SRMERNST development partners

JLL

prescott west oakland

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A Place for Advanced Manufacturing & Beyond

At Prescott West Oakland, we're creating more than an innovation hub—we're building a community where STEM pioneers, R&D teams, advanced manufacturers, and flexible workspace users find exactly what they need to succeed. Our facilities are designed around one thing: your growth.



Building & Campus Highlights

- All buildings have new conditioned office space
- 40 - 65 watts of power per sq. ft. 480v, 3-phase
- New mechanical, plumbing & lighting systems
- New base building sprinkler and fire alarm systems
- High value add with upgraded building shells and turn-key services
- New restrooms
- Seismic upgrades
- New roofs
- Secured parking, 1/1,000
- ADA Compliant
- Refurbished / new window systems
- Significant TI $$ available and turn key TI services
- West Oakland Specific Plan approved for all uses

West Oakland's Innovation & Arts District is Rising

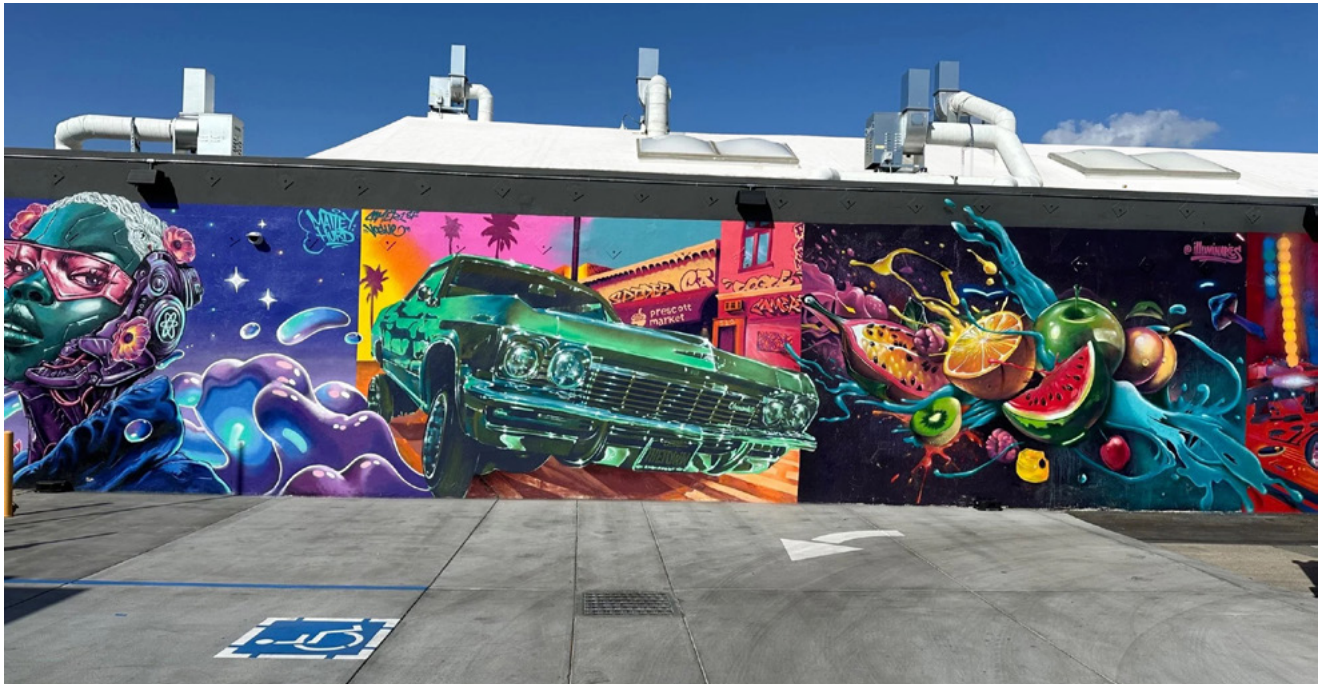
This campus offers the ideal location for early-stage R&D and advanced manufacturing companies, supported by an ownership focused on transforming this space through turnkey buildouts and hands-on management, providing ongoing support for growing businesses.

