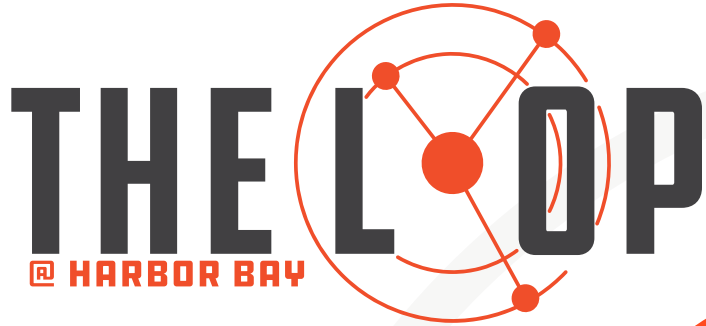


NEW OWNERSHIP - INVESTMENT CAPITAL FOR LAB-BIOMANUFACTURING AND STEM BUILDOUTS
BRAND NEW LIFE SCIENCE - ADVANCED MANUFACTURING - STEM BUILDINGS

WWW.THELOOPALAMEDA.COM



FOR LEASE

2 BUILDINGS | ±66,750 SF

SPEC IMPROVEMENTS UNDERWAY!



SRMERNST
development partners

Invesco

CBRE

BUILD YOUR FUTURE HERE

THE MOST ADVANCED MANUFACTURING BUILDINGS IN THE MARKET



SAN FRANCISCO DRIVE TIME - 38 MINS

OAKLAND DRIVE TIME - 20 MINS

PORT OF OAKLAND DRIVE TIME - 16 MINS

ALAMEDA DRIVE TIME - 10 MINS

SOUTH SAN FRANCISCO
+ SAN FRANCISCO
INTERNATIONAL AIRPORT

The Loop at Harbor Bay in Alameda was developed to accommodate companies as they transition from the lab into pilot manufacturing and commercialization. This is an ideal project for growing bio-manufacturing and STEM users who intend to control their manufacturing & production process. Our mission is simple: To help companies expand to their next stage of growth by providing a streamlined process to occupy a world-class facility.

- SOPHISTICATED LANDLORD
- AMPLE CAPITAL AVAILABLE FOR TENANT IMPROVEMENTS
- MODERN STATE-OF-THE-ART BUILDINGS BUILT TO MEET THE DEMANDS OF USERS TODAY AND THE FUTURE. COMPLETED Q1 2021



KEY ADVANTAGES



AMPLE TENANT IMPROVEMENT CAPITAL

We have the capital resources to ensure any build-out or improvement is possible



STATE OF THE ART BUILDINGS

Each building was developed to the highest standards with the most recent seismic upgrades, ample power, clear height, grade and dock loading, heavy sprinklers, and ESFR in South Loop. These are simply the most advanced buildings in the market



USER FLEXIBILITY

Lease individual buildings or combine multiple buildings for a campus alternative



PROMINENT LOCATION

Central Bay Area Location in the heart of the Harbor Bay Business Park with excellent access to public transportation, the Oakland International Airport, and the I-880 Freeway



APPROVED USES

Advanced Manufacturing, Bio Life Science, R&D, STEM, Food Production, Warehouse & Distribution, Office



POWER

20% Cheaper than PG&E - Fast upgrades - 100% carbon free



ACCESS

Convenient 880 Freeway access from multiple exits | Free BART Shuttle access | 5 minutes from Oakland International Airport | Minutes from the water ferry to SSF and San Francisco Ferry Building



