

The Research Park at Marina Village wants **YOU!**



The Research Park

MARINA VILLAGE

www.marinavillagealameda.com

Alameda's premier waterfront campus with Class A Office, Lab, and Research availabilities and new ownership offering substantial tenant improvement packages to Life Sciences tenants.



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OVERVIEW

Over 40 Life Sciences Tenants moved into or signed leases at the Research Park since 2020

950,000 SF of Life Sciences space on campus so you can grow and scale, plus **120,000 SF development site**

1.4M SF Waterfront Campus is the newest Life Sciences cluster in the Bay Area

Significant Tenant Improvement Allowances to deliver state of the art R&D space

Dedicated/Private Shuttle to BART

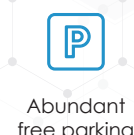
Commercial Ferry Terminal 50 feet from campus coming

Complimentary on-site tenant **yacht club** access Monday - Friday

Alameda Municipal Power not subject to rolling blackouts, **20% cheaper** than PG&E with quick building power upgrades

The RETREAT New tenant amenity building with fitness facility and conference center

THE RETREAT - OUR NEW TENANT LOUNGE AND AMENITIES



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 LIFE SCIENCES TEAM



Big enough to serve you, small enough to know you...

MARINA VILLAGE AVAILABILITIES

RESEARCH PARK AT MARINA VILLAGE | LIFE SCIENCES & LAB

MARINA VILLAGE | OFFICE



The Research Park
MARINA VILLAGE

965 Atlantic

Entire | 23,911 RSF (demisable)

980 Atlantic

Suite 110 | 2,853 RSF

1020 Atlantic

Suite 100 | 15,529 RSF

2020 Challenger Dr

Spec Suite | 10,470 RSF

500 & 600 Wind River

Entire | $\pm$ 77,130 RSF Each

200 Wind River

R&D Development

125,000 RSF Purpose Built

The Office Park

MARINA VILLAGE

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 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 | 4,248 RSF

Suite 350 | 2,898 RSF

Suite 360 | 733 RSF

MARINA VILLAGE AVAILABILITIES



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
Blocks 6-7 (Trumark
Townhomes) | 124 Townhomes |
| • Rosefield Village | 78 MF units | Block 8 - Eden Housing | 130 Affordable MF units |
| • Alameda Landing
Waterfront Residential | 300 Townhome | Block 9 | 200 MF units |

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**

DESIGNED FOR LIFE SCIENCES



We have thought of everything you need to succeed

We make sure our space design is built to accommodate a variety of life sciences, biotechnology and R&D uses with flexibility of growth / scale in mind

Research & Development

Clear span floor to ceiling height up to 15 feet

Biology, Chemistry, Diagnostics

Speculative interiors underway with existing casework, clean rooms and fume hood

Computer / Automated Process, Bioinformatics

On site redundant power capacity

Small Scale Product Manufacturing

Customizable space planning

Animal Research

Value engineered for robust speculative of "to suit" MEPs

General Life Science Needs

Intricate below slab plumbing and lab water systems available

Room to grow and scale Comprehension of different life sciences uses and the need for unique amenities Keen understanding of specialized infrastructure

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