



AMERICAN STEEL



440,000 RSF

americansteelblocks.com

**1960 Mandela Parkway
Oakland, CA
94607**

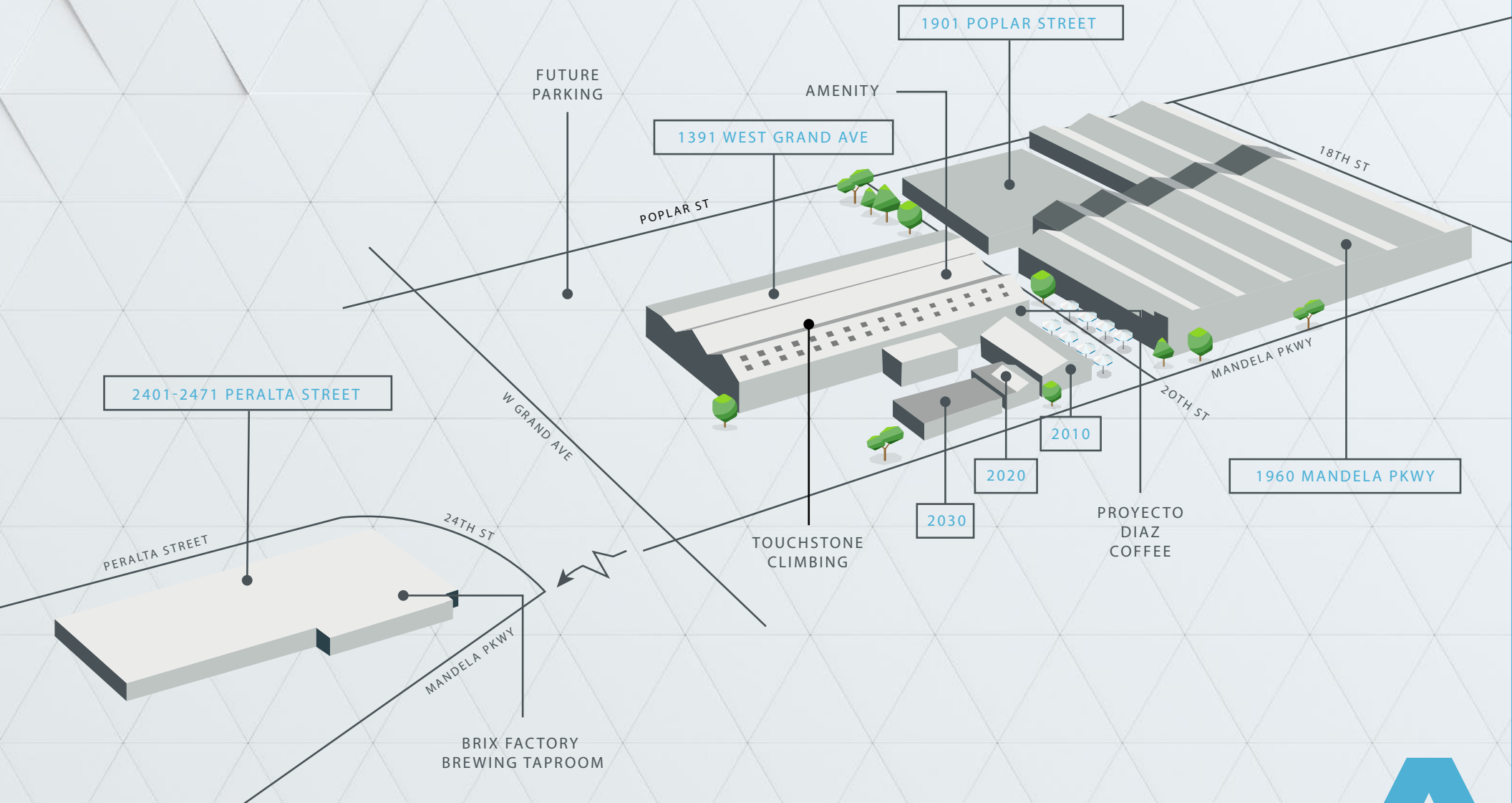
Re-Introduced

Newly Renovated

SKB

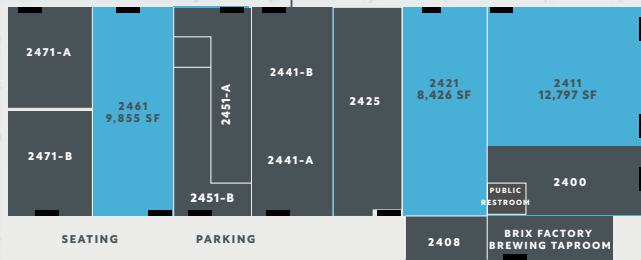
JLL

PROPERTY OVERVIEW



AVAILABILITY SUMMARY

2401-2471 PERALTA STREET