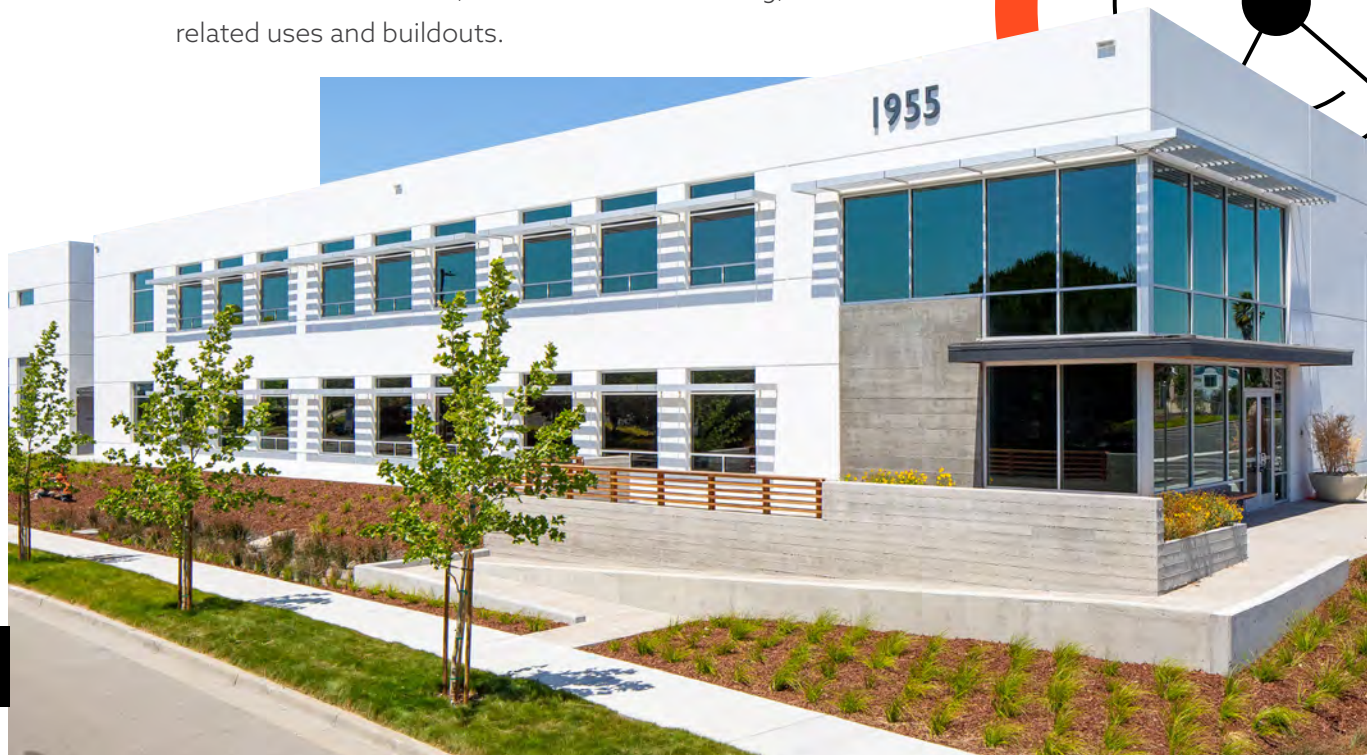
CORPORATE NEIGHBORS

Harbor Bay is home to a diverse tenant mix including: Exelixis, Abbott Diabetes Care, Penumbra, SentiBio, Azzur Group, AllCells, & Vivani



EXPERIENCED LANDLORD

An ownership who understands the complexity and nuances come with Life Science, Advanced Manufacturing, and STEM related uses and buildouts.





SAN FRANCISCO
DRIVE TIME 30 MINS

BERKELEY
DRIVE TIME 22 MINS

EMERYVILLE
DRIVE TIME 16 MINS

PORT OF OAKLAND

OAKLAND
DRIVE TIME 15 MINS

**SOUTH SAN FRANCISCO
+ SAN FRANCISCO
INTERNATIONAL AIRPORT**



ALAMEDA



ABBOTT

**BAY FARM ISLAND
(ALAMEDA)**

**PEET'S COFFEE
ROASTING PLANT**

**ABB OPTICAL
GROUP**

**BUILDING E & F
LEASED - AZZUR**

**EXELIXIS CAMPUS
HAMPTON INN & SUITES**

ABBOTT

PENUMBRA

RADIUS LIFE SCIENCE R&D CAMPUS

**BUILDING C
LEASED - EXELIXIS**

**BUILDING A
LEASED - PENUMBRA**

**HARBOR BAY PARKWAY
F.D.A.**

**OAKLAND
INTERNATIONAL AIRPORT**

**BUILDING B
LEASED TO SENTI-BIO**

**EXTENDED STAY
AMERICA**

ABBOTT



JUST A FEW MINUTES OFF THE 880 FREEWAY!

