



AMERICAN STEEL



440,000 RSF

americansteelblocks.com

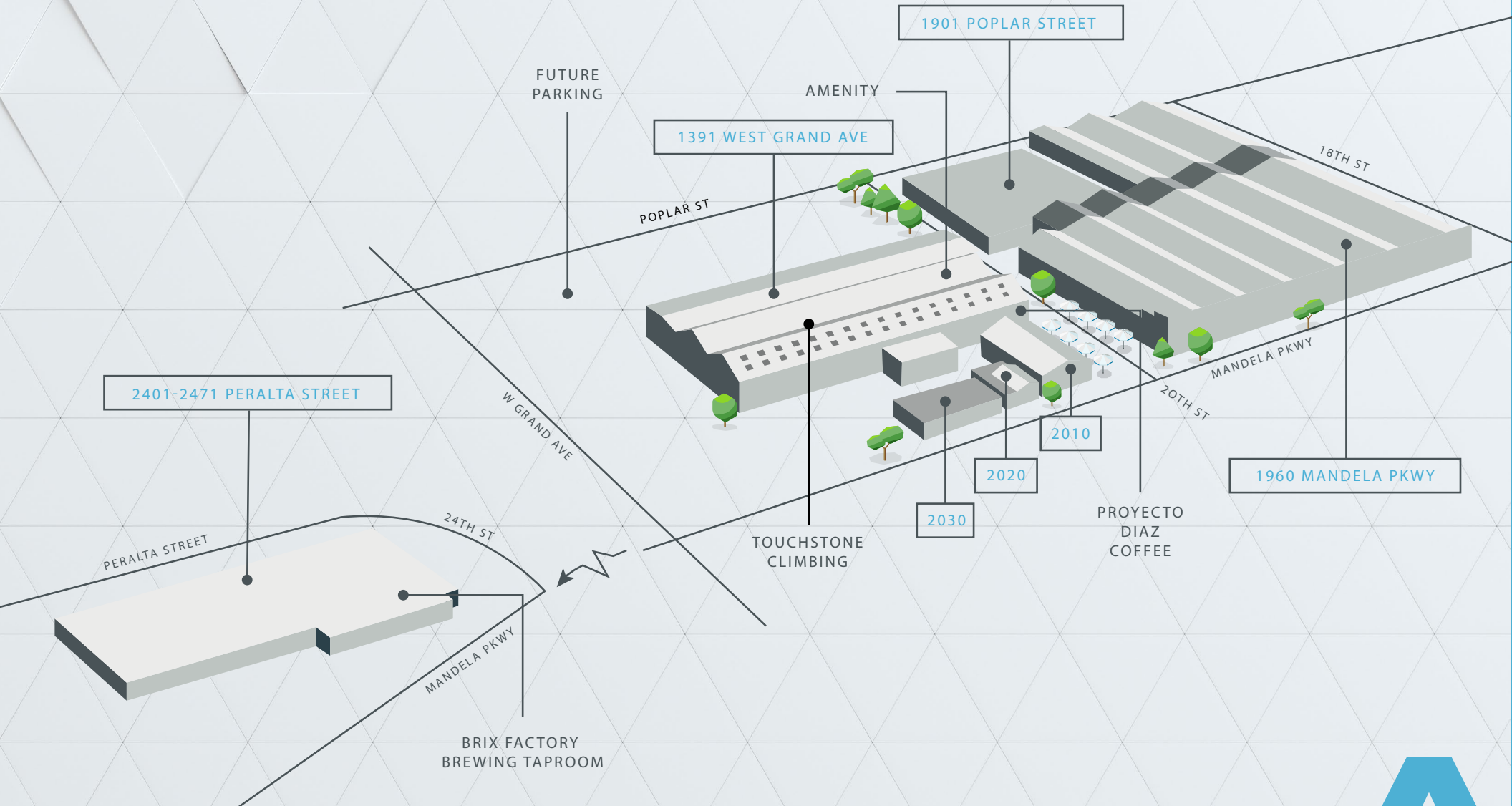
**1960 Mandela Parkway
Oakland, CA
94607**

