

AMSSTEEL

MADE IN WEST OAKLAND



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AVAILABILITY SUMMARY

1901 POPLAR STREET

- Flex/Creative Office - 51,823 RSF

1960 MANDELA PARKWAY

- BAY 1 | industrial fab - 16,022 RSF
- Bay 8 & 9 - 39,000 RSF

1391 WEST GRAND AVENUE

- Flex-Tech - 33,155 RSF

2010 MANDELA PARKWAY

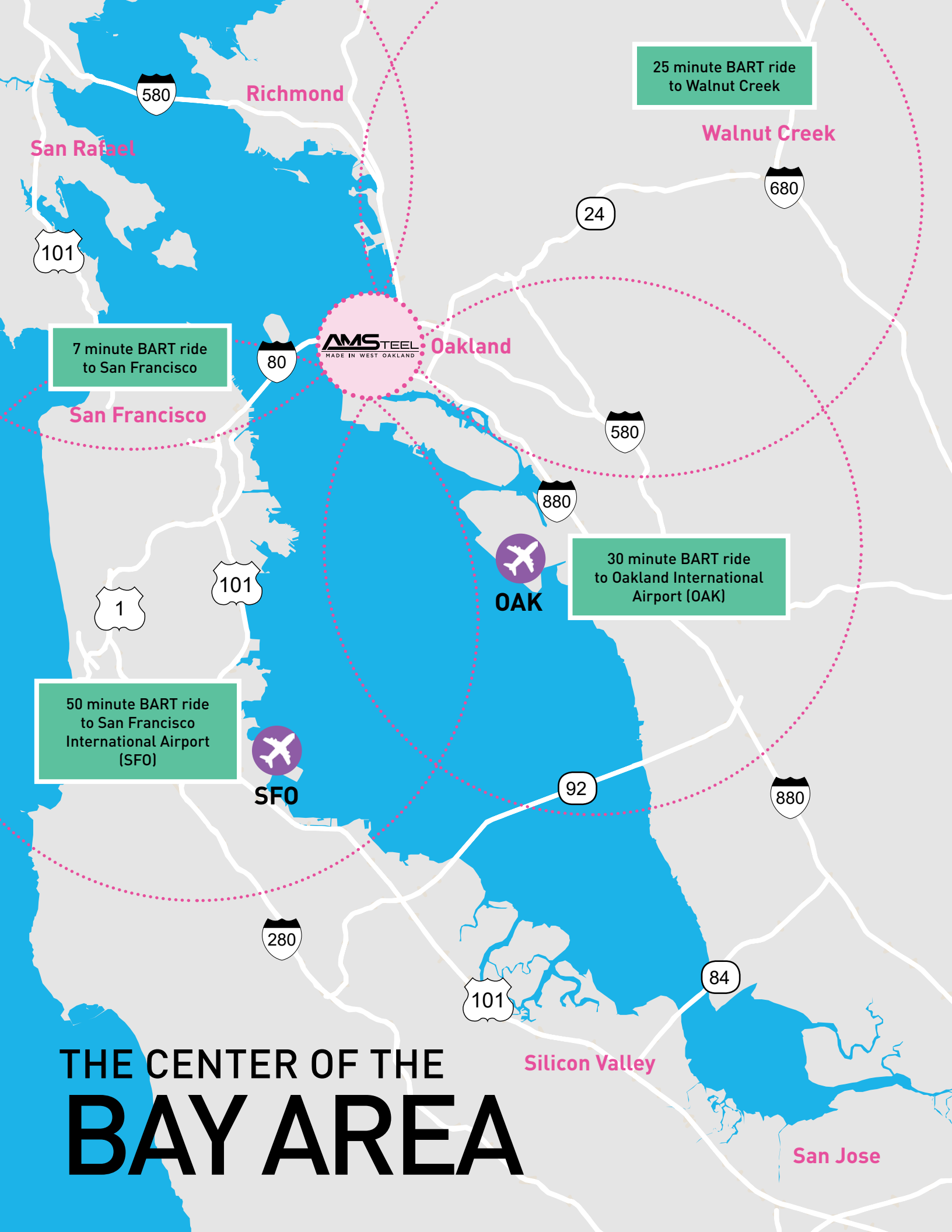
- Flex/Creative - 8,384 RSF

2020 MANDELA PARKWAY

- Flex/Creative Office - 3,161 RSF

2030 MANDELA PARKWAY

- Flex/Creative Office - 5,222 RSF



1

MILE
TO WEST OAKLAND
BART STATION

3

MINUTE
BART RIDE TO 12TH STREET/
CITY CENTER STATION

7

MINUTE
BART RIDE TO
EMBARCADERO STATION

25

MINUTE
BART RIDE TO
WALNUT CREEK STATION

20

MINUTE
DRIVE TO OAKLAND
INTERNATIONAL AIRPORT

45

MINUTE
DRIVE TO SAN FRANCISCO
INTERNATIONAL AIRPORT

MULTIFAMILY

- PERMITS ISSUED
- PROPOSED
- UNDER CONSTRUCTION
- APPROVED
- COMPLETED

SINGLE FAMILY

