

ALAMEDA CENTER

2430, 2450, 2470 & 2490 Mariner Square Loop
Alameda, California



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NORTH RIVER
C O M P A N Y

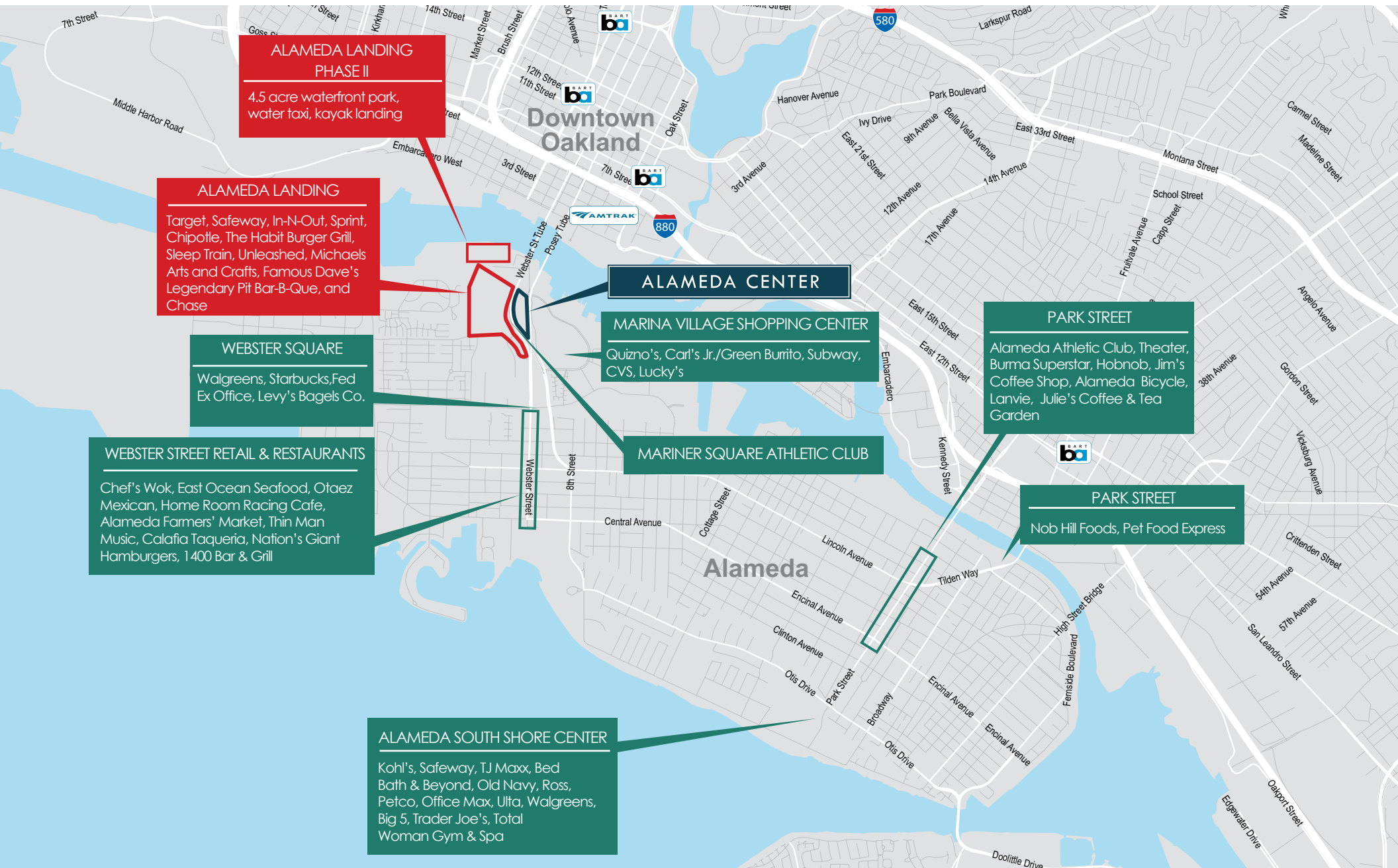


Jones Lang LaSalle Brokerage, Inc.
RE Lic. #01856260

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ALAMEDA CENTER

AREA AMENITIES



ALAMEDA LANDING PHASE II

4.5 acre waterfront park,
water taxi, kayak landing

ALAMEDA LANDING

Target, Safeway, In-N-Out, Sprint,
Chipotle, The Habit Burger Grill,
Sleep Train, Unleashed, Michaels
Arts and Crafts, Famous Dave's
Legendary Pit Bar-B-Que, and
Chase

WEBSTER SQUARE

Walgreens, Starbucks, Fed
Ex Office, Levy's Bagels Co.

WEBSTER STREET RETAIL & RESTAURANTS

Chef's Wok, East Ocean Seafood, Otaez
Mexican, Home Room Racing Cafe,
Alameda Farmers' Market, Thin Man
Music, Calafia Taqueria, Nation's Giant
Hamburgers, 1400 Bar & Grill

ALAMEDA CENTER

MARINA VILLAGE SHOPPING CENTER

Quizno's, Carl's Jr./Green Burrito, Subway,
CVS, Lucky's

MARINER SQUARE ATHLETIC CLUB

PARK STREET

Alameda Athletic Club, Theater,
Burma Superstar, Hobnob, Jim's
Coffee Shop, Alameda Bicycle,
Lanvie, Julie's Coffee & Tea
Garden

PARK STREET

Nob Hill Foods, Pet Food Express

