

ALAMEDA CENTER

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



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

ALAMEDA CENTER

Property Overview

- Four-building, attractively landscaped office/R&D campus totaling **155,040** rentable square feet
- Well-lit office space with natural dappled light filtering through mature trees, creating an inspiring, park-like work atmosphere
- Vibrant outdoor amenities, including a lively lunch and event area plus intimate seating areas where tenants collaborate
- Free on-site parking at 3 spaces per **1,000 r.s.f.**
- Exceptional transit connectivity with rare combination of nearby BART, ferry service, and multiple AC Transit bus lines
- Outstanding walkability with **4-5 minute** access to two Starbucks, Chipotle, In-N-Out, two delis, two grocery stores, Target, two banks, and ten additional dining options
- Prime location near **I-880**, Downtown Oakland, and Webster/Posey Tubes for fast regional access
- Quick connections: **5 minutes** to Downtown Oakland, **10 minutes** to Downtown Alameda, **15-20 minutes** to Piedmont, Bay Farm Island, and San Francisco
- High-visibility signage opportunities with substantial daily traffic exposure
- Dog-friendly environment supporting work-life balance and employee satisfaction



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 Now
2490/200	1,219	1 large conference room, open office area, and reception area. Available Now
2490/215	6,607	1 large conference room, 20 private offices, and large open office area (divisible to 3,700 RSF). Available now.



ALAMEDA CENTER

For Lease

Building 2490

First Floor
16,794 RSF

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

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



For information, contact:

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NORTH RIVER
COMPANY



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For Lease

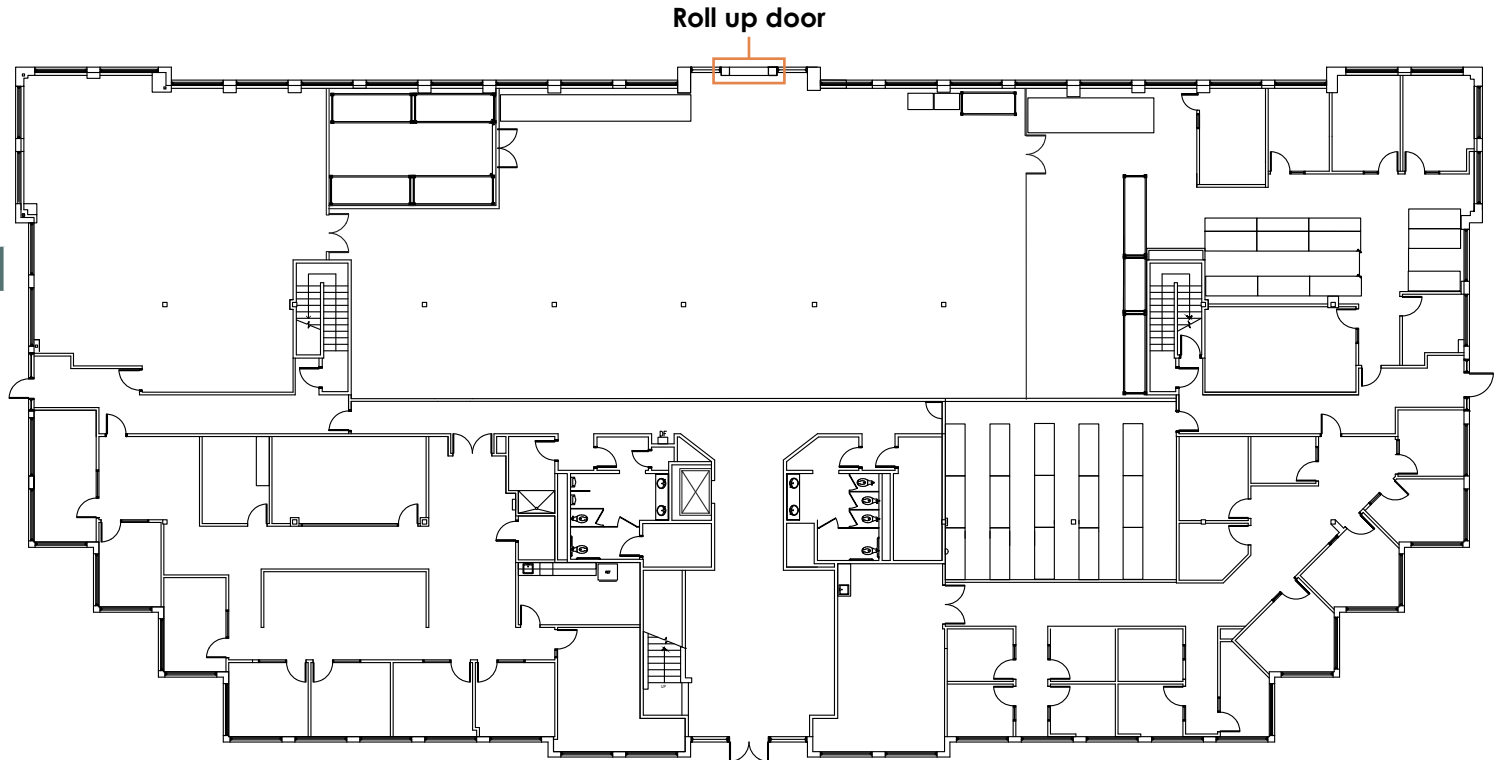
Ground Floor R&D space
Ability to upgrade to 1,000 amps @480v
& Grade Roll up Door