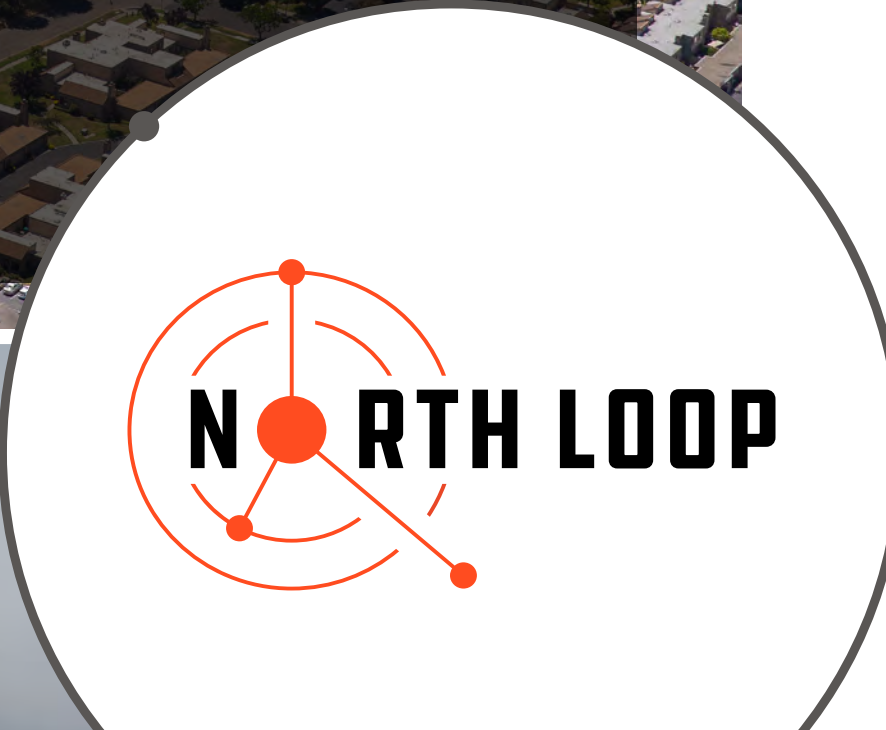


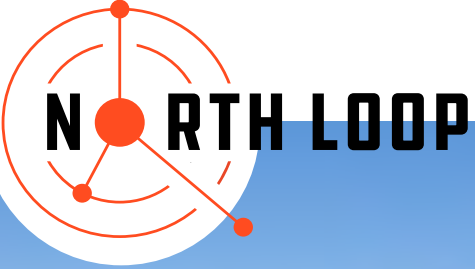


BUILDING C
2115 NORTH LOOP ROAD
±35,002 SF
SPEC IMPROVEMENTS IN FOR PERMIT







BUILDING D
2095 NORTH LOOP ROAD
±31,748 SF
SPEC IMPROVEMENTS COMPLETE

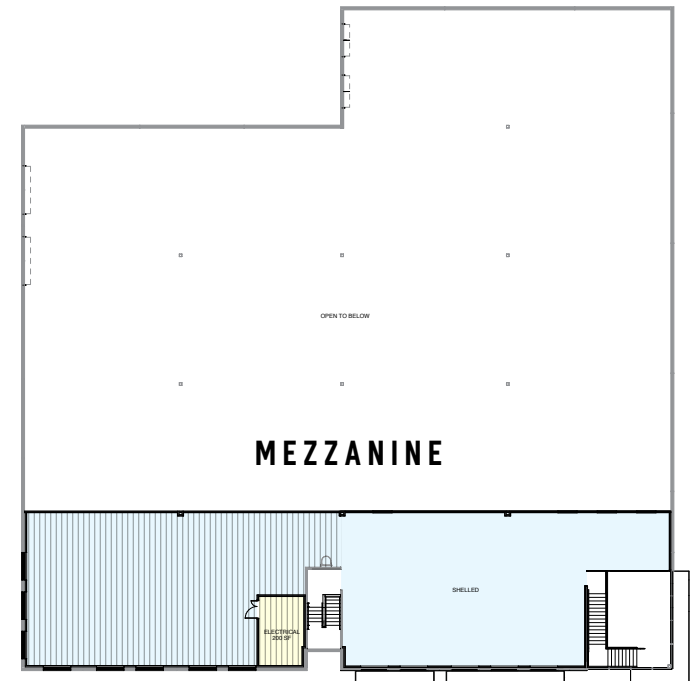
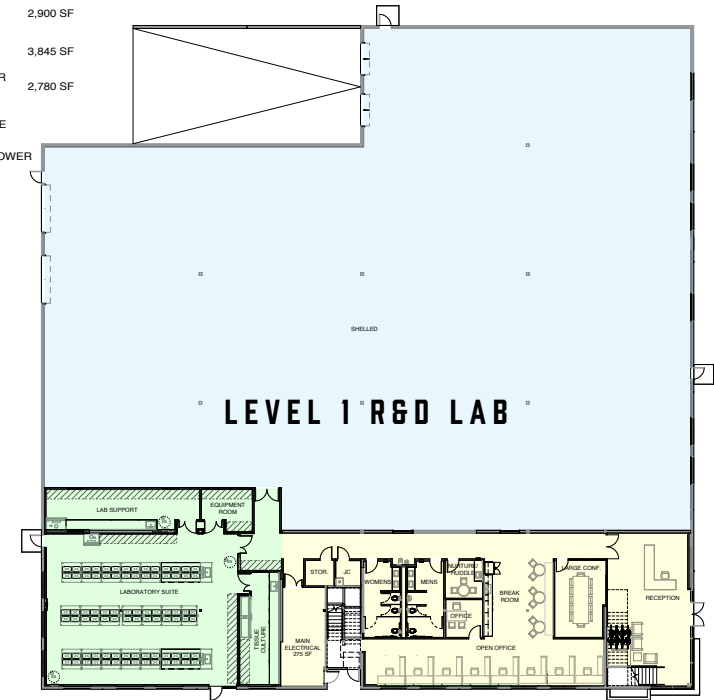
BUILDING E & F
LEASED - AZZUR