PARKING

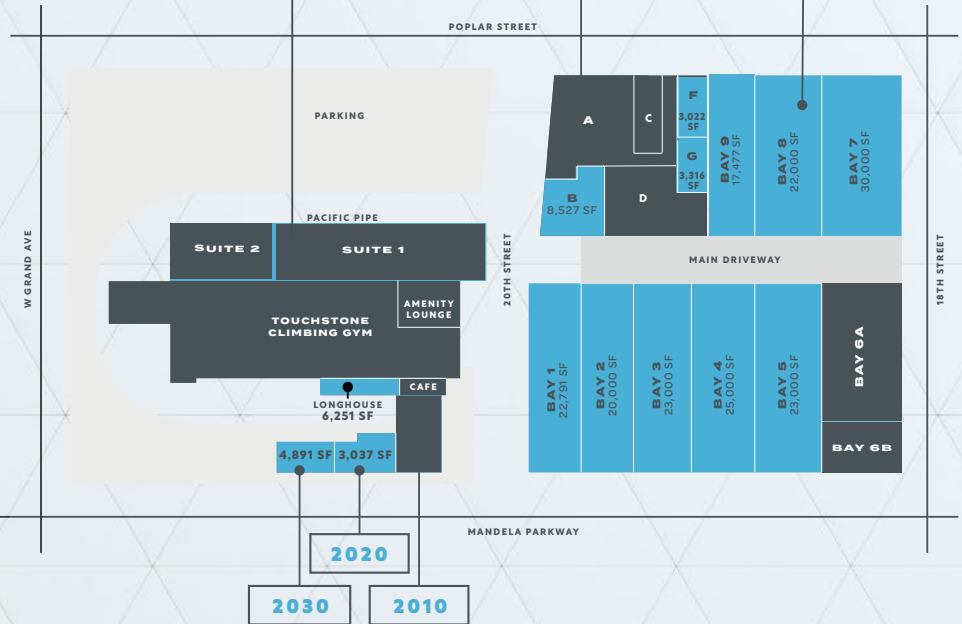
MANDELA PARKWAY

ROLL UP DOOR

1391 WEST GRAND AVE

1901 POPLAR STREET

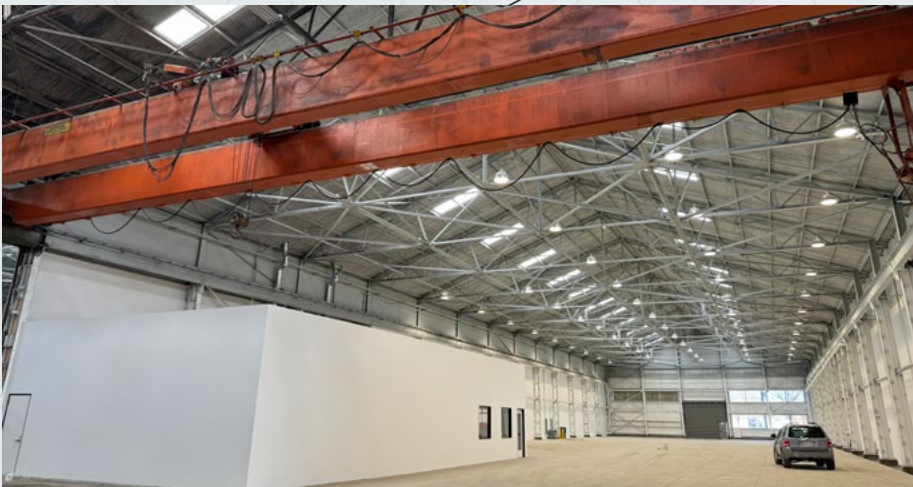
1960 MANDELA PKWY



2030

2020

2010



AVAILABILITY SUMMARY

Uniting multiple properties into one campus:



2411 Peralta Street

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

2421 Peralta Street

- ▶ 8,426 RSF
- ▶ 1 Dock door

2461 Peralta Street

- ▶ 9,855 RSF
- ▶ Mezzanine office space
- ▶ Fully conditioned
- ▶ 1 dock high door
- ▶ Kitchen & Private restrooms
- ▶ 2 Breakout rooms

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

1960 Mandela Parkway

- ▶ 160,500 RSF
Divisible to 17,477 RSF
- ▶ Full Ceiling Height - 46 ft
- ▶ Clear Ceiling Height - 31 ft
- ▶ 2 Grade Level Roll Up Doors
- ▶ 8,000 AMPs
- ▶ Crane

1901 Poplar Street

- ▶ 8,527 RSF
- ▶ 1 Dock
- ▶ R&D/lab space with clean room, labs, benches
- ▶ 600AMPs 277/480v

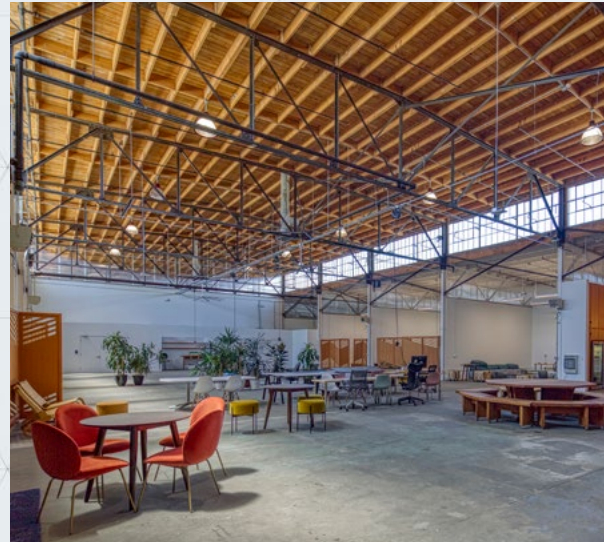


PROPERTY HIGHLIGHTS



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

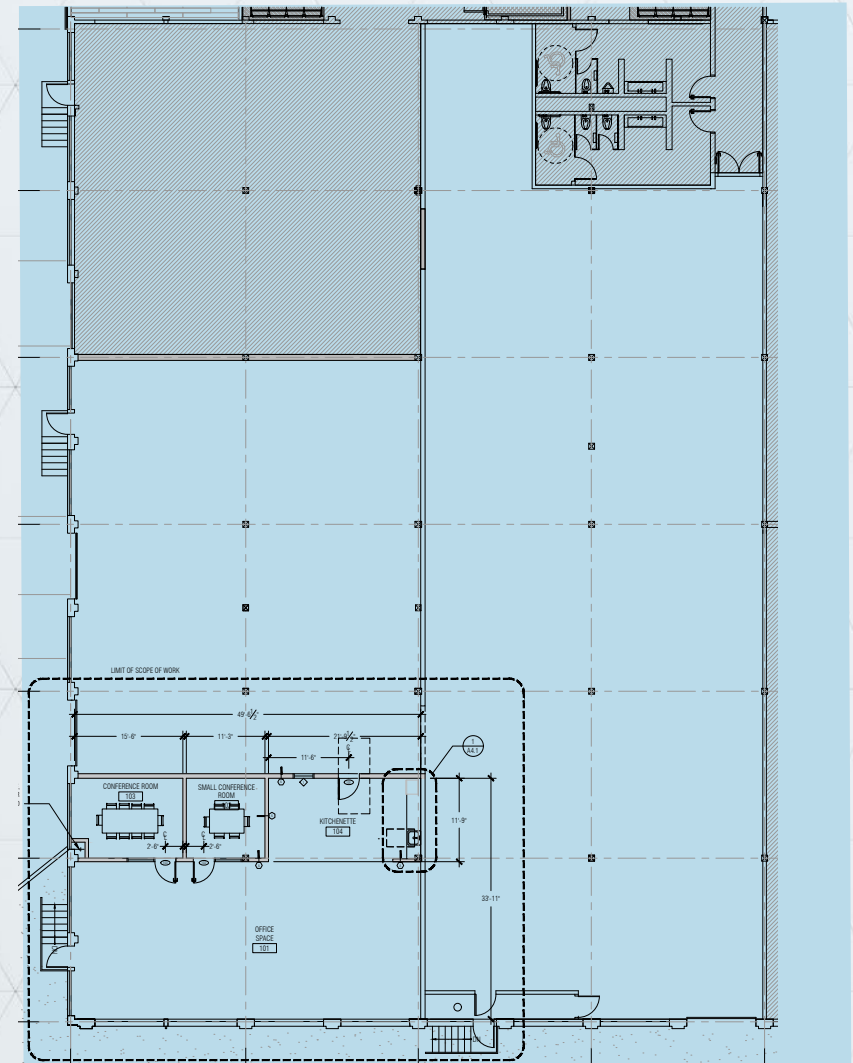
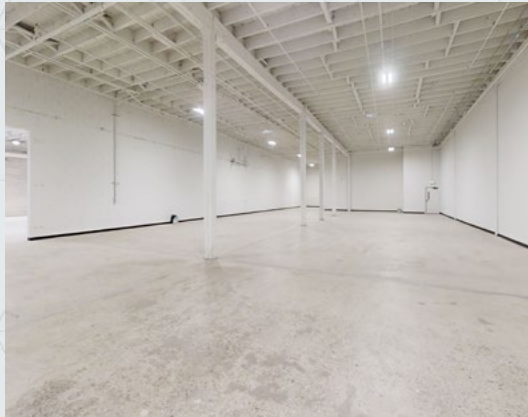
- ▶ Multi-tenant advanced manufacturing Flex/R&D campus
- ▶ Approximately 440,000 rentable sq ft urban industrial
- ▶ 1-10 Gig internet speeds available
- ▶ In the epicentre of West Oakland — one of the Bay Area's leading manufacturing, bioengineering and research locations



