



The Research Park
MARINA VILLAGE

www.marinavillagealameda.com

BRAND NEW SPEC SUITES COMPLETED!



CONTACT:

Kristi Childers

Executive Vice President
kristi.childers@jll.com
+1 510 812 2878
RE License #: 01997043

Grant Yeatman

Managing Director
grant.yeatman@jll.com
+1 858 736 5261
RE License #: 01972905



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Jones Lang LaSalle Brokerage, Inc.
Real Estate License #: 01856260



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Most amenitized campus in the East Bay!

PROJECT HIGHLIGHTS

- **1.4M SF Waterfront Campus** is the most active Life Sciences cluster in the Bay Area
- **The RETREAT** New tenant amenity building with fitness facility and conference center
- **Dedicated/Private Shuttle** to 12th Street BART
- **Commercial Ferry Terminal** on campus coming in Q4 2024
- Complimentary on-site tenant **Encinal Yacht Club** access Monday - Friday

THE APEX OF LOCAL TRANSPORTATION



Water Taxi to
Jack London
Square



Commercial ferry
service coming
in Q4 2024



Free
Parking



Shuttle to
BART

HEALTH & WELLNESS



Peloton bike & tread
studio



Bikes to cross 230+
acre campus



Kayaks &
paddleboards



Gym & Fitness



Encinal Yacht Club
Access



Direct access to
Jean Sweeney
Open Space Park

THE RESEARCH PARK AT MARINA VILLAGE IS

5 minutes
to Downtown
Oakland

20 minutes
to Downtown
San Francisco

22 minutes
to Downtown
Walnut Creek

WELL CAPITALIZED OWNER AND CURATED ONSITE TEAM

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Big Enough To Serve You, Small Enough To Know You...

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NEARBY AMENITIES



Housing growth continues with **1,541 units under construction** and **5,353 units planned by 2031.**

- | | | | |
|--|--------------|--------------------------------|-------------------------|
| • 1501 Buena Vista Ave | 362 MF units | • Alameda Point Building 8 | 87 Work-live units |
| • Alameda Marina Phase I | 360 MF units | • Veterans Administration | 124 Townhomes |
| • Rosefield Village | 78 MF units | Blocks 6-7 (Trumark Townhomes) | 130 Affordable MF units |
| • Alameda Landing Waterfront Residential | 300 Townhome | Block 8 - Eden Housing | 200 MF units |
| | | Block 9 | |

The average list price/SF for a rental in Alameda is **58%** the cost of San Francisco.*

*According to Zillow.com

- 1 AC TRANSIT**
- 2 12TH STREET BART STATION**
Dedicated private BART shuttle pick up/drop off station
- 3 ALAMEDA MAIN STREET FERRY TERMINAL**
- 4 ALAMEDA LANDING**
Target, Safeway, In-N-Out, The Habit Burger Grill, Famous Dave's Legendary Pit Bar-B-Que, Chipotle, Firehouse Subs, Jamba Juice, Koja Kitchen, Ono Hawaiian BBQ, Orange Theory, Panda Express, Yogurtland
- 5 WEBSTER SQUARE**
- 6 WEBSTER STREET RETAIL & RESTAURANTS**
Chef's Wok, East Ocean Seafood, India Palace, Kitchen of Alameda, Wienerschnitzel, Sushi Go Go, Subway, Wally's Corner, Alameda Farmers' Market, Dragon Village, Canasta Kitchen, Calafia Taqueria, Alfresco Dining Park, Nation's Giant Hamburgers & Great Pies, Yokohama
- 7 MARINA VILLAGE SHOPPING CENTER**
Noodle Bar, Lee's Garden Chinese, New Tokyo, Keoki's Hawaiian BBQ, Michael's Grill & Taqueria, Domino's Pizza, Pho Lucky Noodle House, Lucky's
- 8 MARINER SQUARE ATHLETIC CLUB**
- 9 MARINA VILLAGE MARINA**
- 10 JEAN SWEENEY OPEN SPACE PARK**
- 11 ALAMEDA POINT**
Faction Brewing, Rock Wall Wine Company, Hangar 1 Vodka, Natel Energy, Building 43 Winery, Scolari's At The Point
- 12 PARK STREET**
Alameda Athletic Club, Theater, Burma Superstar, Starbucks, Tomatina, Yellowtail, Lucky 13, Side-street Pho, Gim's Chinese Kitchen, Jim's Coffee Shop, iTea Alameda, Speisekammer, Crispian Bakery, Monkey King At The Brewery
- 13 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
- 14 CROWN MEMORIAL STATE BEACH/WASHINGTON PARK**