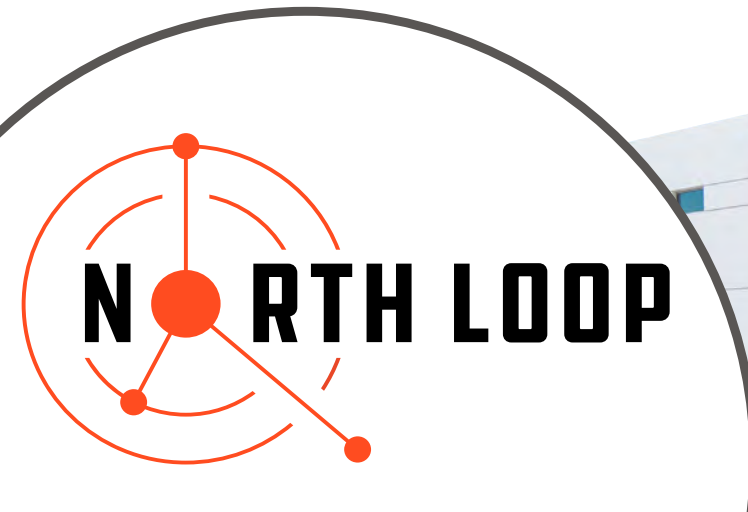
BUILDING D
 2095 NORTH LOOP ROAD
 ±31,748 SF | ± 1.94 ACRE SITE

PROGRAM	AREA
 SHELLED	23,160 SF
 LAB SUITE	2,900 SF
 OFFICE	3,845 SF
 REINFORCED FOR MECHANICAL EQUIPMENT	2,780 SF
 EQUIPMENT ZONE	
 EMERGENCY SHOWER	



2095 NORTH LOOP SPEC FEATURES

- Timeline
 - In for permit
 - Construction Start Q4 2022
 - Target Completion Q2 2023
- 2,900 SF spec lab suite
- 3,845 SF spec office including reception, breakroom, large conference room, restrooms, private office, nurture/huddle room and open office
- 5,360 SF of mezzanine space in shell condition, half of which is reinforced for mechanical equipment loading (mezz also includes 200 SF electrical room)
- 1600 Amp electrical service at 480/277V
- Provisions for a 350kW generator for emergency power
- High ceilings
 - 24' clear ceiling heights in building
 - 14' ceiling height below mezzanine
 - 10' ceiling height above mezzanine
- Flexible lab casework with ceiling service panels
- Mobile lab benches
- Provisions for central gases for vacuum, compressed air and nitrogen
- Provisions for two biosafety cabinets
- Three (3) emergency showers
- Four (4) lab sinks
- Dedicated CW line at sinks for OFOI wall mounted Milli-Q to provide purified water
- BSL-2 capable
- Tissue Culture space
- Lab equipment rooms for incubators, freezers, refrigerators
- Two (2) chemical fume hoods
- 20,000 cfm dedicated rooftop air handling unit w/ fan array technology
- Once through airflow, non-recirculated at lab rooms
- Room level pressure and temperature control
- Three (3) rooftop bifurcated exhaust fans with N+1 redundancy
 - (1) 8,630 cfm rooftop - lab
 - (1) 10,000 cfm rooftop - lab
 - (1) 900 cfm rooftop - electrical room
- Two (2) at-grade and two (2) dock-high loading docks
- 74 Parking Spaces



