

The Research Park at
Marina Village **JUST**
got bigger!



The Research Park
MARINA VILLAGE

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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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

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



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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



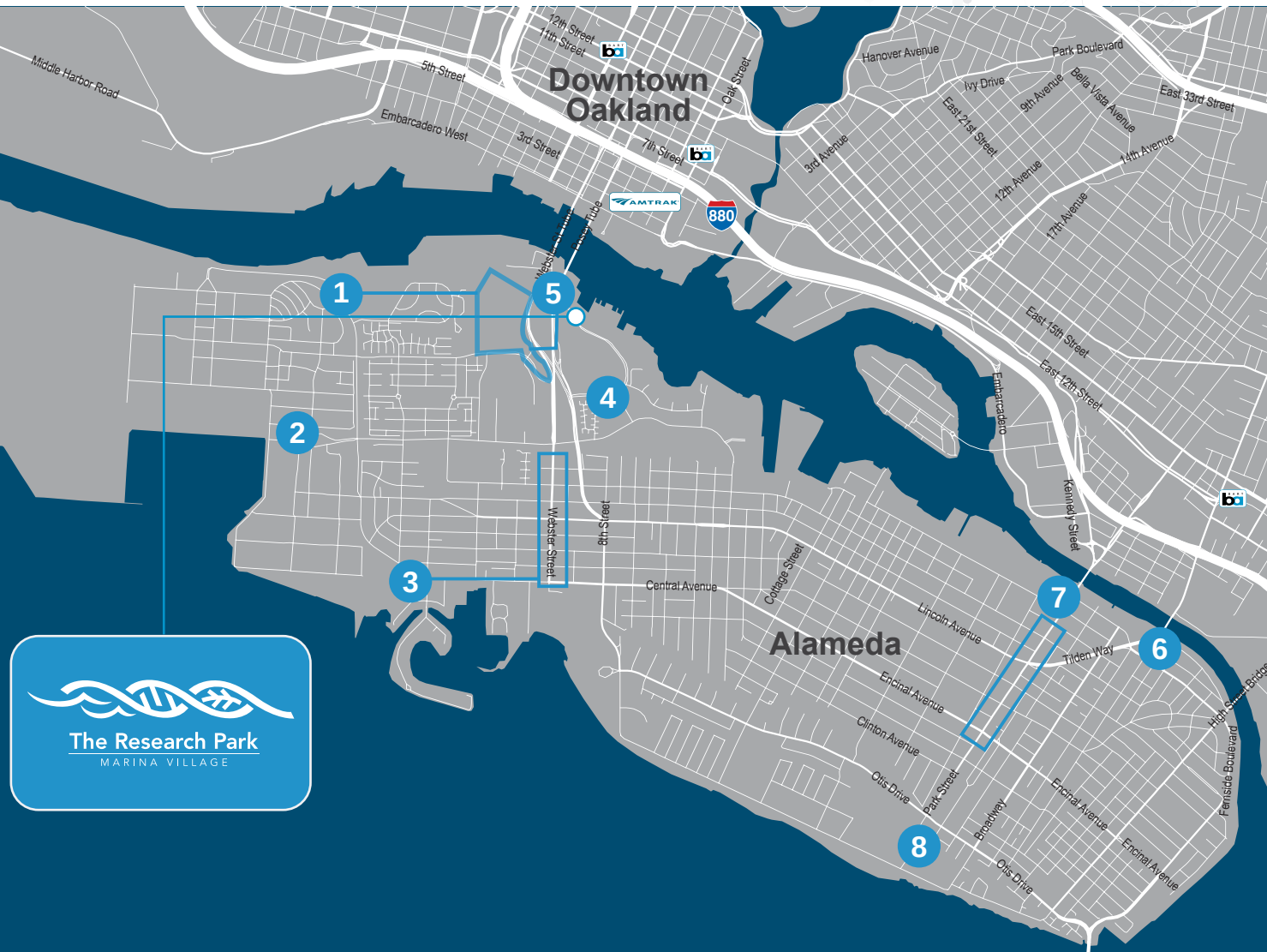
The Research Park MARINA VILLAGE

- 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 | 6,269 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 Pkwy**
Suite 200 | 8,396 RSF
- 1301 Marina Village Pkwy**
Suite 100 | 3,670 RSF
Suite 107 | 3,858 RSF
Suite 110 | 4,243 RSF
Suite 300 | 9,688 RSF