Re-Introduced

Newly Renovated

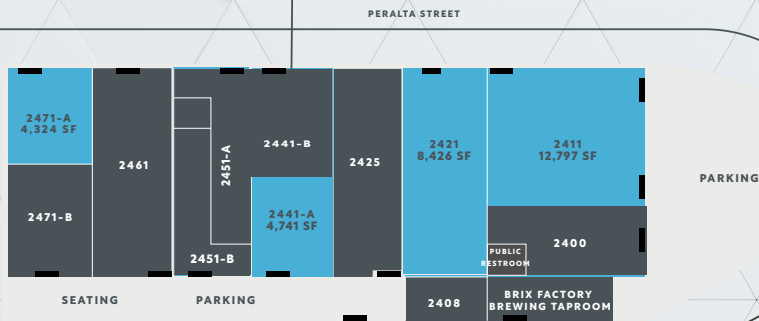


PROPERTY OVERVIEW



AVAILABILITY SUMMARY

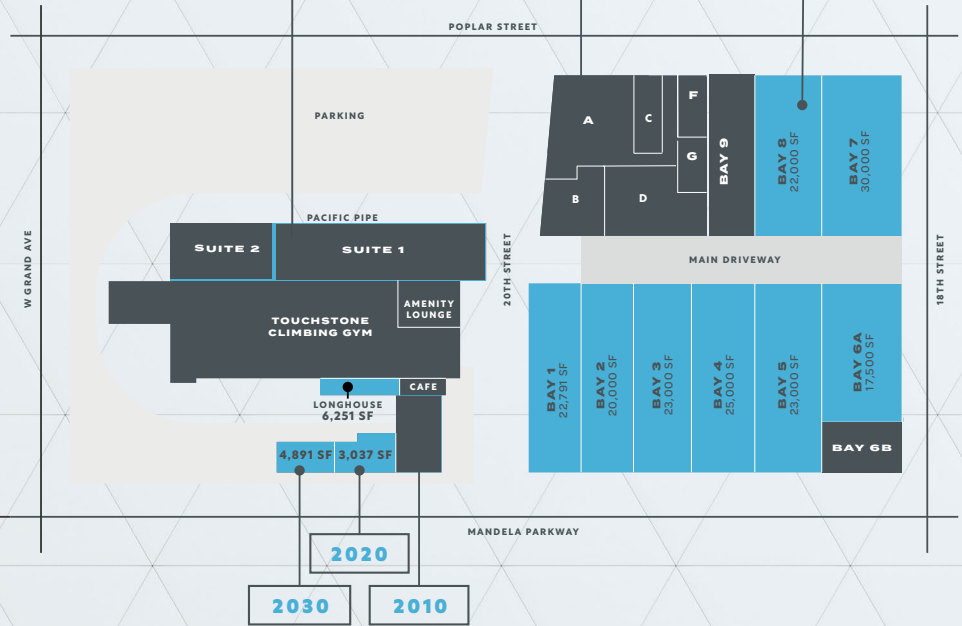
2401-2471 PERALTA STREET



1391 WEST GRAND AVE

1901 POPLAR STREET

1960 MANDELA PKWY



ROLL UP DOOR
 AVAILABLE
 LEASED



AVAILABILITY SUMMARY

Uniting multiple properties into one campus:

2401-2471 Peralta Street

- ▶ Suites - up to 30,108 RSF
- ▶ Clear Ceiling Height - 20'
- ▶ Rare combination of at grade and dock high doors