This area is buzzing with energy from new housing, Prescott Market Food Hall, a rock climbing gym, the weekly West Oakland Farmer Markets, and monthly Prescott Night Markets. Baseball games at Raimondi Park with the newly crowned champion Oakland Ballers of the independent Professional Pioneer League. These amenities along with significant city investments, create a vibrant community with numerous opportunities for connection and growth.

The transformation is happening now. Your place in it starts here.





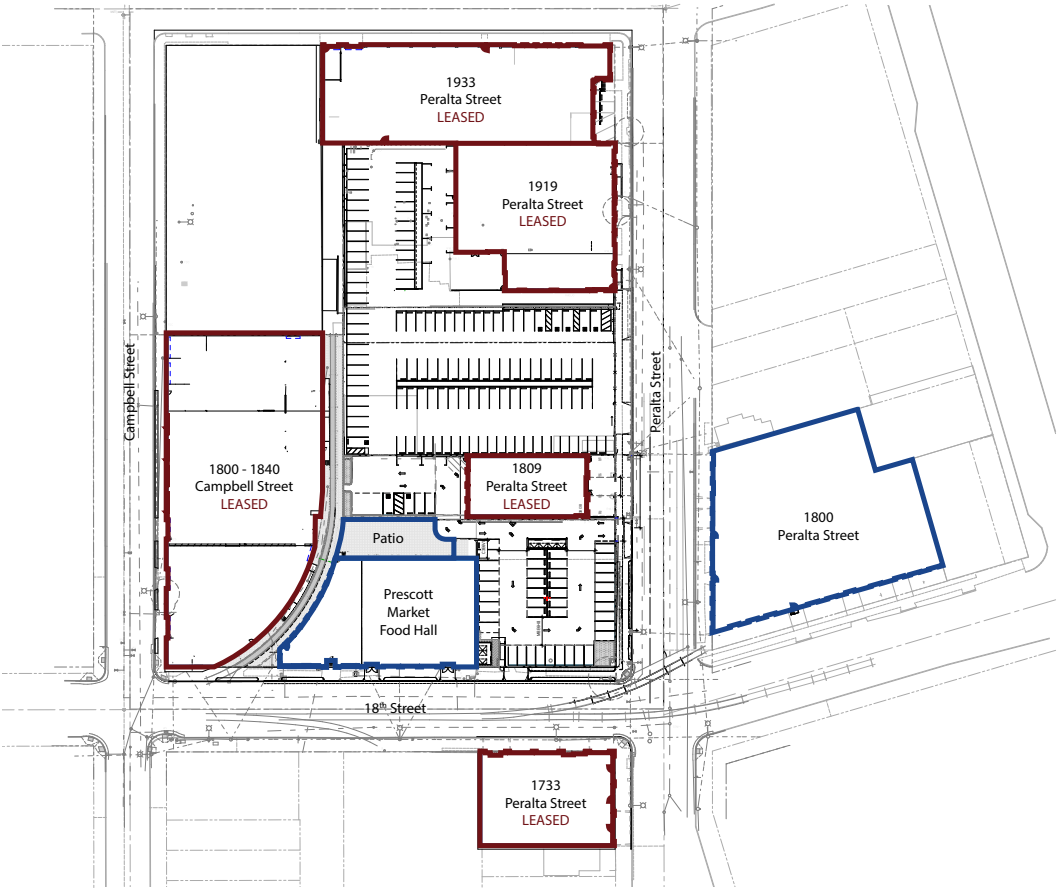




A Campus Tailored for Your Needs

Prescott West Oakland is a multi-building campus, thoughtfully configured to support collaboration and operational flexibility. The site features a landscaped, walkable environment that can be easily accessed from all locations/ directions.

Among its core assets, the **1933 and 1919 Peralta** buildings are positioned side by side, allowing tenants to combine both structures and achieve up to 30,450 RSF of contiguous, customizable space within a cohesive campus footprint.





1800 Peralta



Community Beyond the Workday

Your day flows seamlessly from morning to night at Prescott. Start with coffee at Highwire, dive into work at 1919 Peralta, grab lunch at Fast Times or FOB West, and wind down with happy hour at Almanac and a slice from Pizzeria Violetta.