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

ALAMEDA CENTER

BUILDING & AREA HIGHLIGHTS

- Attractively landscaped, four-building office/R&D park totaling 155,040 r.s.f.
- Outdoor eating/meeting area
- Free on-site parking 3/1,000 r.s.f.
- Easy commuter access via AC Transit express service to BART or free shuttle at Alameda Landing. Three ferry landings in Alameda
- Alameda Landing is comprised of **291,000** r.s.f. of retail space anchored by Target and Safeway. Features numerous restaurants as well as local, regional and national retailers
- The shopping center also includes public open spaces featuring public art, seating areas, game tables and a variety of amenities such as Sprint, Chipotle, The Habit Burger Grill, Sleep Train, Unleashed, Michaels Arts and Crafts, Famous Dave's Legendary Pit Bar-B-Que, and Chase

CONVENIENT LOCATION

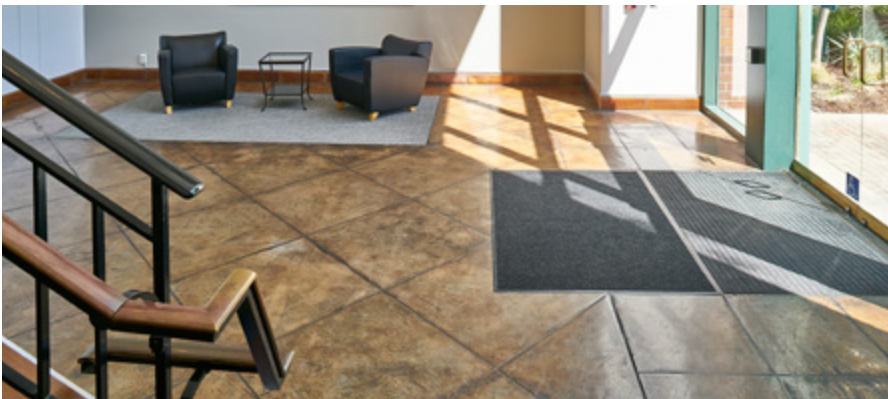
- Alameda Center is located near I-880, Downtown Oakland, AC Transit, BART, and the Alameda/San Francisco Ferry, and the Webster Street and Posey Tubes
- 5 minutes from Downtown Oakland, 15 minutes from Bay Farm Island, 10 minutes from Downtown Alameda, 15 minutes from Piedmont, and 20 minutes from Downtown San Francisco



