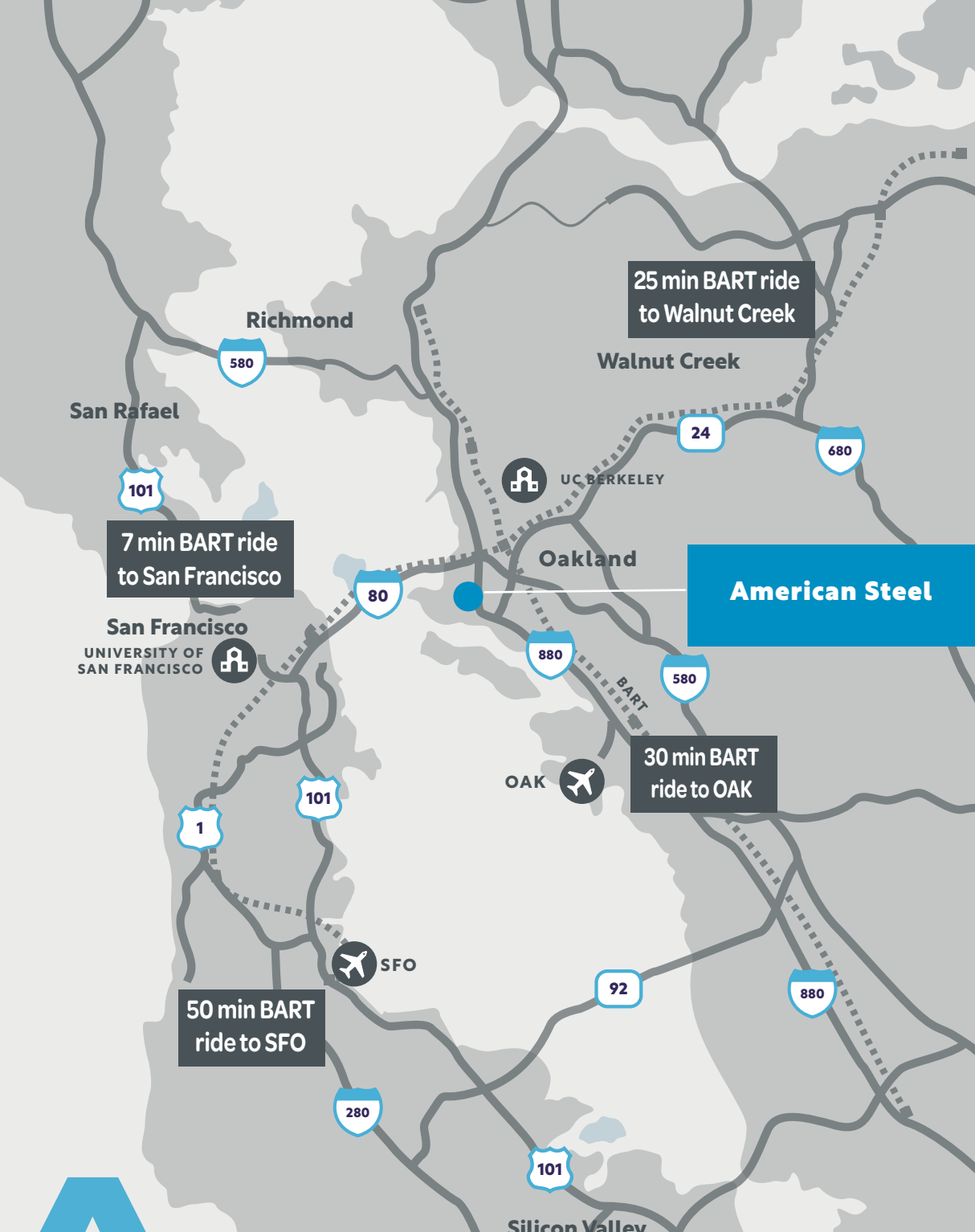
Stay Gold Delicatessen



Horn BBQ







# DRIVE TIMES



**25**

**MINUTE**

Drive to Oakland  
International Airport

**45**

**MINUTE**

Drive to SFO Airport

**25**

**MINUTE**

Drive to University of  
San Francisco

**15**

**MINUTE**

Drive to UC Berkeley



**1**

**MILE**

To West Oakland  
Bart Station

**3**

**MINUTE**

Bart Ride to 12th Street/  
City Center Station

**7**

**MINUTE**

Bart ride to  
Embarcadero Station

**25**

**MINUTE**

Bart Ride to Walnut  
Creek Station



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**SKB**



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