2471A Peralta Street

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

1960 Mandela Parkway

- ▶ 160,500 RSF
Divisible to 17,500 RSF
- ▶ Full Ceiling Height - 46 ft
- ▶ Clear Ceiling Height - 31 ft
- ▶ 2 Grade Level Roll Up Doors
- ▶ 4,000 - 8,000 AMPs
- ▶ Crane

2020 Mandela Parkway

- ▶ Flex/R&D - 3,037 RSF

2030 Mandela Parkway

- ▶ Flex/R&D - 4,891 RSF
- ▶ 2 Grade Level Roll Up Doors

2140 Mandela Parkway

- ▶ Office - 6,251 RSF

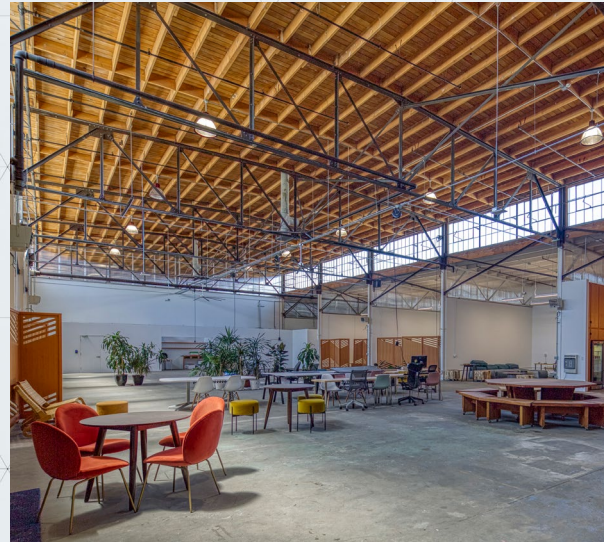


PROPERTY HIGHLIGHTS



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

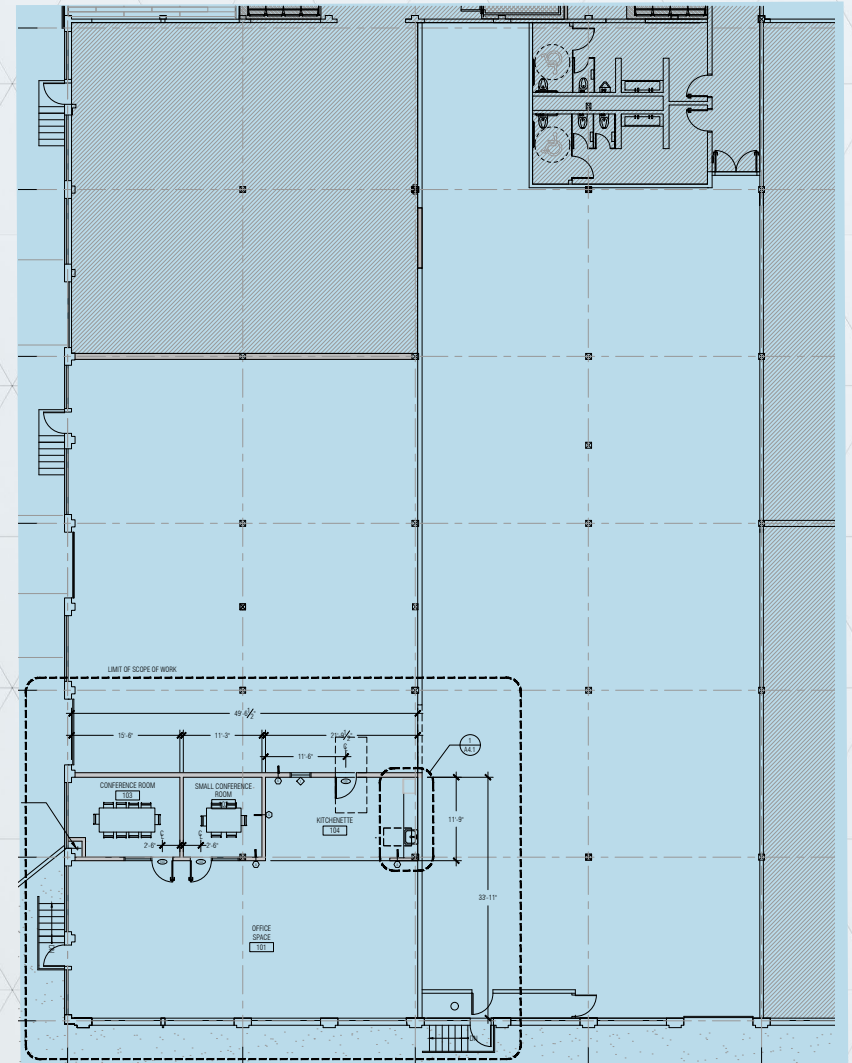
- ▶ Multi-tenant advanced manufacturing Flex/R&D campus
- ▶ Approximately 440,000 rentable sq ft urban industrial
- ▶ 1-10 Gig internet speeds available
- ▶ In the epicentre of West Oakland — one of the Bay Area's leading manufacturing, bioengineering and research locations