Prescott's community is all about connecting over meals, meeting new people, and having conversations that spark new ideas—all right on campus. Whether you're focused on work, collaborating with colleagues, meeting with customers, capital partners, or relaxing after hours. The campus and market offer the perfect enviroment to make the most of both your 9-5 and your 5-9.













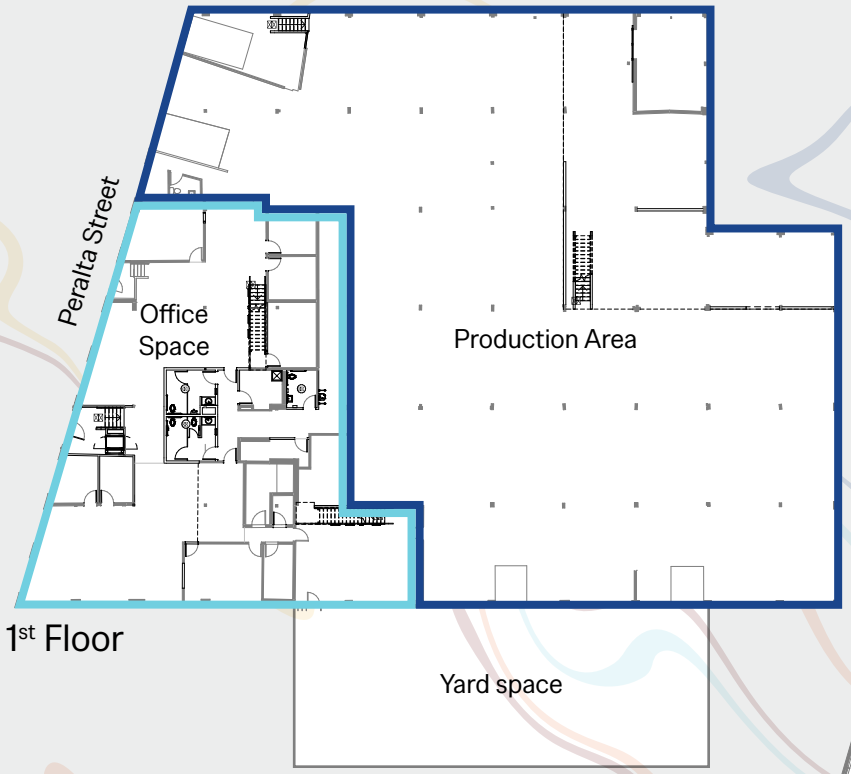




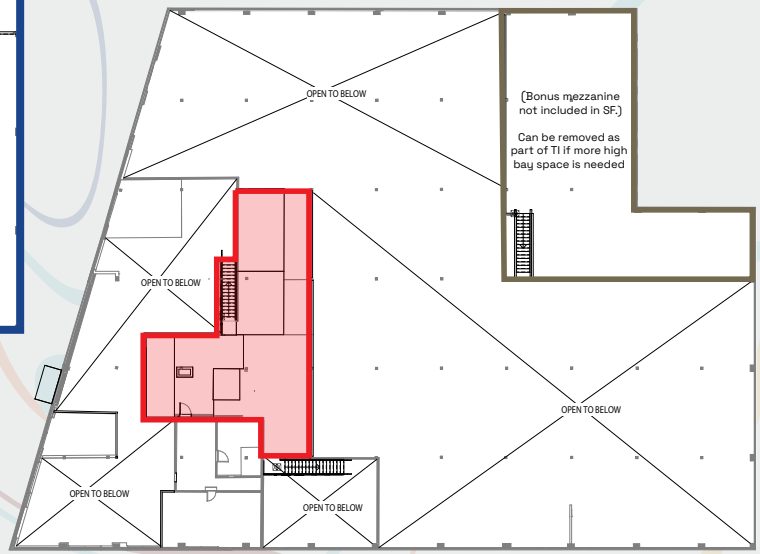
1800 Peralta

±25,554 RSF
6,908 SF Office space

Interior Photos



1st Floor



Mezzanine

Space Highlights