2411

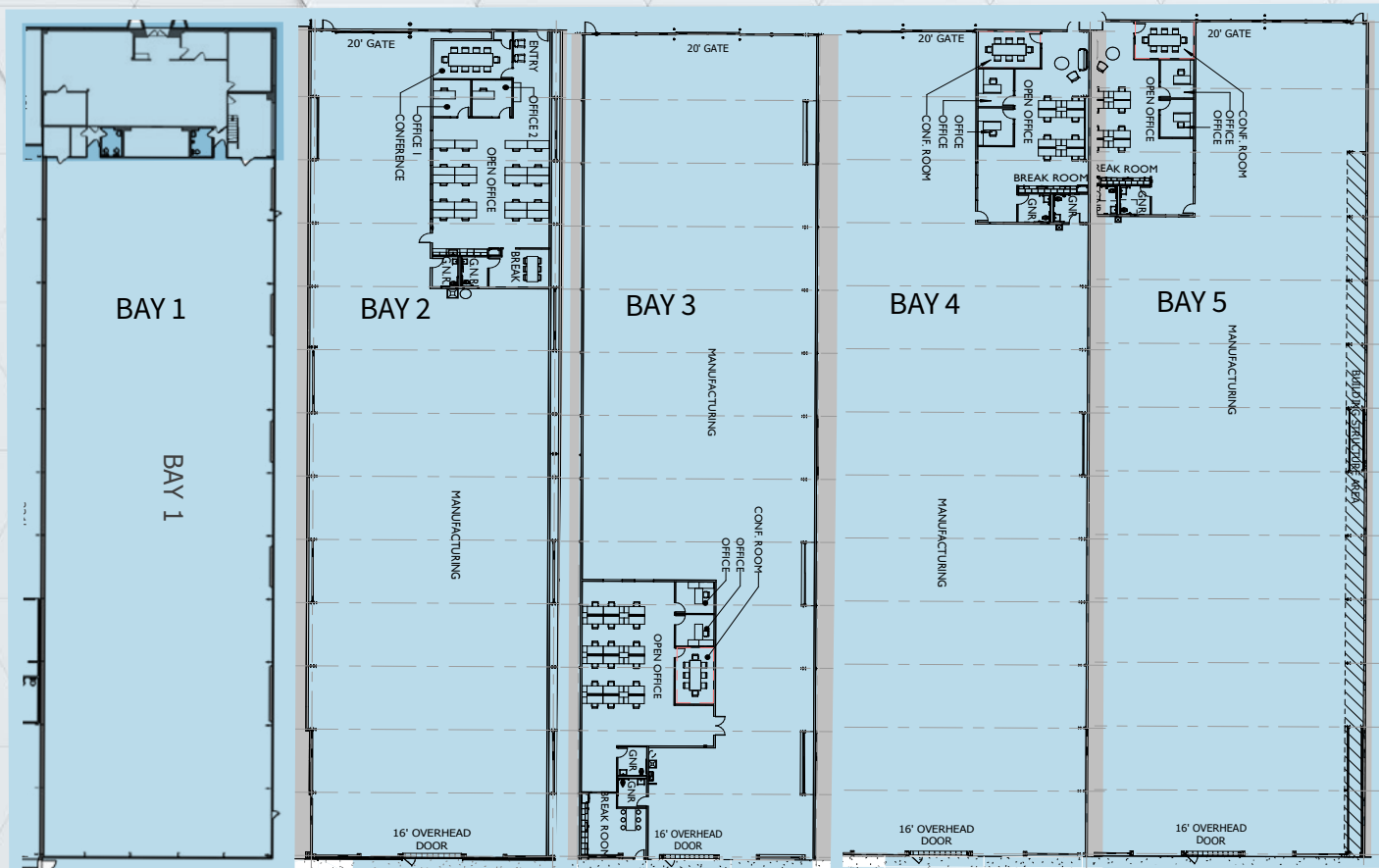
PERALTA

- ▶ 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



1960

MANDELA - BAY 1-5

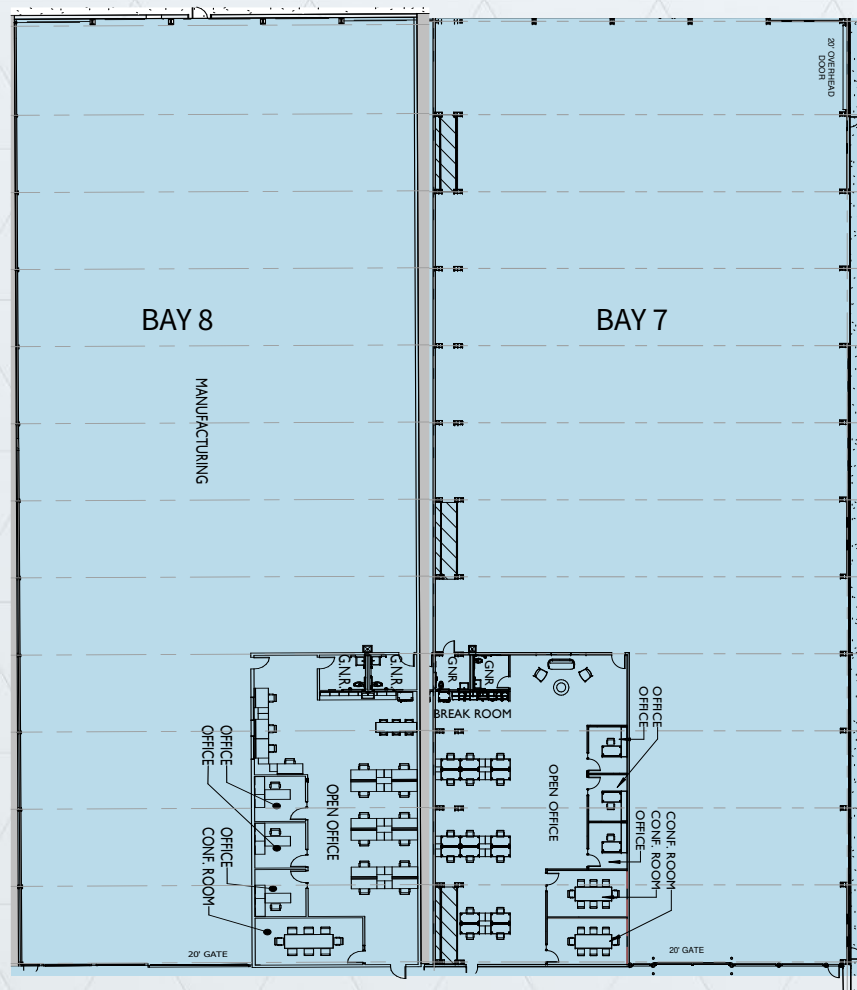


- ▶ Bay 1: 22,791 RSF
- ▶ Bay 2: 20,000 RSF
- ▶ Bay 3: 23,000 RSF (spec suite)
- ▶ Bay 4: 25,000 RSF (spec suite)
- ▶ Bay 5: 23,000 RSF
- ▶ Office Space SF varies by Bay
- ▶ Full Ceiling Height - 46 ft
- ▶ Clear Ceiling Height - 31 ft
- ▶ 2 Grade Level Roll Up Doors
- ▶ Power at 8,000 AMPS
- ▶ 5, 7.5,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

1960

MANDELA - BAY 7-8

- ▶ Bay 7: 30,000 RSF
- ▶ Bay 8: 22,000 RSF
- ▶ Bay 9: 17,477 RSF - includes 1,000 SF chemistry lab with isolated HVAC +2 fume hoods.
- ▶ Office Space SF varies by Bay
- ▶ Full Ceiling Height - 46 ft
- ▶ Clear Ceiling Height - 31 ft
- ▶ Grade Level Roll Up Doors
- ▶ Power at 8,000 AMPS