🏠 SOLD OVER \$1M

\$534 PSF

AVERAGE PRICE OF SINGLE
FAMILY HOME IN WEST OAKLAND

**IRON HORSE AT
CENTRAL STATION**
99 units

1680 14TH ST
26 units

LAMPWORK LOFTS
92 units

CITYSPACES 500
500 Kirkham St
1032 units

THE UNION
532 Union St
110 units

2011-2195 WOOD ST
235 units

HANNAH PARK
2850 Hannah St
90 units
Q3 2019

2242 MAGNOLIA ST
16 units

HOLLIS STREET LOFTS
3250 Hollis St
94 units, Q3 2018

2201 BRUSH ST
59 units

ICEHOUSE
2210 Filbert St
126 units

853 W GRAND AVE
6 units



RESIDENTIAL
HOT SPOT



NEIGHBORHOOD SPOTS



1. PRETTY LADY RESTAURANT
2. 1960 MANDELA
3. BROWN SUGAR KITCHEN
4. GHOST TOWN BREWING
5. KILOVOLT COFFEE
6. TROUBLE COFFEE COMPANY
7. DRIP LINE COFFEE
8. STAY GOLD DELICATESSEN
9. MILKY WAY COFFEE

OPPORTUNITY ZONE

The Opportunity Zones are meant to spur economic development and job creation in distressed communities by providing tax benefits to investors.