2411

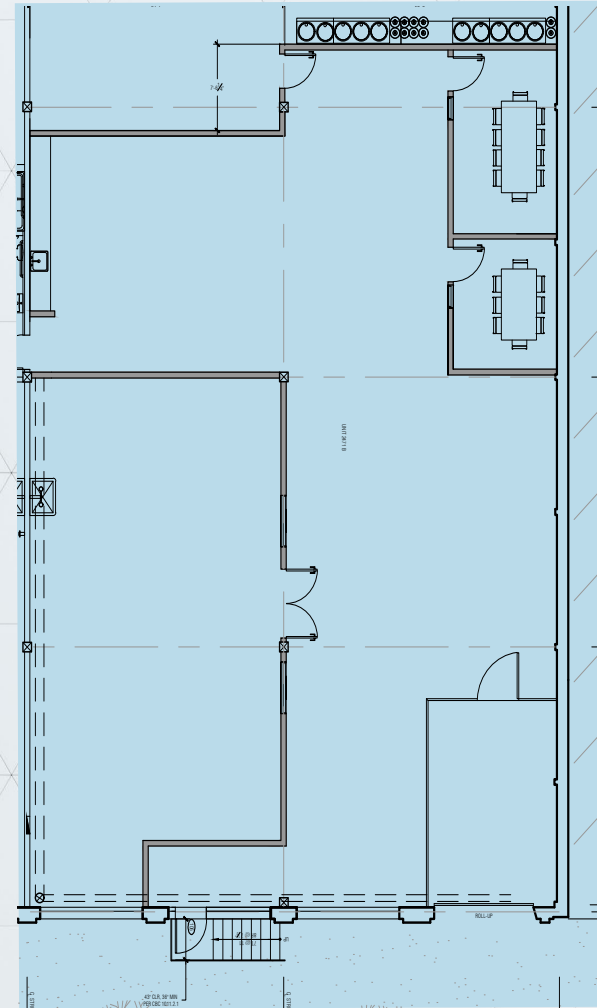
PERALTA

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



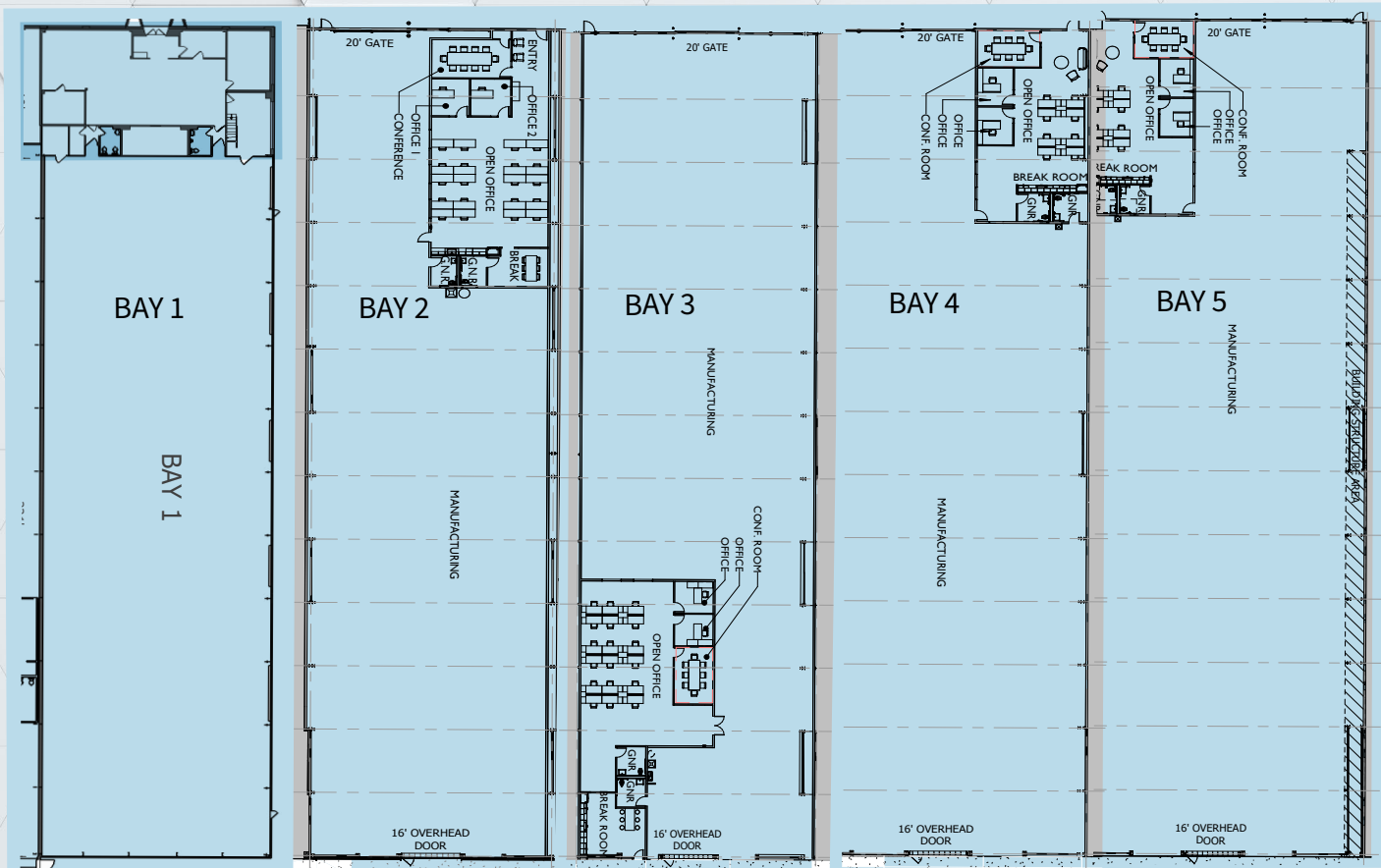
2471 A PERALTA

- ▶ 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



1960

MANDELA - BAY 1-5



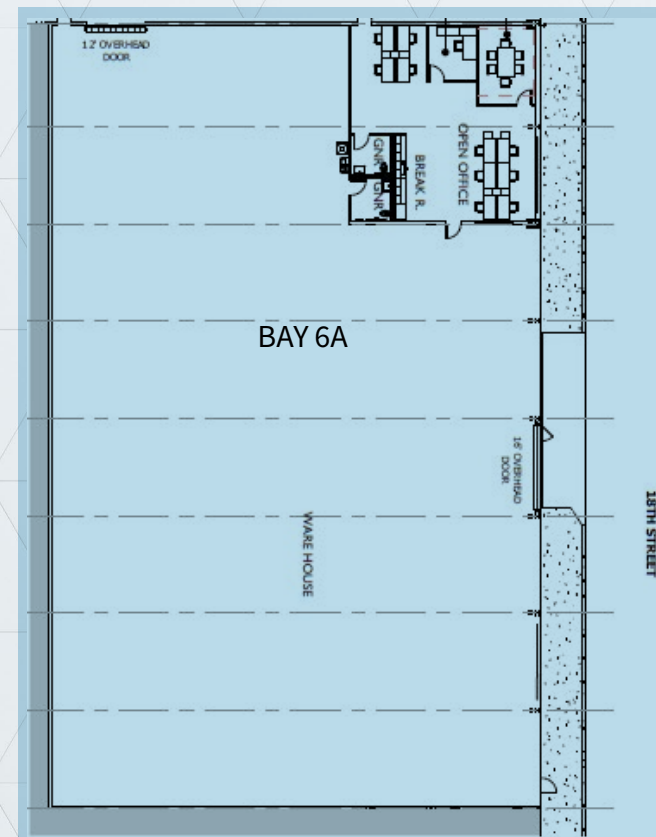
- ▶ Bay 1: 22,791 RSF
- ▶ Bay 2: 20,000 RSF
- ▶ Bay 3: 23,000 RSF (spec suite)
- ▶ Bay 4: 25,000 RSF (spec suite)
- ▶ Bay 5: 23,000 RSF
- ▶ Office Space SF varies by Bay
- ▶ Full Ceiling Height - 46 ft
- ▶ Clear Ceiling Height - 31 ft
- ▶ 2 Grade Level Roll Up Doors
- ▶ Power at 4,000 - 8,000 AMPS
- ▶ 5, 7.5, & 10-Ton Cranes available



1960

MANDELA - BAY 6

- ▶ Bay 6A: 17,500 RSF (spec suite)
- ▶ Office Space SF varies by Bay
- ▶ Full Ceiling Height - 46 ft
- ▶ Clear Ceiling Height - 31 ft
- ▶ 2 Grade Level Roll Up Doors
- ▶ Power at 4,000 - 8,000 AMPS
- ▶ 5, 7.5, & 10-Ton Cranes available