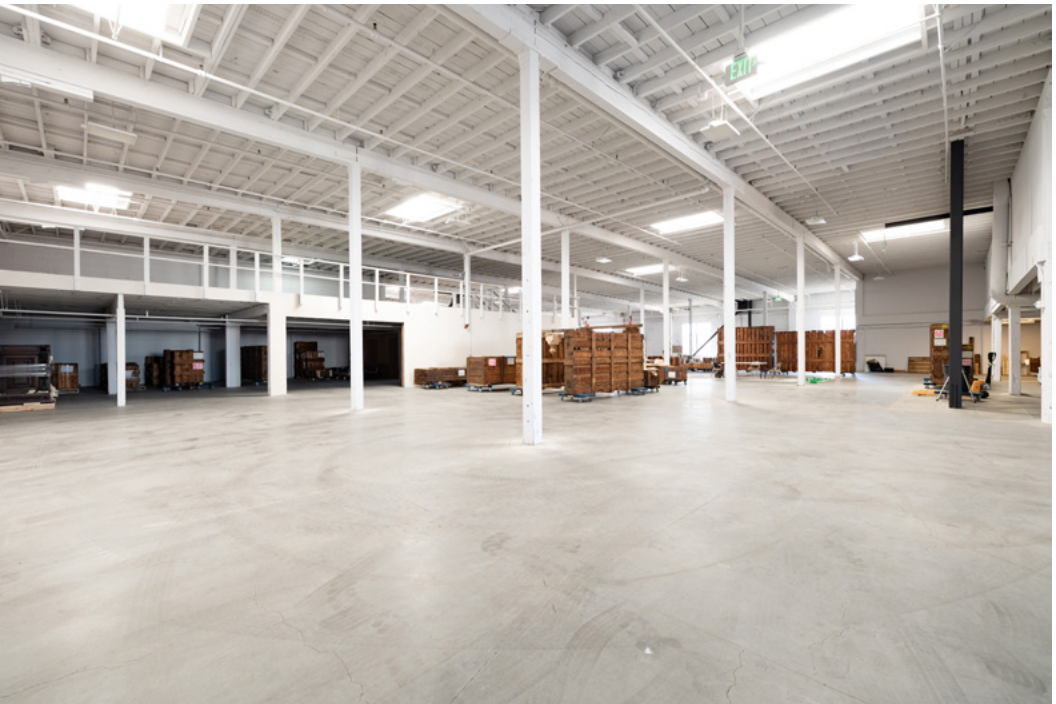
- New conditioned office space
- New restrooms
- Refurbished / new window systems
- New mechanical, plumbing & lighting systems
- New roof, building slab
- New HVAC
- Base Building Sprinkler and fire alarm systems
- ADA Compliant
- Fresh finishes and landscaping
- Clear height:
  - 20' (warehouse)
- Full seismic upgrades
- New power upgrades:
  - 2,000 Amps
  - 480 V
  - 65 Watts per SF
- Loading:
  - Dock high & grade level Loading at West and South Elevations
- Secure Parking, 1/1,000
- West Oakland Specific Plan approved for all uses
- Turn-key TIA $$ available

