

The Research Park at
Marina Village wants
YOU!

The Office Park

MARINA VILLAGE

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



CONTACT:

Grant Yeatman

Vice President
grant.yeatman@am.jll.com
+1 510 465 9406
RE License #: 01972905

Sam Swan

Managing Director
sam.swan@am.jll.com
+1 510 465 9401
RE License #: 00992868

Scott W. Miller

Managing Director
scottw.miller@am.jll.com
+1 650 480 2199
RE License #: 01457617



LOCAL
Capital Group



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

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

950,000 SF of Life Sciences space on campus so you can grow and scale

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

Dedicated/Private Shuttle to BART

Future Ferry Terminal 50 feet from campus (inquire for details)

Alameda Municipal Power not subject to rolling blackouts and 20% cheaper than PG&E

The RETREAT New tenant amenity building with fitness facility and conference center borate and provides access to free bikes, kayaks and paddle boards.

Landlord that partners with **YOU**.

THE RETREAT - OUR NEW TENANT LOUNGE AND AMENITIES



Free tenant lounge



Bikes to cross 230+ acre campus



Anticipate ferry service in 2020



Tenant discounts at local restaurants



New fitness facility with weekly classes & Peleton bikes



Coffee cart and food truck program



Private/Dedicated BART shuttle



Movie nights in tenant lounge



Guest speaker series



Kayaks & paddleboards



Abundant free parking



Direct access to Jean Sweeney Open Space Park

THE RESEARCH PARK AT MARINA VILLAGE IS

5 min

to Downtown Oakland

20 min

to Downtown San Francisco

22 min

to Downtown Walnut Creek

WELL CAPITALIZED OWNER AND CURATED ONSITE LIFE SCIENCES TEAM



LOCAL
Capital Group

DES
ARCHITECTS
ENGINEERS



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

- Dan Poritzky, Onsite Ownership and Leasing, Local Capital Group

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MARINA VILLAGE AVAILABILITIES



The Research Park MARINA VILLAGE

850 Marina Village
Suite 101 | 16,788 RSF (demisable)

1100 Marina Village
Shipyard 4 | 14,255 RSF

1210 Marina Village
Shipyard 2 | 14,161 RSF

1250 Marina Village
Shipyard 1 | 14,169 RSF

1000 Atlantic
Suite 108 | 2,929 RSF

1015 Atlantic
Suite B | 6,923 RSF

1020 Atlantic
Suite 100 | 16,923 RSF

1105 Atlantic
Suite 103 | 13,102 RSF
Suite 104 | 5,548 RSF

1145 Atlantic
Entire | 39,397 RSF

300 Wind River
Entire | ± 77,130 RSF

400 Wind River
Entire | ± 53,545 RSF

The Office Park MARINA VILLAGE

1001 Marina Village
Suite 200 | 20,516 RSF

1050 Marina Village
Suite 202 | 2,561 RSF

1080 Marina Village
Suite 500 | 4,414 RSF

1101 Marina Village
Suite 200 | 8,396 RSF

1301 Marina Village
Suite 100 | 3,670 RSF
Suite 107 | 3,858 RSF
Suite 110 | 4,243 RSF
Suite 300 | 9,688 RSF

RESEARCH PARK AT MARINA VILLAGE | LIFE SCIENCES & LAB
MARINA VILLAGE | OFFICE

ALAMEDA ADVANTAGES



1 ALAMEDA LANDING

Target, Safeway, In-N-Out, Panda Express, The Habit Burger Grill, Sleep Train, Unleashed, Michaels Arts and Crafts, Famous Dave's Legendary Pit Bar-B-Que, and Chipotle

2 WEBSTER SQUARE

Walgreens, Starbucks, Fed Ex Office, Levy's Bagels Co.

3 WEBSTER STREET RETAIL & RESTAURANTS

Chef's Wok, East Ocean Seafood, Otaez Mexican, Home Room Racing Cafe, Alameda Farmers' Market, Thin Man Music, Calafia Taqueria, Nation's Giant Hamburgers, 1400 Bar & Grill

4 MARINA VILLAGE SHOPPING CENTER

Quizno's, Carl's Jr./Green Burrito, Subway, CVS, Lucky's

5 MARINER SQUARE ATHLETIC CLUB

6 BRIDGESIDE SHOPPING CENTER

Nob Hill Foods, Pet Food Express

7 PARK STREET

Alameda Athletic Club, Theater, Burma Superstar, hobnob, Jim's Coffee Shop, Alameda Bicycle, Lanvie, Julie's Coffee & Tea Garden

8 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

Housing growth continues with **530 units under construction** and **1,280 units planned**.

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

*According to Zillow.com



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