1

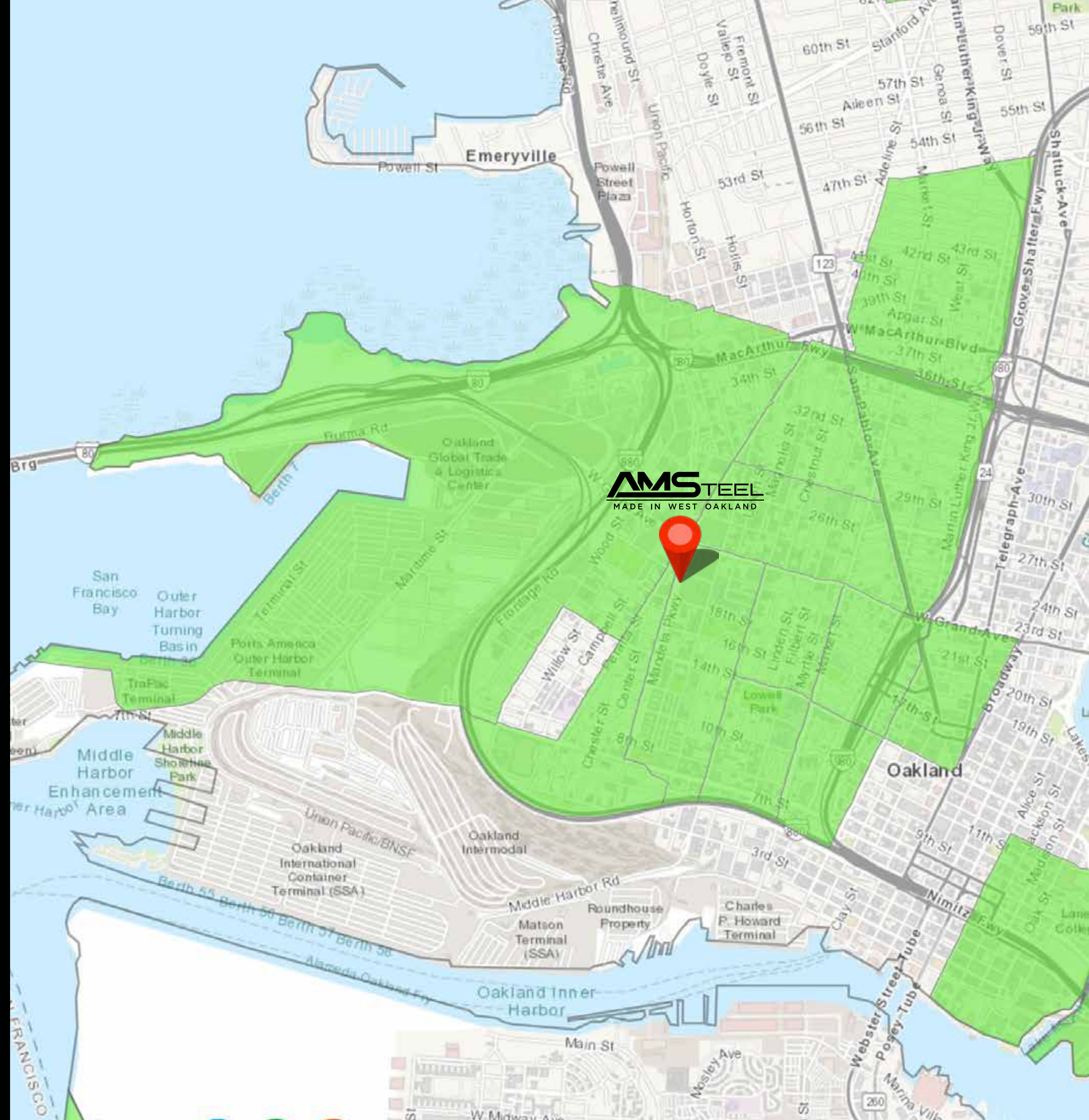
INVESTORS RECEIVE CAPITAL GAINS TAX DEFERRAL UPON ENTERING, AND FORGIVENESS UPON EXITING

2

INVESTORS RECEIVE CAPITAL TAX BENEFITS INCREASE THE LONGER AN ASSET IS HELD WITHIN AN OZ, REACHING MAXIMUM BENEFIT IF HELD FOR 10 + YEARS

3

ADDITIONAL INVESTMENT MUST BE MADE TO THE ASSET WITHIN 30 MONTHS OF THE ORIGINAL INVESTMENT TO BE ELIGIBLE FOR FULL TAX BENEFITS UPON INITIAL INVESTMENT



YOU'VE ARRIVED!



All renderings are for conceptual purposes only.



390,000
RSF
FLEXIBLE SPACE

50
FEET
CEILING HEIGHTS

7
BUILDING
INNOVATION CAMPUS

YOUR BACK YARD

13.5

ACRE
PUBLIC REALM

+100,000

RSF
AVAILABLE IMMEDIATELY ON CAMPUS

365

DAYS/YEAR
ARTS & EVENTS ACTIVATION



All renderings are for conceptual purposes only.