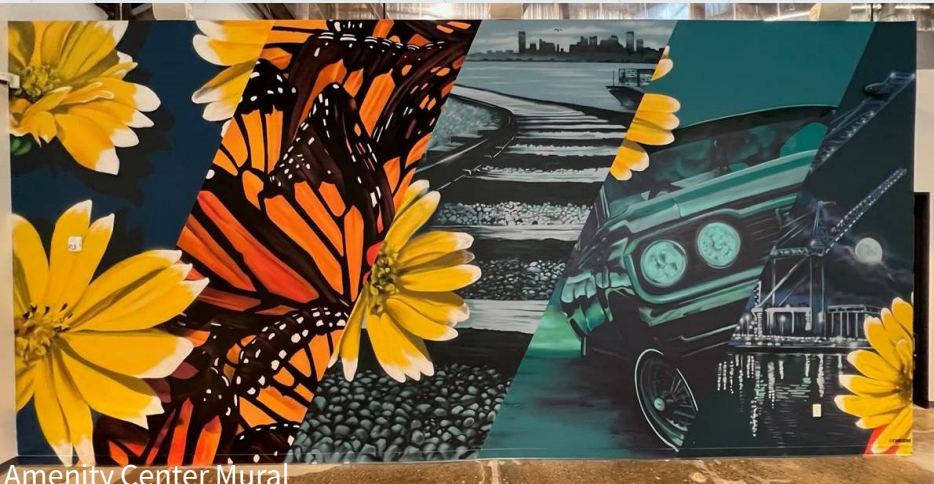
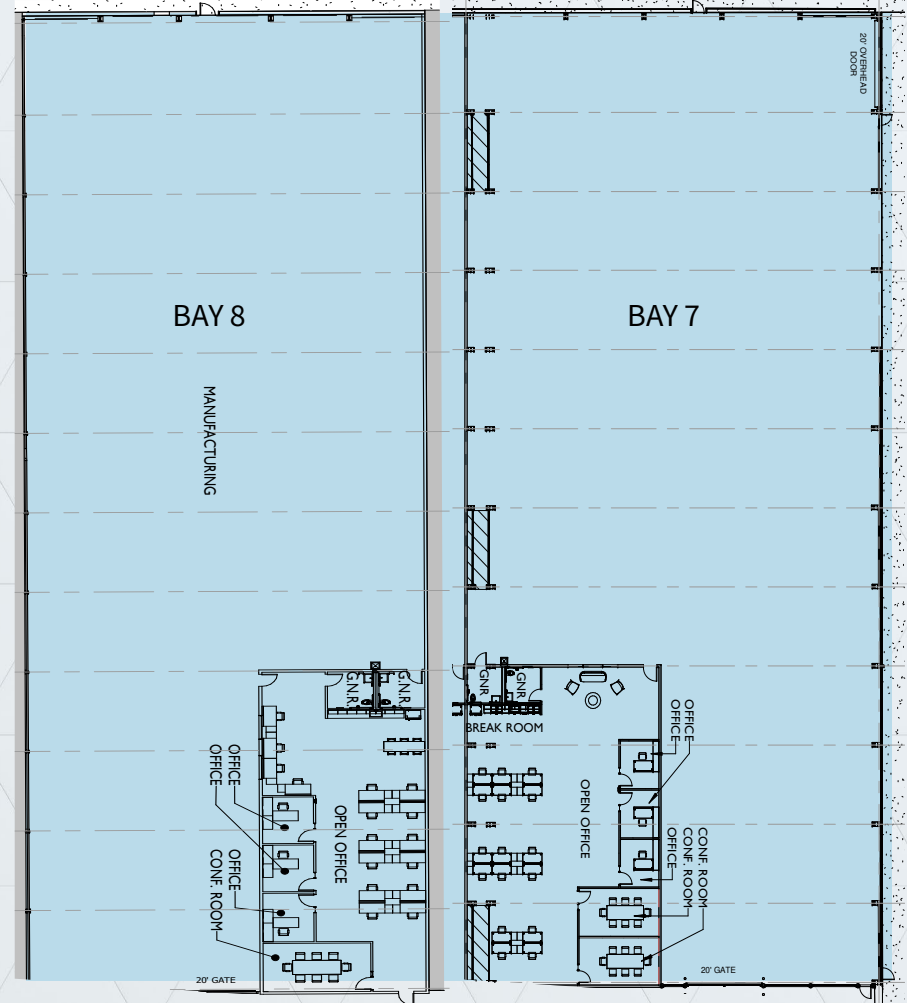
Coffee Shop Mural



1960

MANDELA - BAY 7-8

- ▶ Bay 7: 30,000 RSF
- ▶ Bay 8: 22,000 RSF
- ▶ Office Space SF varies by Bay
- ▶ Full Ceiling Height - 46 ft
- ▶ Clear Ceiling Height - 31 ft
- ▶ 2 Grade Level Roll Up Doors
- ▶ Power at 4,000 - 8,000 AMPS
- ▶ 5, 7.5, & 10-Ton Cranes available