ALAMEDA AMENITIES



1 ALAMEDA LANDING

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

2 WEBSTER SQUARE

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

3 WEBSTER STREET RETAIL & RESTAURANTS

Chef's Wok, East Ocean Seafood, Otazex 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

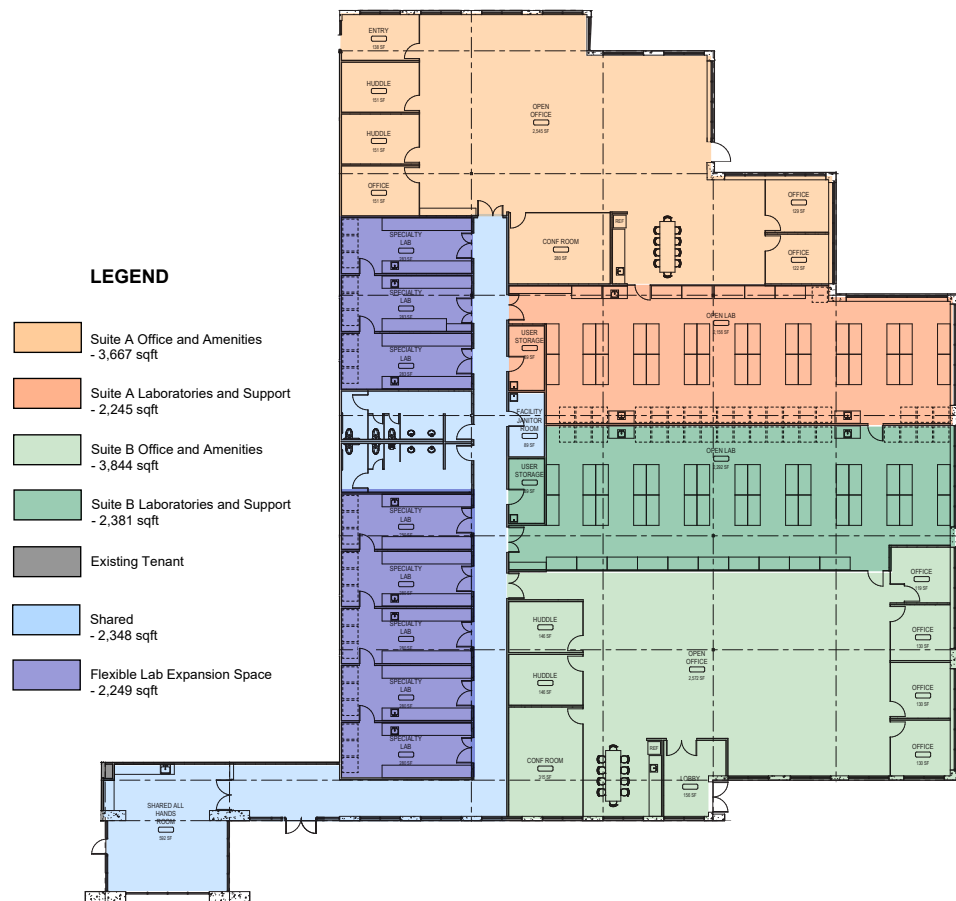
Alameda Athletic Club, Theater, Burma Superstar, hobnob, Jim's Coffee Shop, Alameda Bicycle, Lanvie, Julie's Coffee & Tea Garden

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



DESIGNED FOR LIFE SCIENCES



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

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

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