

The Research Park
at Marina Village
wants YOU!



The Research Park

MARINA VILLAGE

www.marinavillagealameda.com

Alameda's premier waterfront campus with Class A Office, Lab, and Research availabilities and new ownership offering substantial tenant improvement packages to Life Sciences tenants.



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OVERVIEW

Over 30 Life Sciences Tenants moved into or signed leases at the Research Park since 2020

950,000 SF of Life Sciences space on campus so you can grow and scale, plus 120,000 SF development site

1.4M SF Waterfront Campus is the newest Life Sciences cluster in the Bay Area

Significant Tenant Improvement Allowances to deliver state of the art R&D space

Dedicated/Private Shuttle to BART

Commercial Ferry Terminal 50 feet from campus coming

Complimentary on-site tenant yacht club access Monday - Friday

Alameda Municipal Power not subject to rolling blackouts, 20% cheaper than PG&E with quick building power upgrades

The RETREAT New tenant amenity building with fitness facility and conference center

THE RETREAT - OUR NEW TENANT LOUNGE AND AMENITIES



THE RESEARCH PARK AT MARINA VILLAGE IS

5 minutes
to Downtown
Oakland

20 minutes
to Downtown
San Francisco

22 minutes
to Downtown
Walnut Creek

WELL CAPITALIZED OWNER AND CURATED ONSITE LIFE SCIENCES TEAM



Big enough to serve you, small enough to know you...



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CURRENT AVAILABILITIES



MARINA VILLAGE | OFFICE



RESEARCH PARK AT MARINA VILLAGE | LIFE SCIENCES & LAB

OFFICE SPACES

1001 Marina Village
Suite 100 | 6,944 RSF
Suite 200 | 20,121 RSF
Suite 300 | 20,058 RSF

1050 Marina Village
Suite 102 | 766 RSF
Suite 203 | 2,740 RSF
Suite 204 | 561 RSF
Suite 205 | 2,561 RSF

1080 Marina Village
Suite 100 | 10,746 RSF
Suite 508 | 3,415 RSF

1101 Marina Village
Suite 200A | 6,478 RSF

1301 Marina Village
Suite 107 | 3,858 RSF
Suite 205 | 4,304 RSF
Suite 250 | 1,844 RSF
Suite 300 | 4,068 RSF
Suite 310 | 3,734 RSF
Suite 340 | 3,166 RSF
Suite 360 | 733 RSF



LIFE SCIENCES & LAB

960 Atlantic
±18,169 RSF

980 Atlantic
Suite 100 | 19,372 RSF

1015 Atlantic
Suite 100 | 12,955 RSF

1020 Atlantic
Suite 100 | 15,529 RSF

1125 Atlantic
Entire | 22,905 RSF

1135 Atlantic
Entire | 28,067 RSF

1145 Atlantic
Entire | 41,880 RSF

2020 Challenger Dr
Suite 130 | 7,410 RSF

850 Marina Village
Suite 100 | 16,984 RSF

500 & 600 Wind River
Entire | ±77,135 RSF
each

200 Wind River
R&D Development
120,000 RSF
Purpose Built

MARINA VILLAGE AVAILABILITIES



- 1 AC TRANSIT**
- 2 12TH STREET BART STATION**
Dedicated private BART shuttle pick up/drop off station
- 3 ALAMEDA MAIN STREET FERRY TERMINAL**
- 4 ALAMEDA LANDING**
Target, Safeway, In-N-Out, The Habit Burger Grill, Famous Dave's Legendary Pit Bar-B-Que, Chipotle, Firehouse Subs, Jamba Juice, Koja Kitchen, Ono Hawaiian BBQ, Orange Theory, Panda Express, Yogurtland
- 5 WEBSTER SQUARE**
- 6 WEBSTER STREET RETAIL & RESTAURANTS**
Chef's Wok, East Ocean Seafood, India Palace, Kitchen of Alameda, Wienerschnitzel, Sushi Go Go, Subway, Wally's Corner, Alameda Farmers' Market, Dragon Village, Canasta Kitchen, Calafia Taqueria, Alfresco Dining Park, Nation's Giant Hamburgers & Great Pies, Yokohama
- 7 MARINA VILLAGE SHOPPING CENTER**
Noodle Bar, Lee's Garden Chinese, New Tokyo, Keoki's Hawaiian BBQ, Michael's Grill & Taqueria, Domino's Pizza, Pho Lucky Noodle House, Lucky's
- 8 MARINER SQUARE ATHLETIC CLUB**
- 9 MARINA VILLAGE MARINA**
- 10 JEAN SWEENEY OPEN SPACE PARK**
- 11 ALAMEDA POINT**
Faction Brewing, Rock Wall Wine Company, Hangar 1 Vodka, Natel Energy, Building 43 Winery, Scolari's At The Point
- 12 PARK STREET**
Alameda Athletic Club, Theater, Burma Superstar, Starbucks, Tomatina, Yellowtail, Lucky 13, Side-street Pho, Gim's Chinese Kitchen, Jim's Coffee Shop, iTea Alameda, Speisekammer, Crispian Bakery, Monkey King At The Brewery
- 13 ALAMEDA SOUTH SHORE CENTER**
Kohl's, Safeway, TJ Maxx, Bed Bath & Beyond, Old Navy, Ross, Petco, Office Max, Ulta, Walgreens, Big 5, Trader Joe's, Total Woman Gym & Spa
- 14 CROWN MEMORIAL STATE BEACH/ WASHINGTON PARK**



Housing growth continues with **1,541 units under construction** and **5,353 units planned by 2031**.

- 1501 Buena Vista Ave 362 MF units
- Alameda Marina Phase I 360 MF units
- Rosefield Village 78 MF units
- Alameda Landing Waterfront Residential 300 Townhome
- Alameda Point Building 8 87 Work-live units
- Veterans Administration Blocks 6-7 (Trumark Townhomes) 124 Townhomes
- Block 8 - Eden Housing Block 9 130 Affordable MF units 200 MF units

The average list price/SF for a rental in Alameda is **58%** the cost of San Francisco.*
*According to Zillow.com

DESIGNED FOR LIFE SCIENCES

We have thought of everything you need to succeed

We make sure our space design is built to accommodate a variety of life sciences, biotechnology and R&D uses with flexibility of growth / scale in mind

Research & Development

Clear span floor to ceiling height up to 15 feet

Biology, Chemistry, Diagnostics

Speculative interiors underway with existing casework, clean rooms and fume hood

Computer / Automated Process, Bioinformatics

On site redundant power capacity

Small Scale Product Manufacturing

Customizable space planning

Animal Research

Value engineered for robust speculative of "to suit" MEPs

General Life Science Needs

Intricate below slab plumbing and lab water systems available



Room to grow and scale

Comprehension of different life sciences uses and the need for unique amenities

Keen understanding of specialized infrastructure



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BLUE RISE
VENTURES