Building 2490

First Floor
16,794 RSF

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

Suite 100 - R&D Layout
16,794 RSF
(Divisible to 5,000 RSF)



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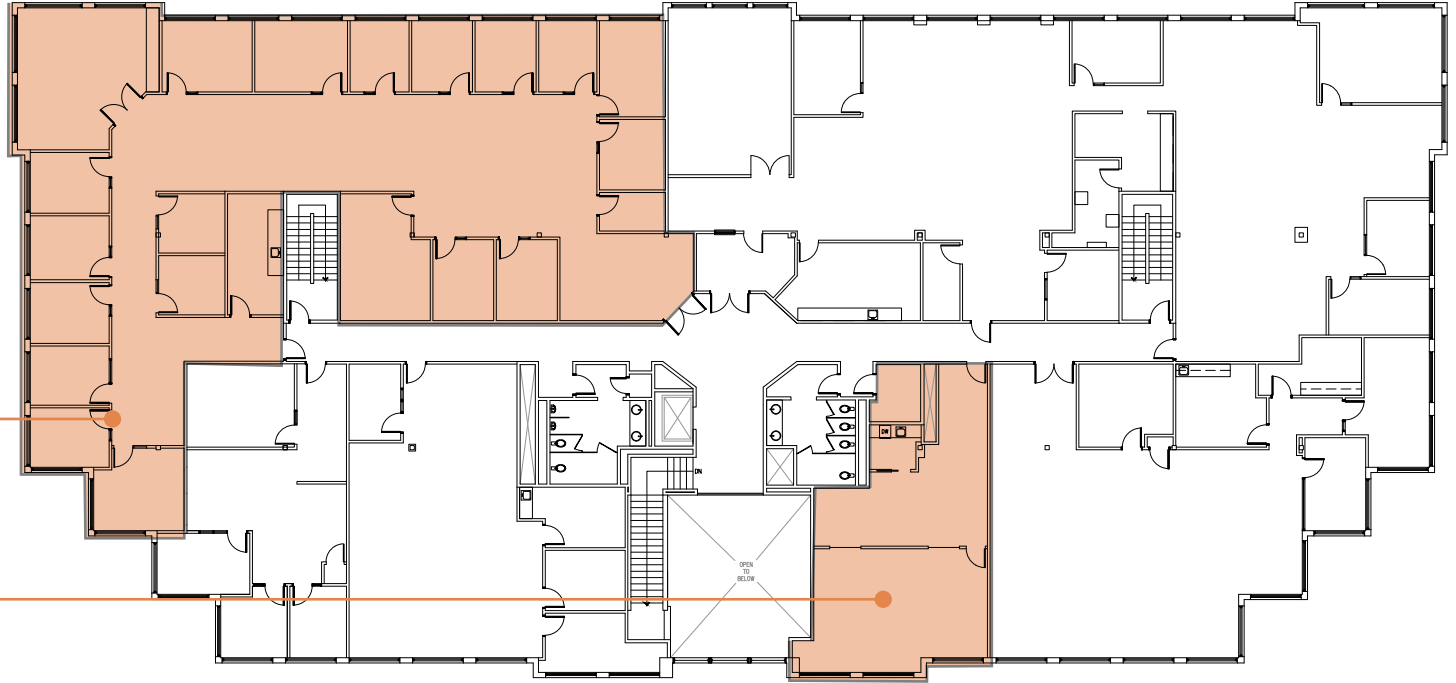
Building 2490