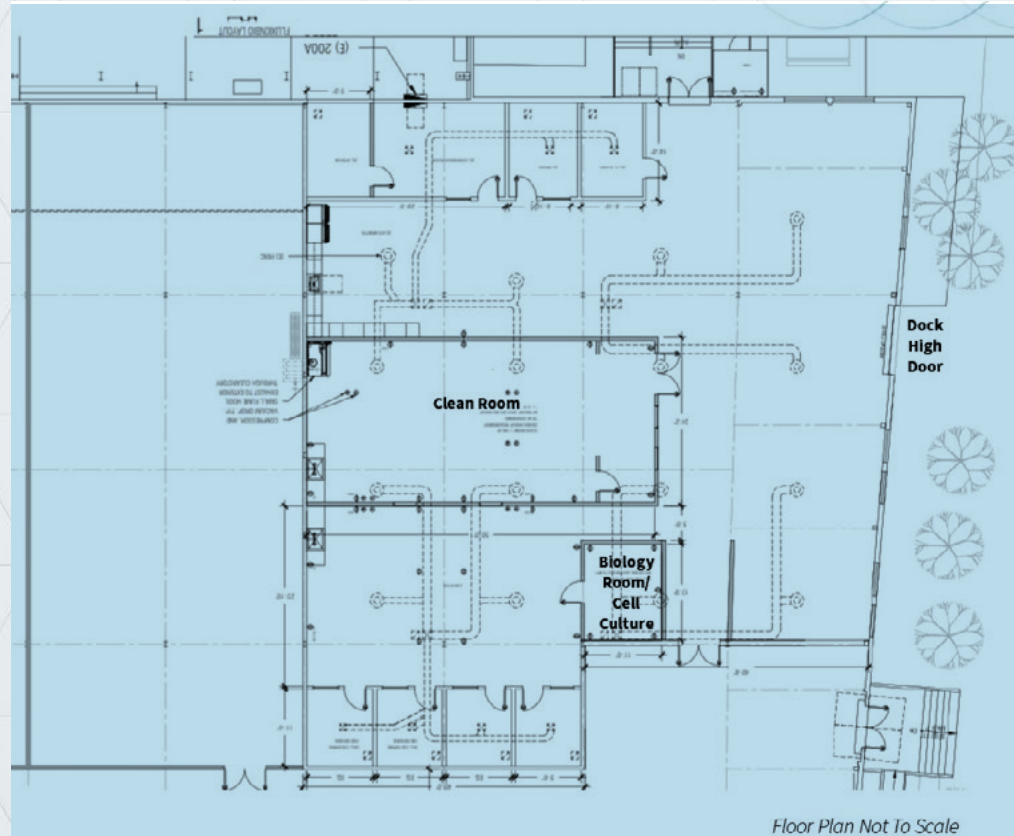
Amenity Center Mural



1901

POPLAR ST - SUITE B

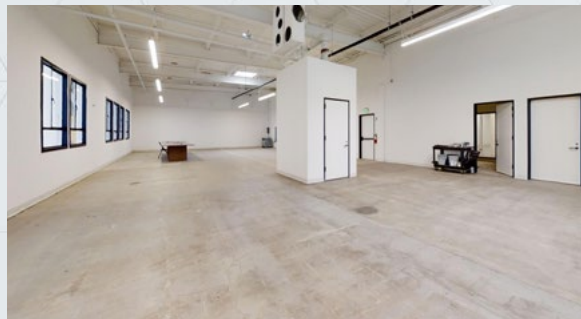
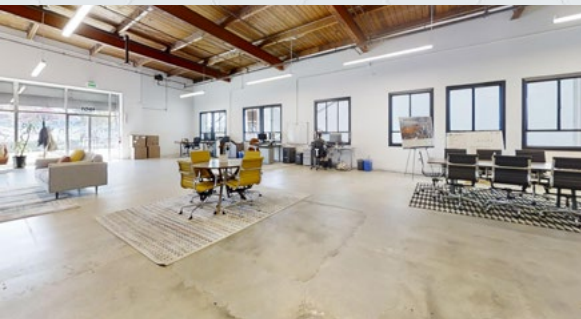
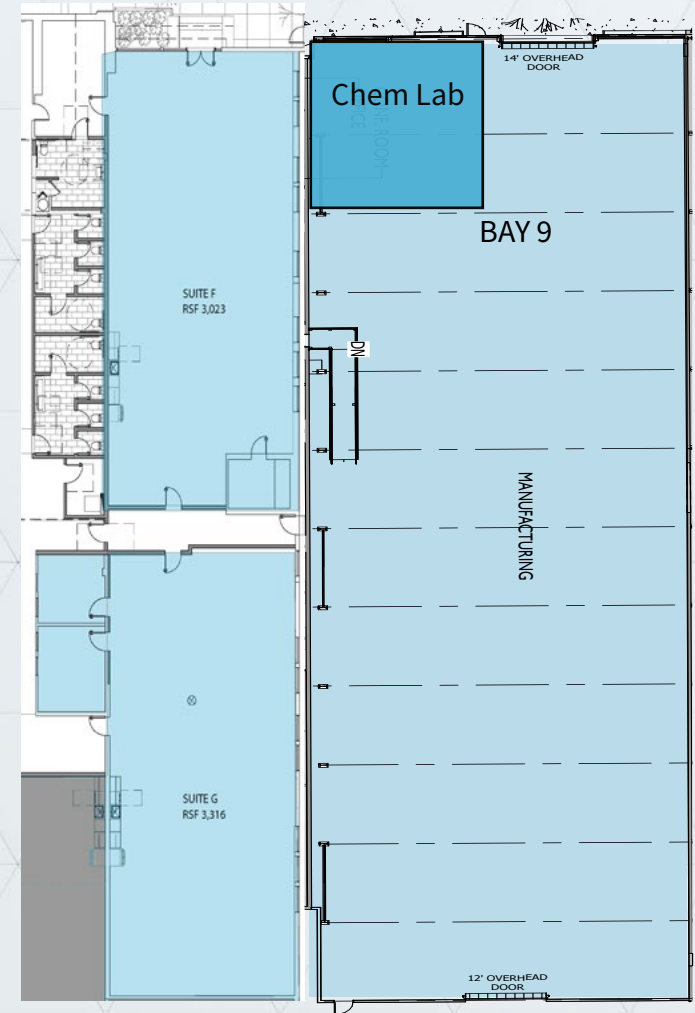
- ▶ Suite B - 8,527 RSF
- ▶ Sublease available through 1/31/29
- ▶ R&D/lab space with clean room, labs, benches; Up to 19 benches available
- ▶ Clean room; Biology, cell culture room
- ▶ 1 Dock door
- ▶ Power at 600 AMPS@277/480v
- ▶ 5 private offices, large conference room
- ▶ Fully sprinklered
- ▶ Brand new HVAC system



1901

POPLAR ST - BAY 9 + SUITE F & G

- ▶ Suite F - ±3,022 RSF
- ▶ Suite G - ±3,316 RSF
- ▶ Racks, workbenches, and equipment can be available.
- ▶ 1,000 SF chemistry labl with isolated HVAC + 2 fume hoods
- ▶ Power at 800 AMPS@277/480v
- ▶ Fully sprinklered
- ▶ Part of a R&D/Advanced Manufacturing campus