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1001 Marina Village

Suite 200 | 20,121 RSF

1050 Marina Village

Suite 102 | 766 RSF

Suite 103 | 664 RSF

Suite 105 | 1,990 RSF

Suite 200 | 2,335 RSF

Suite 205 | 2,561 RSF

1080 Marina Village

Suite 100 | 12,000 RSF

Suite 400 | 17,473 RSF

Suite 508 | 3,415 RSF

1101 Marina Village

Spec Suite (Suite 200) | 6,827 RSF

1301 Marina Village

Suite 200 | 7,220 RSF

Suite 201 | 6,360 RSF

Suite 205 | 4,737 RSF

Suite 250 | 1,844 RSF

Suite 300 | 4,068 RSF

Suite 350 | 2,898 RSF

Suite 360 | 733 RSF

CURRENT AVAILABILITIES



MARINA VILLAGE | OFFICE



RESEARCH PARK AT MARINA VILLAGE | LIFE SCIENCES & LAB





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SPEC SUITE FLOOR PLAN

1101 MARINA VILLAGE PARKWAY
6,827 RSF

AVAILABLE NOW

- Brand new spec suite!
- 7 Offices/conference rooms
- Move in tomorrow!
- Large breakroom
- Training room
- 2 Work rooms
- Corner suite with lots of natural light



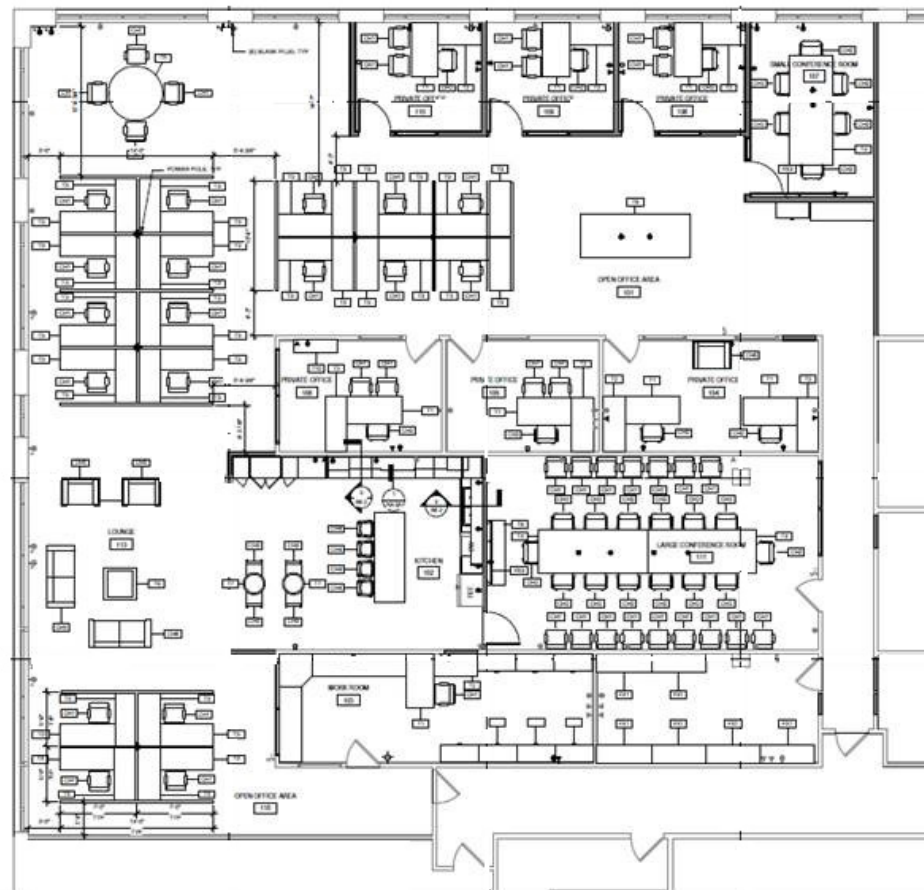
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Floor plan not to scale

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SPEC SUITE INTERIOR PHOTOS



1101 MARINA VILLAGE PARKWAY
6,827 RSF AVAILABLE NOW



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