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 Now



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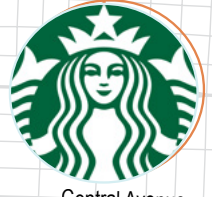


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Area Amenities

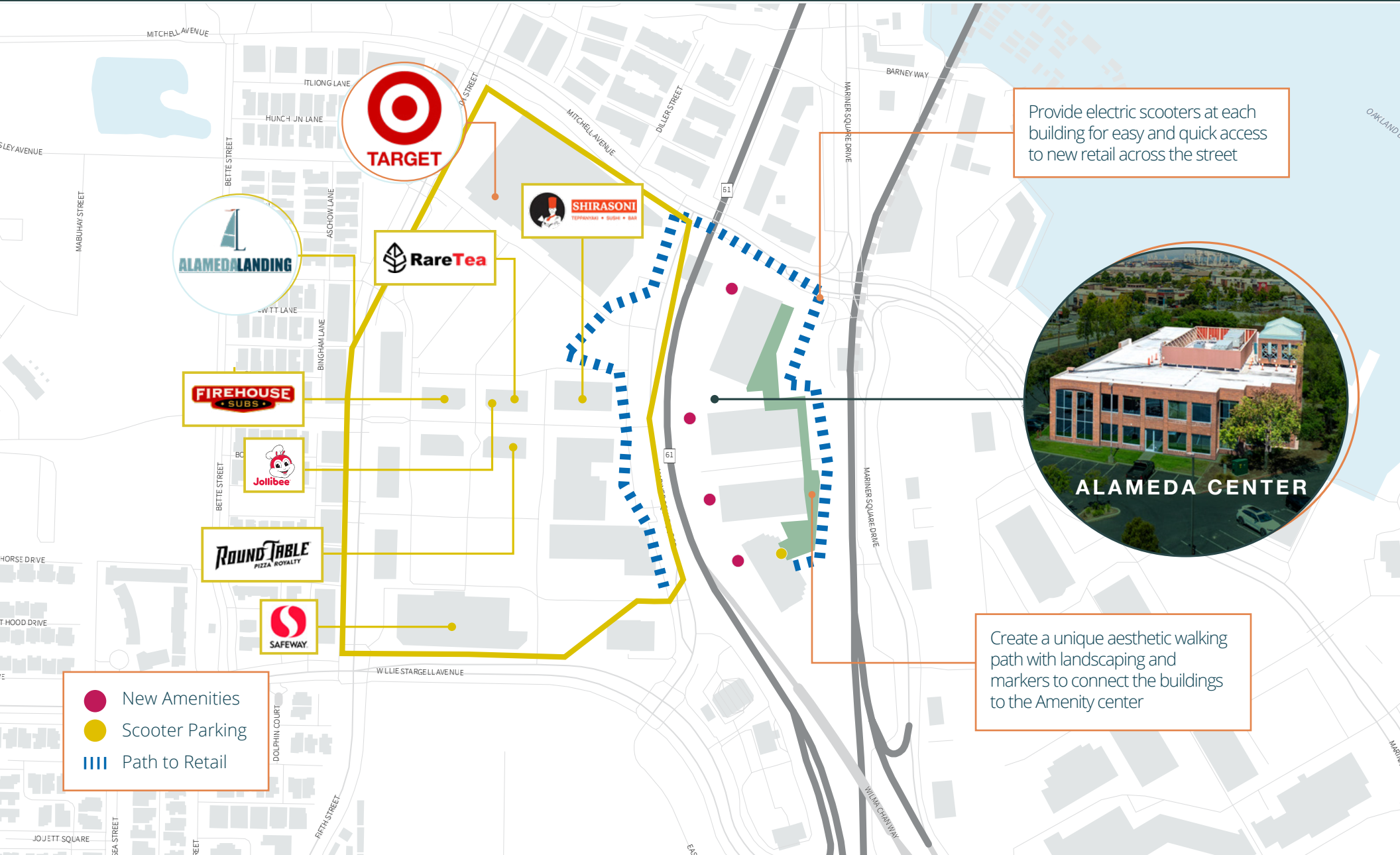


Strategic location just **20 minutes** from both downtown San Francisco and Oakland Airport

Recreation access with waterfront park and city waterfront trail just **5 minutes** away on foot

ALAMEDA CENTER

Walkable Amenities



Provide electric scooters at each building for easy and quick access to new retail across the street



Create a unique aesthetic walking path with landscaping and markers to connect the buildings to the Amenity center

- New Amenities
- Scooter Parking
- ▬▬▬ Path to Retail



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