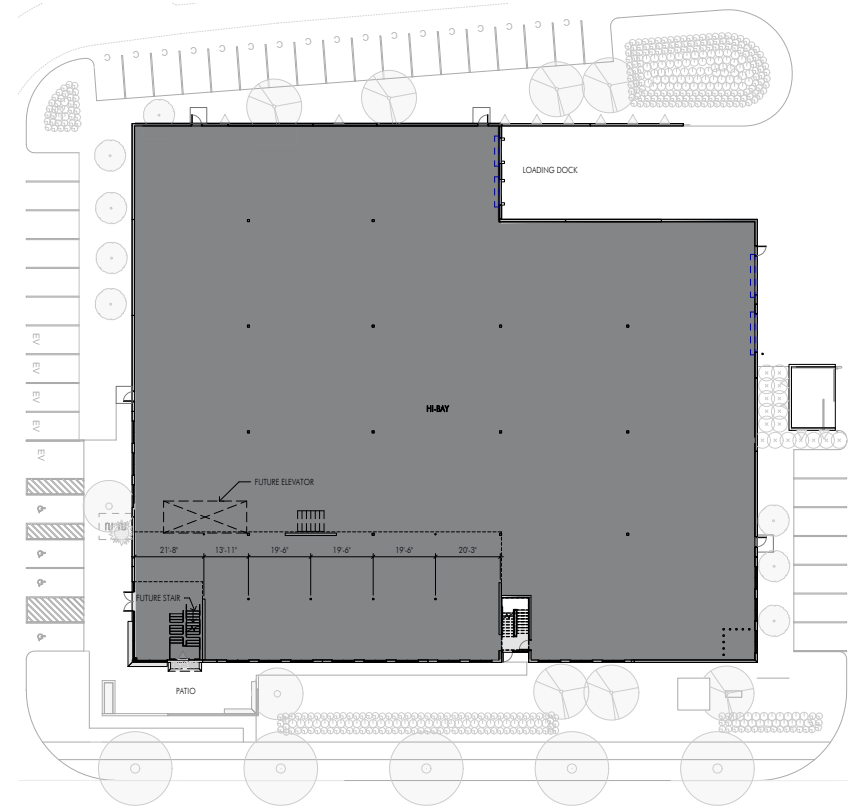


BUILDING C
2115 NORTH LOOP ROAD
±35,002 SF



HIGHLIGHTS

- ±35,002 SF Building
- ± 2.1 Acre Site
- 24' Clear Height
- Spec Improvements in for Permit
- Tenant Improvement Dollars Available
- Glass Line in High Bay/Lab Manufacturing Area
- 2000 Amps 277/480 V 3 Phase Power