1800 Peralta

±25,554 RSF
6,908 SF Office space



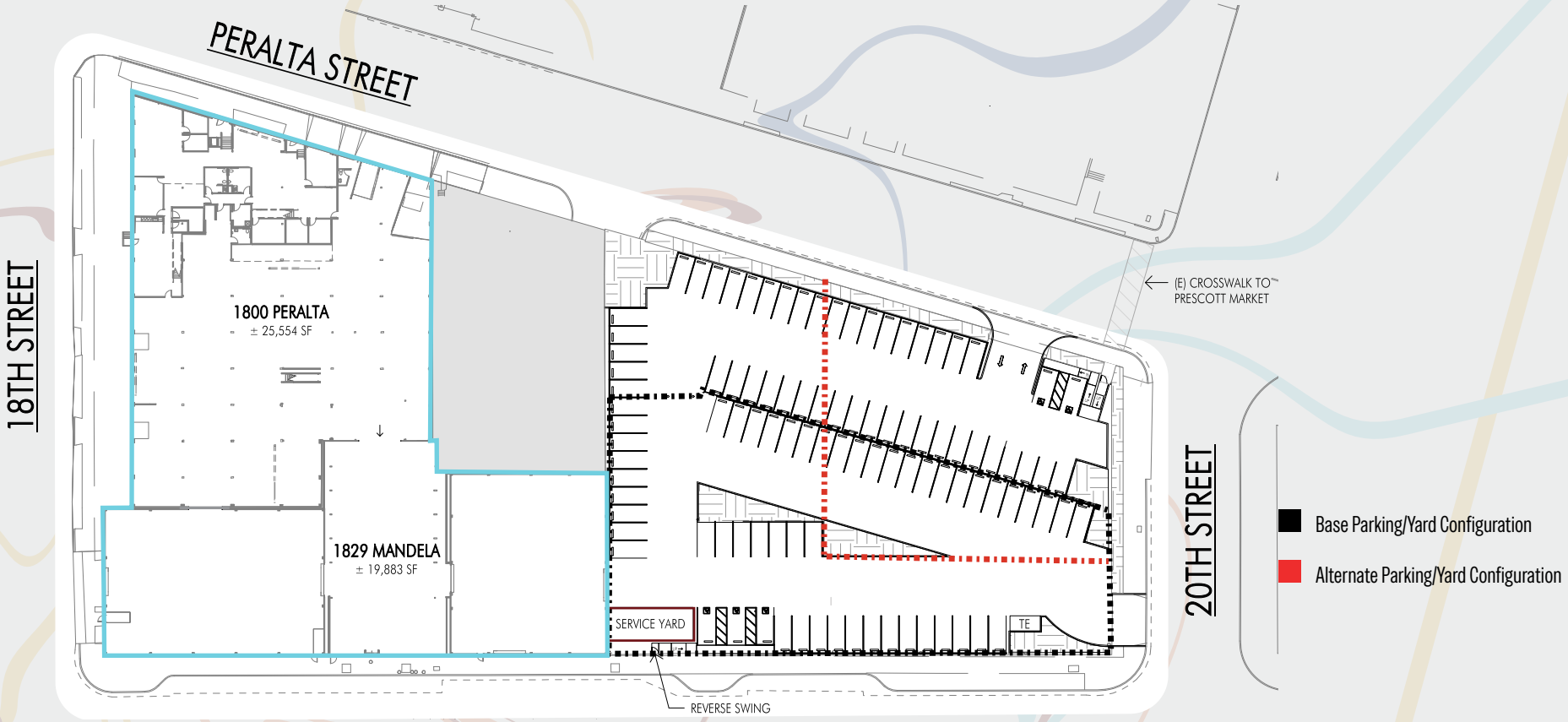






1800 Peralta + 1829 Mandela

±45,000 RSF



Space Highlights

- Unique Opportunity to expand into 1829 Mandela.
- Yard configurations available.
- Total of 45,000 RSF

Your Neighbors

West Oakland has delivered almost 600,000 rentable square feet of newly redeveloped flex/R&D product to the market in the last 24 months catering to clean tech, deep tech and advanced manufacturing companies. As a result, there have been almost 20 new emerging growth companies new to West Oakland in the last 18 months. This has led to an uptick in new retail surrounding the Prescott West Oakland campus. The added daytime foot traffic has created an insulated ecosystem of young engineering talent and an added vibrancy to the area.

1. Oakland Ballers
2. West Oakland Farmers Market
3. Nunu's Cafe
4. Proyecto Diaz Coffee
5. Pacific Pipe Climbing Gym
6. Brix Factory Brewing
7. Soba Ichi
8. Railroad Stop Deli
9. Ghost Town Brewing
10. June's Pizza
11. Almanac
12. Cafe Noir
13. Fast Times
14. High Wire
15. Pizzeria Violetta
16. FOB West
17. Woo Can Cook
18. Fatto a Mano Alimentari