ALAMEDA CENTER

FOR LEASE

Building/Suite	R.S.F.	Description/Features
2490/100	5,000-16,794	2 large conference rooms, 20 private offices, large breakroom, open office areas with great natural light. Ability to add roll-up door (divisible to 5,000 RSF). Available Q1 2026.
2490/200	1,219	1 large conference room, open office area, and reception area. Available Q1 2026.
2490/215	6,607	1 large conference room, 20 private offices, and large open office area (divisible to 3,700 RSF). Available now.



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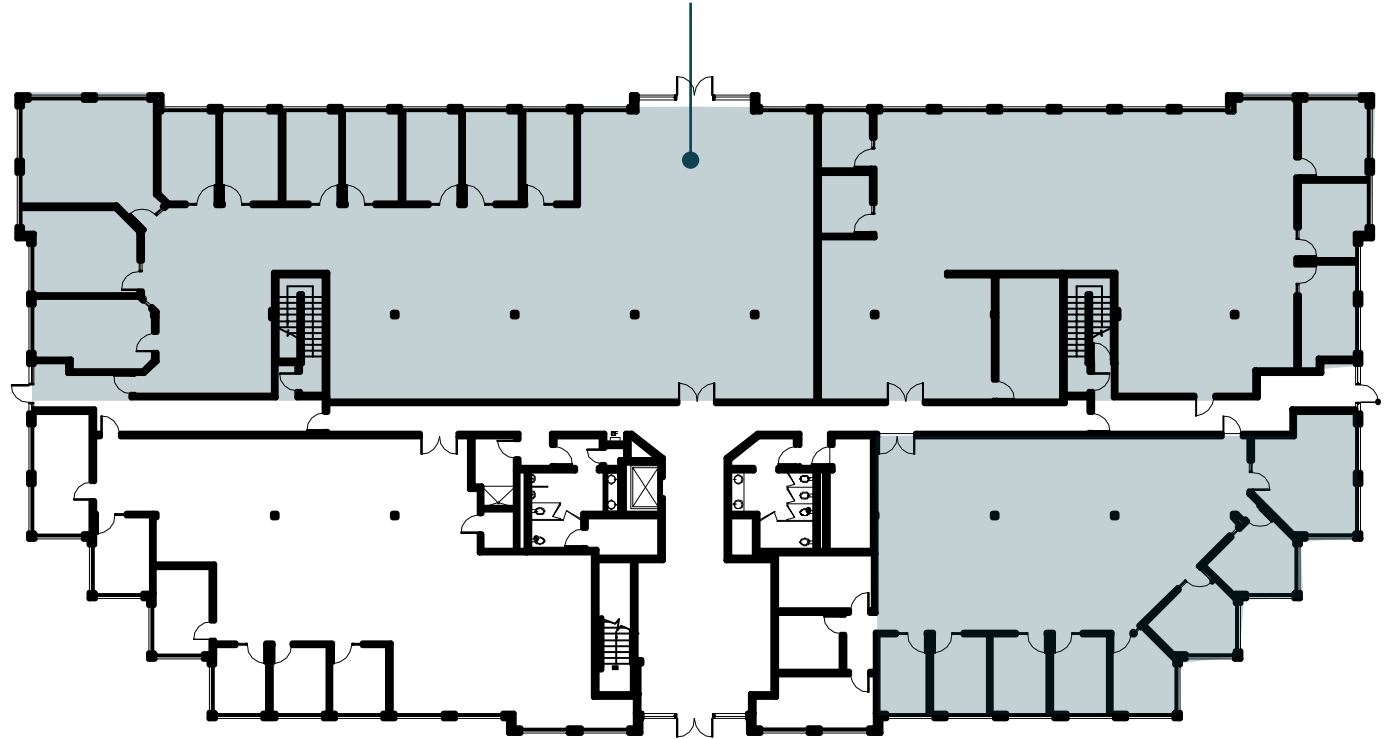
FOR LEASE

