



1600 HARBOR BAY PARKWAY

TRUE NORTH
MANAGEMENT GROUP

PACELINE
INVESTORS

CBRE



1650 HARBOR BAY PARKWAY



HEAVY POWER, AFFORDABLE, HIGHLY FUNCTIONAL LAB SUITES AVAILABLE

AVAILABILITY



BUILDING	SUITE	SF	STATUS	SUITE PLAN
1600 HARBOR BAY PARKWAY	210	±9,466	MOVE-IN READY	VIEW HERE
1650 HARBOR BAY PARKWAY	100	±22,217	OPTION 1: SINGLE TENANT / EXISTING CONDITIONS / READY TO PERMIT	VIEW HERE
			OPTION 2: TWO-TENANT / POTENTIAL LAB BUILD OUT	VIEW HERE

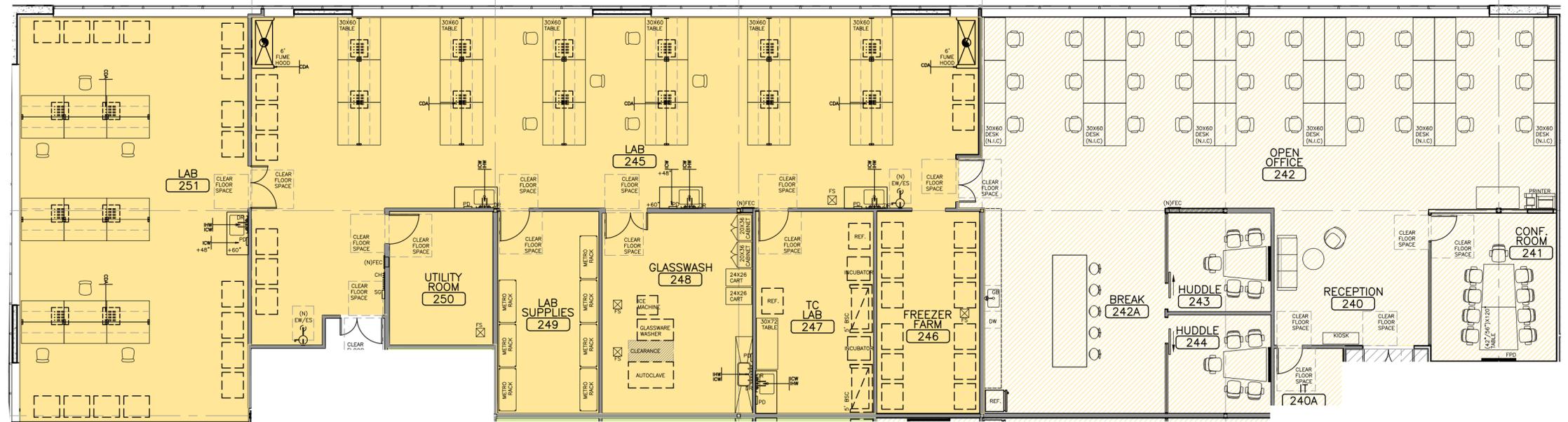
1600 HARBOR BAY PARKWAY



SUITE 210
READY FOR OCCUPANCY
±9,466 SF

SUITE HIGHLIGHTS

- Existing Back Up Generator
- 40% office / 60% lab
- 100% Outside Air / 10 ACH
- Two fume hoods