Amenity Center Mural



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

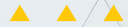
17,930

Resident Warehouse
Workers in 2019

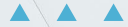


10,538

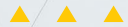
Resident Manufacturing
Workers in 2019



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

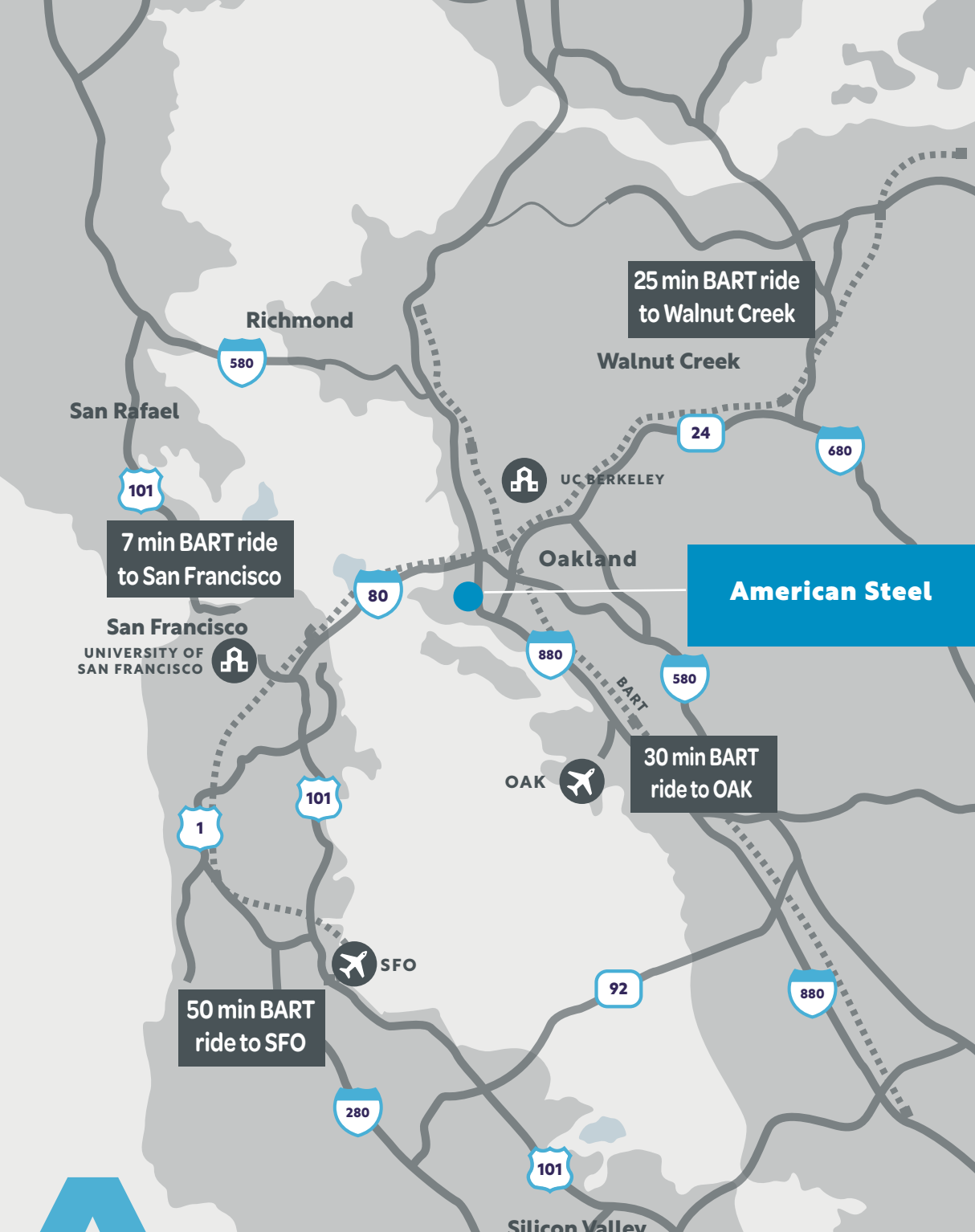
Ghost Town Brewing



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

American Steel

25 min BART ride
to Walnut Creek

7 min BART ride
to San Francisco

30 min BART
ride to OAK

50 min BART
ride to SFO



AMERICANSTEELBLOCKS.COM

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