- 2 Dock / 2 Grade
- 85 Parking Spaces
- Partial Second Story:
 - Existing ±4,079 RSF
 - Allowable Expansion ±3,022 RSF
 - Total Potential ±7,101 RSF



LOCATION/TRANSIT OVERVIEW

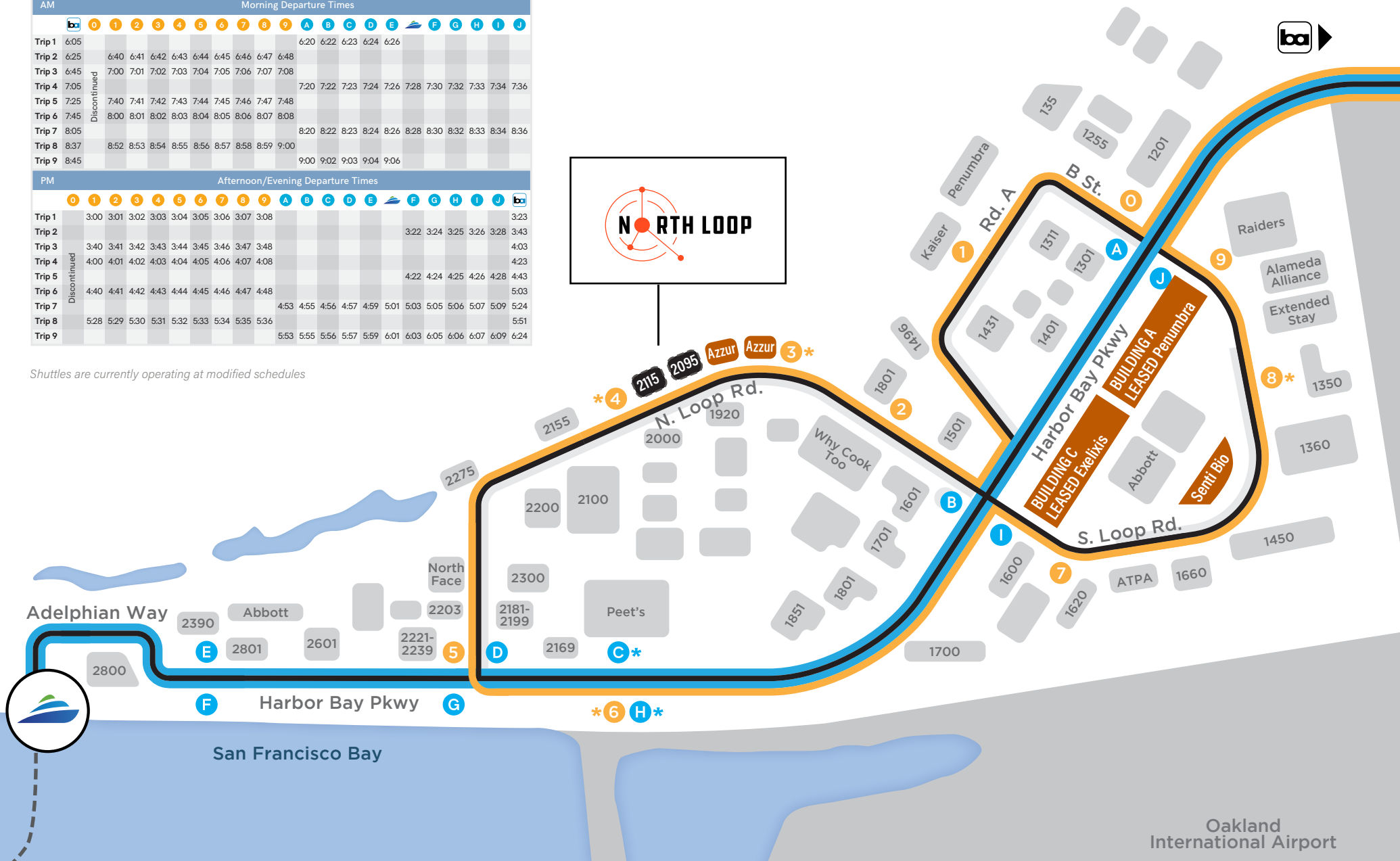
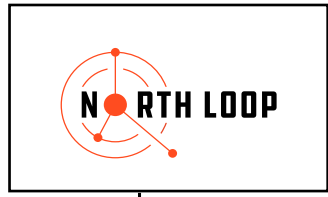
FREE SHUTTLE ACCESS DIRECTLY TO YOUR BUILDING