Building 2490

First Floor
16,794 RSF

Suite No.	RSF Available
100	5,000-16,794

Suite 100 - 16,794 RSF
Available Q1 2026
(Divisible to 5,000 RSF)



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NORTH RIVER
COMPANY



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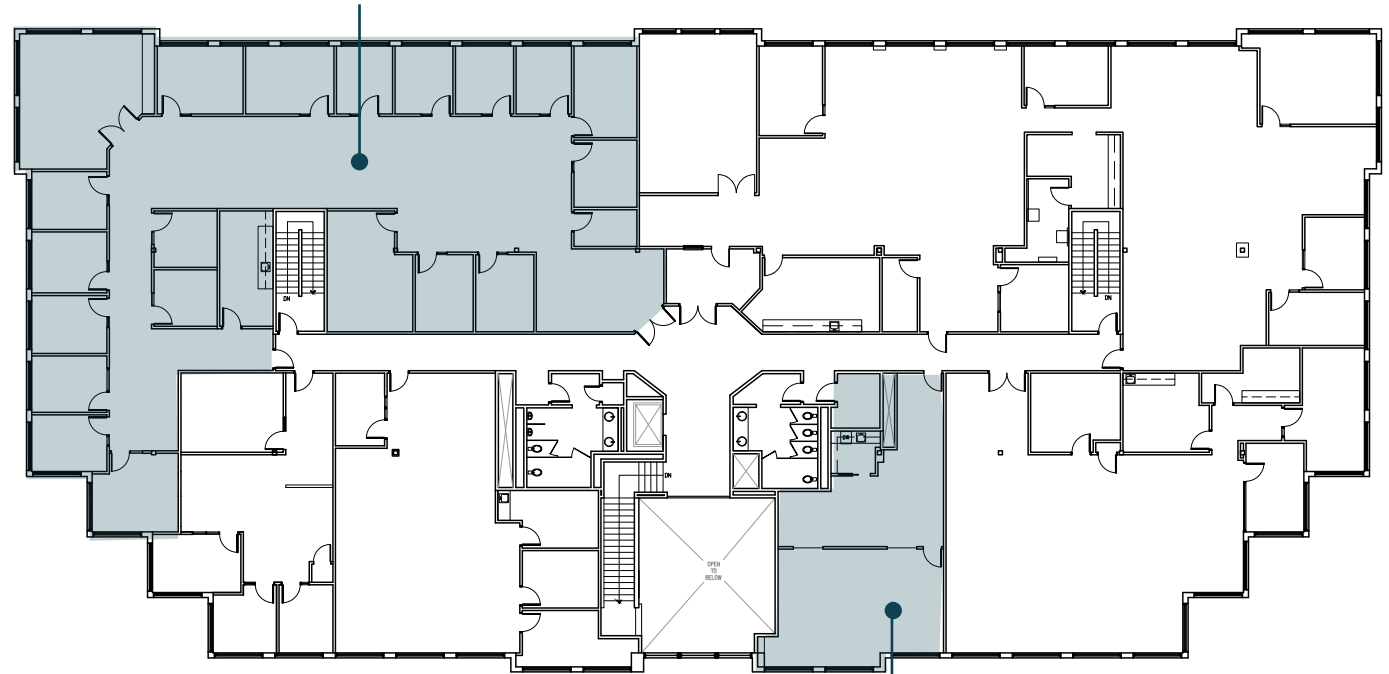
FOR LEASE

Building 2490

Second Floor
21,180 RSF

Suite No.	RSF Available
200	1,219
215	6,607

Suite 215 - 6,607 RSF
Available Now
(Divisible to 3,700 RSF)



Suite 200 - 1,219 RSF
Available Q1 2026

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