SUITE 210

-  LAB AND LAB SUPPORT
-  OFFICE

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1600 HARBOR BAY PARKWAY

SUITE 210 | ±9,466 SF



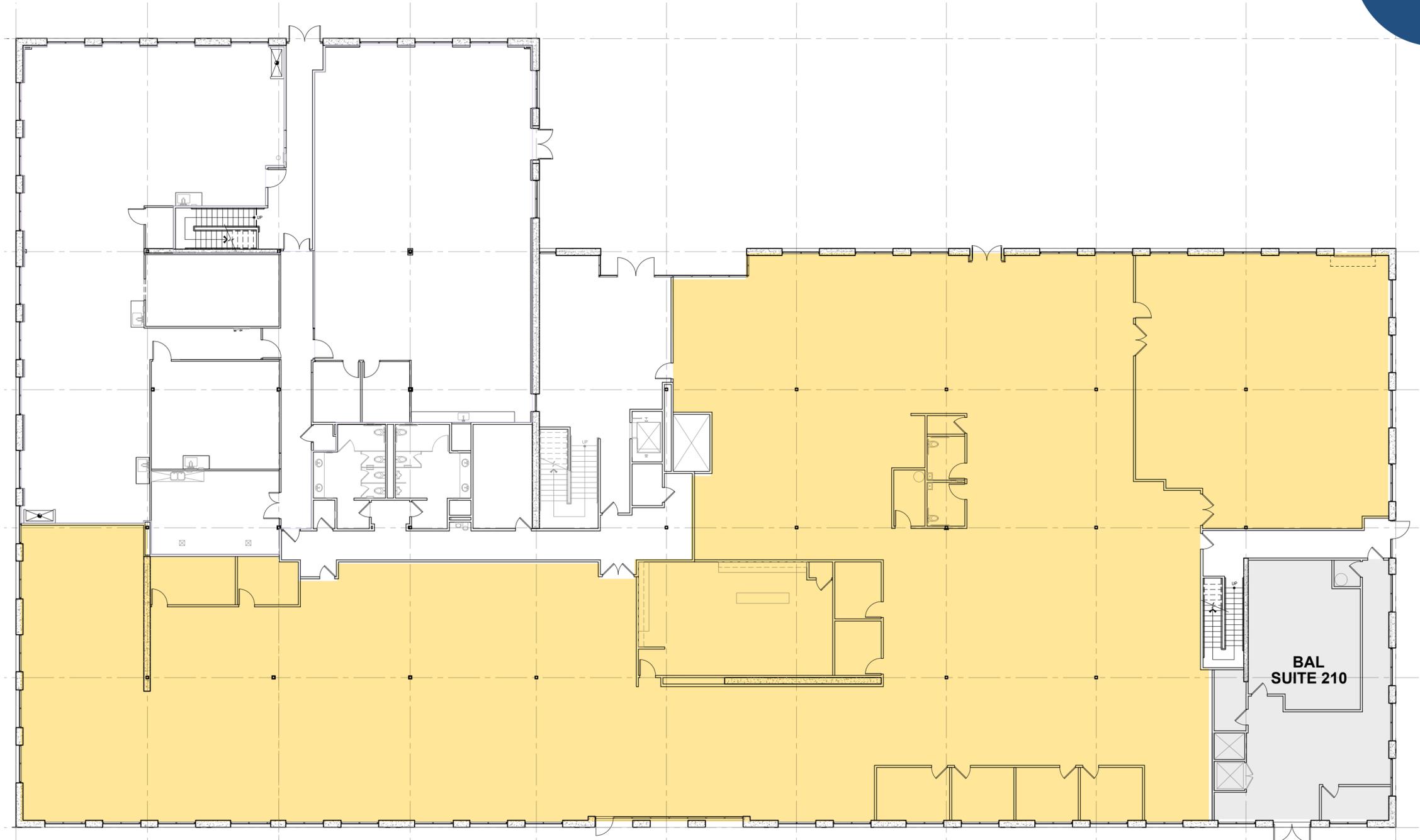
1650 HARBOR BAY PARKWAY



SUITE 100 SINGLE TENANT OPTION ±22,217 SF

SUITE HIGHLIGHTS

- Existing back-up generator
- Roll-up door exists with additional roll-up doors permitted
- Approximately 38% office and 62% lab / shipping & receiving / assembly
- Flexible buildout options – life science, flex space, R&D and manufacturing uses possible
- Dedicated power to this suite would be 1100 amps at 480 volts which equates to total watts of 53 watts psf