HARBOR BAY BUSINESS PARK SHUTTLE SCHEDULE

AM		Morning Departure Times																				
	ba	0	1	2	3	4	5	6	7	8	9	A	B	C	D	E	F	G	H	I	J	
Trip 1	6:05											6:20	6:22	6:23	6:24	6:26						
Trip 2	6:25		6:40	6:41	6:42	6:43	6:44	6:45	6:46	6:47	6:48											
Trip 3	6:45		7:00	7:01	7:02	7:03	7:04	7:05	7:06	7:07	7:08											
Trip 4	7:05	Discontinued										7:20	7:22	7:23	7:24	7:26	7:28	7:30	7:32	7:33	7:34	7:36
Trip 5	7:25		7:40	7:41	7:42	7:43	7:44	7:45	7:46	7:47	7:48											
Trip 6	7:45		8:00	8:01	8:02	8:03	8:04	8:05	8:06	8:07	8:08											
Trip 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
Trip 8	8:37		8:52	8:53	8:54	8:55	8:56	8:57	8:58	8:59	9:00											
Trip 9	8:45											9:00	9:02	9:03	9:04	9:06						

PM		Afternoon/Evening Departure Times																				
	ba	0	1	2	3	4	5	6	7	8	9	A	B	C	D	E	F	G	H	I	J	
Trip 1	3:00	3:01	3:02	3:03	3:04	3:05	3:06	3:07	3:08													3:23
Trip 2																						3:23
Trip 3																						3:43
Trip 4																						4:03
Trip 5	Discontinued																					4:23
Trip 6																						4:43
Trip 7																						5:03
Trip 8																						5:24
Trip 9																						5:51
Trip 9																						6:24

Shuttles are currently operating at modified schedules



Oakland International Airport

THE LOOP

@ HARBOR BAY



MARK KOL

Executive Vice President
CA Lic. 01251158
+1 510 874 1992
mark.kol@cbre.com

AUSTIN HINDER

Senior Vice President
CA Lic. 01971678
+1 510 874 1978
austin.hinder@cbre.com

MIKE RAFFETTO

Senior Vice President
CA Lic. 01201289
+1 510 874 1994
mike.raffetto@cbre.com

MONICA CLARKE

Sales Assistant
CA Lic. 1221955
+1 510 874 1906
monica.clarke@cbre.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMSstudio_May2024