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**



17,930
Resident Warehouse
Workers in 2019



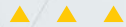
10,538
Resident Manufacturing
Workers in 2019



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



MANUFACTURED IN WEST OAKLAND

THE CONSUMERS YOU WANT TO REACH



**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

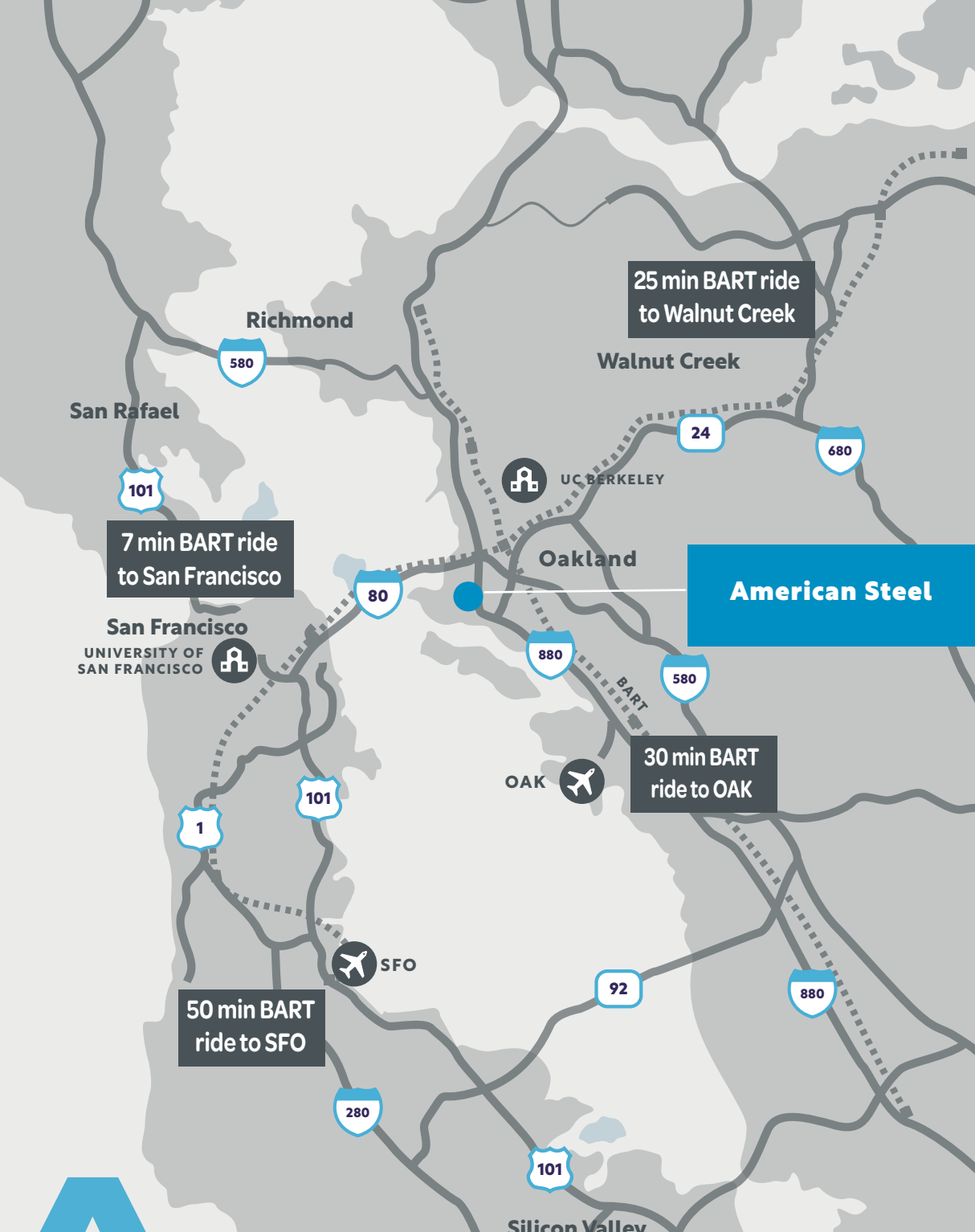


Stay Gold Delicatessen



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



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SKB



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