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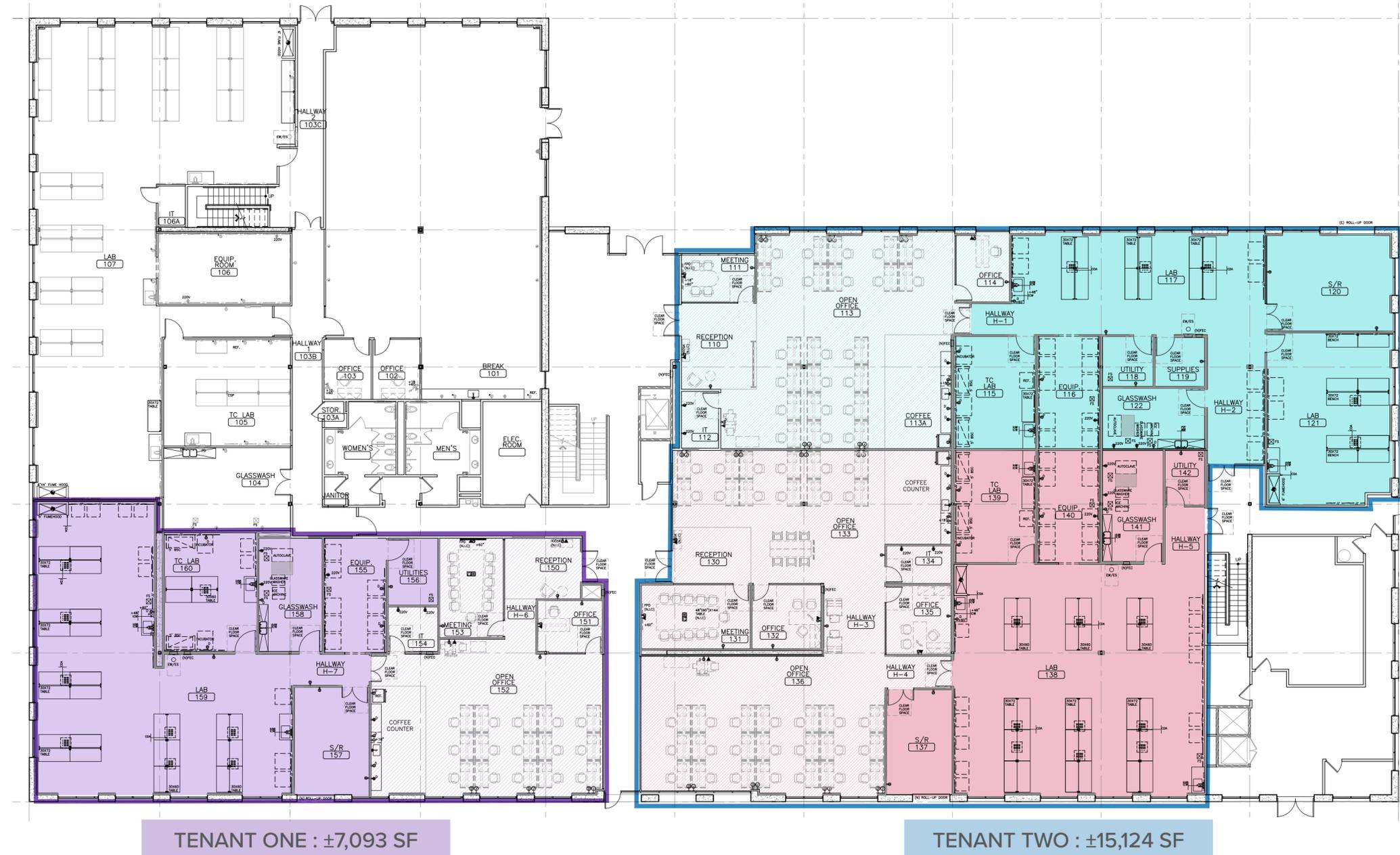
1650 HARBOR BAY PARKWAY