Drive Times

25 MIN Drive to Oakland International Airport

45 MIN Drive to San Fransisco Oakland Airport

25 MIN Drive to University of San Fransisco

15 MIN Drive to University of California Berkeley

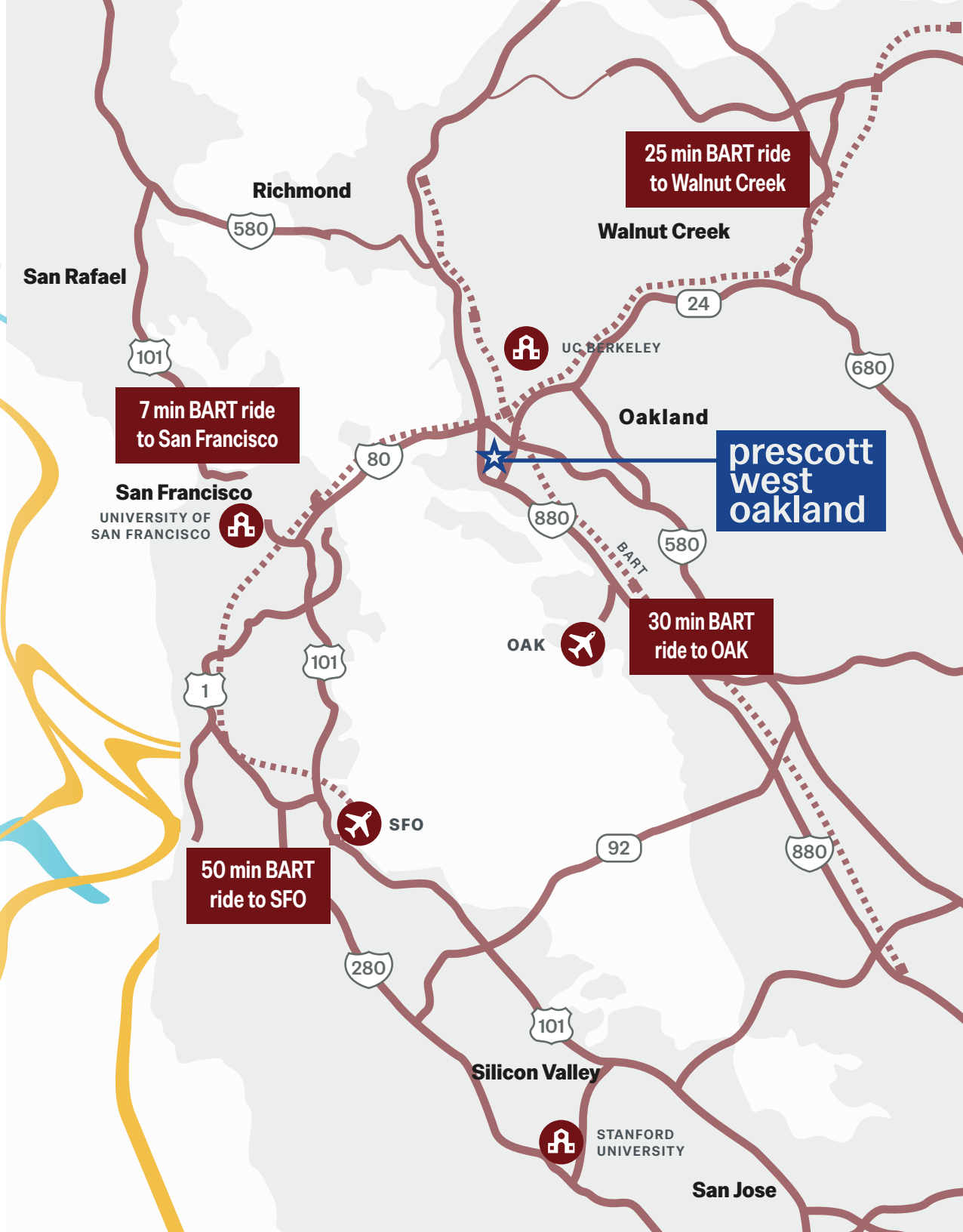
50 MIN Drive to Stanford

1 MILE Drive to West Oakland BART Station

3 MIN BART Ride to 12th Street/ City Center Station

7 MIN BART Ride to Embarcadero Station

25 MIN BART Ride to Walnut Creek Station



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