SUITE 100 TWO TENANT OPTION ±22,217 SF TOTAL

SUITE HIGHLIGHTS

- Existing back-up generator
- Roll-up door exists with additional roll-up doors permitted
- Approximately 38% office and 62% lab / shipping & receiving / assembly
- Flexible buildout options – life science, flex space, R&D and manufacturing uses possible
- Dedicated power to this suite would be 1100 amps at 480 volts which equates to total watts of 53 watts psf



*CAN BE COMBINED INTO A LARGER SUITE AND/OR A TOTAL AVAILABILITY OF 22,217 SF APPROXIMATELY (7,093 SF + 15,124 SF)

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1650 HARBOR BAY PARKWAY

SUITE 100 | ±22,217 SF



PROPERTY HIGHLIGHTS

-  Class A life science or R&D suites available
-  Heavy power 2,500 amps, @ 480v power per building (21 net watts).
-  Flexible suite sizes ranging from 5,000 SF to 22,000 SF
-  14'-15' clear height
-  New lab HVAC service / 100% outside air ("OSA") with 10 air changes per hour
-  Turnkey lab suites available
-  Alameda Municipal Power - more reliable than PG&E at 25% less cost
-  Steel deck construction with concrete floors
-  Existing roll-up door with ability to add more
-  4-Sided window lines with Bay views
-  On-site building engineer
-  Existing back-up power via 250kw generator
-  Cafe Jolie Petit
-  Amenities, walkable F+B
-  Free parking at 3:1000
-  BART shuttle service
-  Ferry service 25 minutes to/from San Francisco Ferry Building

AERIAL VIEW



1600 HARBOR BAY PKWY

1650 HARBOR BAY PKWY

CONVENIENTLY POSITIONED

DOWNTOWN OAKLAND
DRIVE TIME - 20 MINS

BERKELEY/EMERYVILLE
DRIVE TIME - 23 MINS

SAN FRANCISCO
25 MINUTE FERRY RIDE FROM
DOWNTOWN SAN FRANCISCO



MARINA VILLAGE
DRIVE TIME - 18 MINS

SOUTH SAN FRANCISCO +
SAN FRANCISCO
INTERNATIONAL AIRPORT
DRIVE TIME - 38 MINS

ABBOTT
LABORATORIES

EXELIXIS CAMPUS

ANTHRO ENERGY

RUBI LABS

SUBJECT
BUILDINGS

ABBOTT
LABORATORIES

ABBOTT
LABORATORIES

EXELIXIS

PENUMBRA

IQ BIO

ABBOTT
LABORATORIES

GENE FAB

VIVANI
MEDICAL



OAKLAND ROOTS /
OAKLAND SOUL HQ

RADIUS CAMPUS AMENITIES

1501 HARBOR BAY PARKWAY



Cafe Jolie Petit is open for breakfast, brunch and lunch, 7 days a week



Beer, wine, and coffee
Catering Available



Outdoor Fitness Pad



HARBOR BAY FREE SHUTTLE MAP & FERRY SERVICE SCHEDULE

Weekdays to San Francisco	
Depart Harbor Bay	Arrive SF Ferry Building
6:30 AM	6:55 AM
7:30	7:55
8:30	8:55
9:00	9:25
9:30	9:55
10:00	10:25
10:40	11:05
11:50	12:15
Weekdays from San Francisco	
Depart SF Ferry Building	Arrive Harbor Bay
7:00 AM	7:25 AM
8:00	8:25
4:35 PM	5:00 PM
5:35	6:00
6:00	6:25
6:35	7:00
7:35	8:00

All arrival times are estimates.

Shuttle Stops

A J B St. & HB Pkwy.	0 1201 HB Pkwy. / B St.
B I Waterfront Campus	1 Penumbra
C H Peet's Coffee	2 Bay Area Chinese Bible Church
D G Venture Commerce Center	3 N. Loop 3
E F Abbott Diabetes	4 N. Loop 3
	5 Venture Commerce Center
To/From Coliseum BART	6 Peets
Ferry to/from SF Ferry Bldg	7 1620/1640 SLR
	8 Abbott @ 1360 SLR
	9 Former Raiders HQ



Oakland International Airport



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