1901 POPLAR STREET

FLEX / CREATIVE OFFICE

51,823 RSF

AVAILABLE IMMEDIATELY

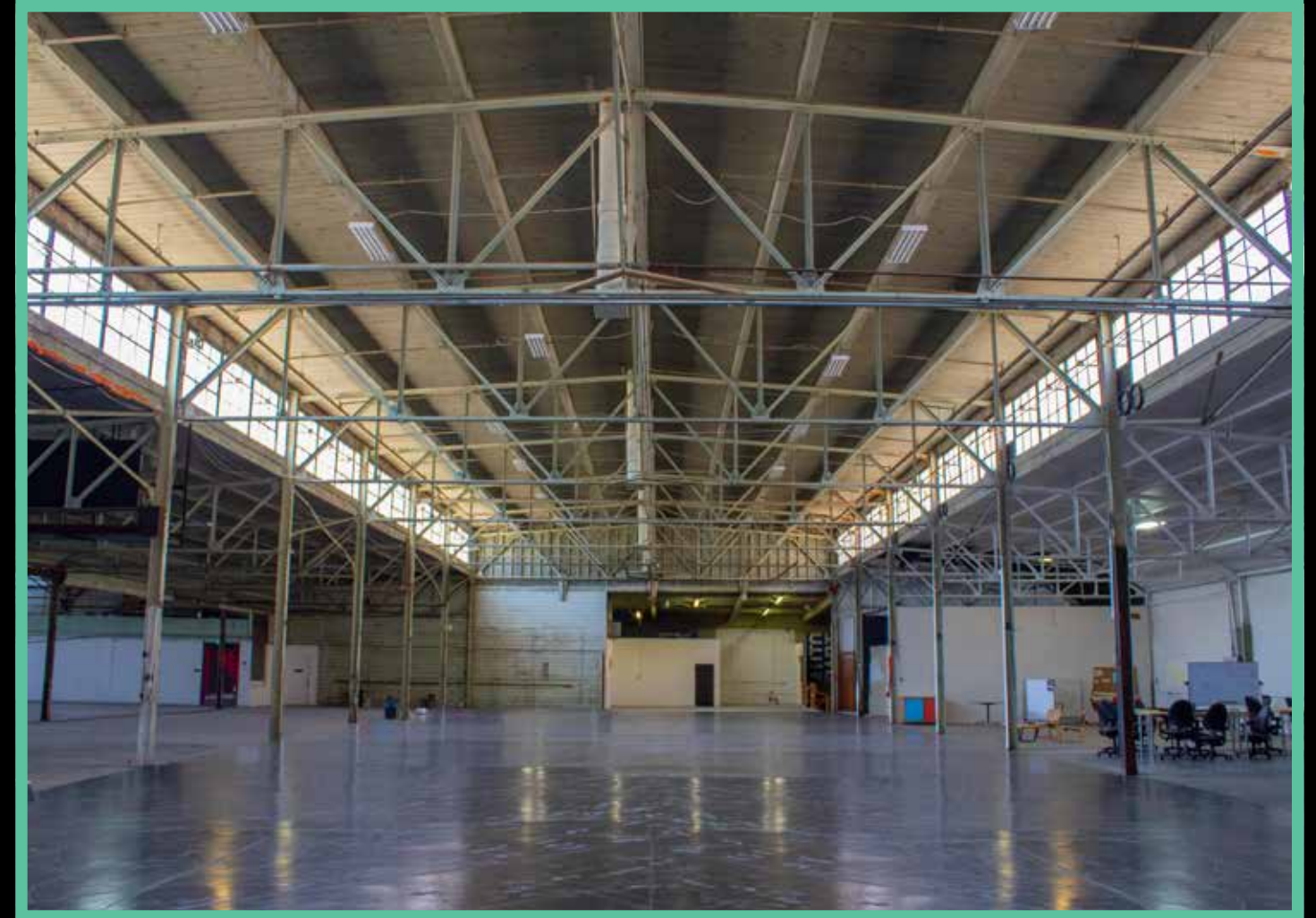
27 FT

FULL CEILING

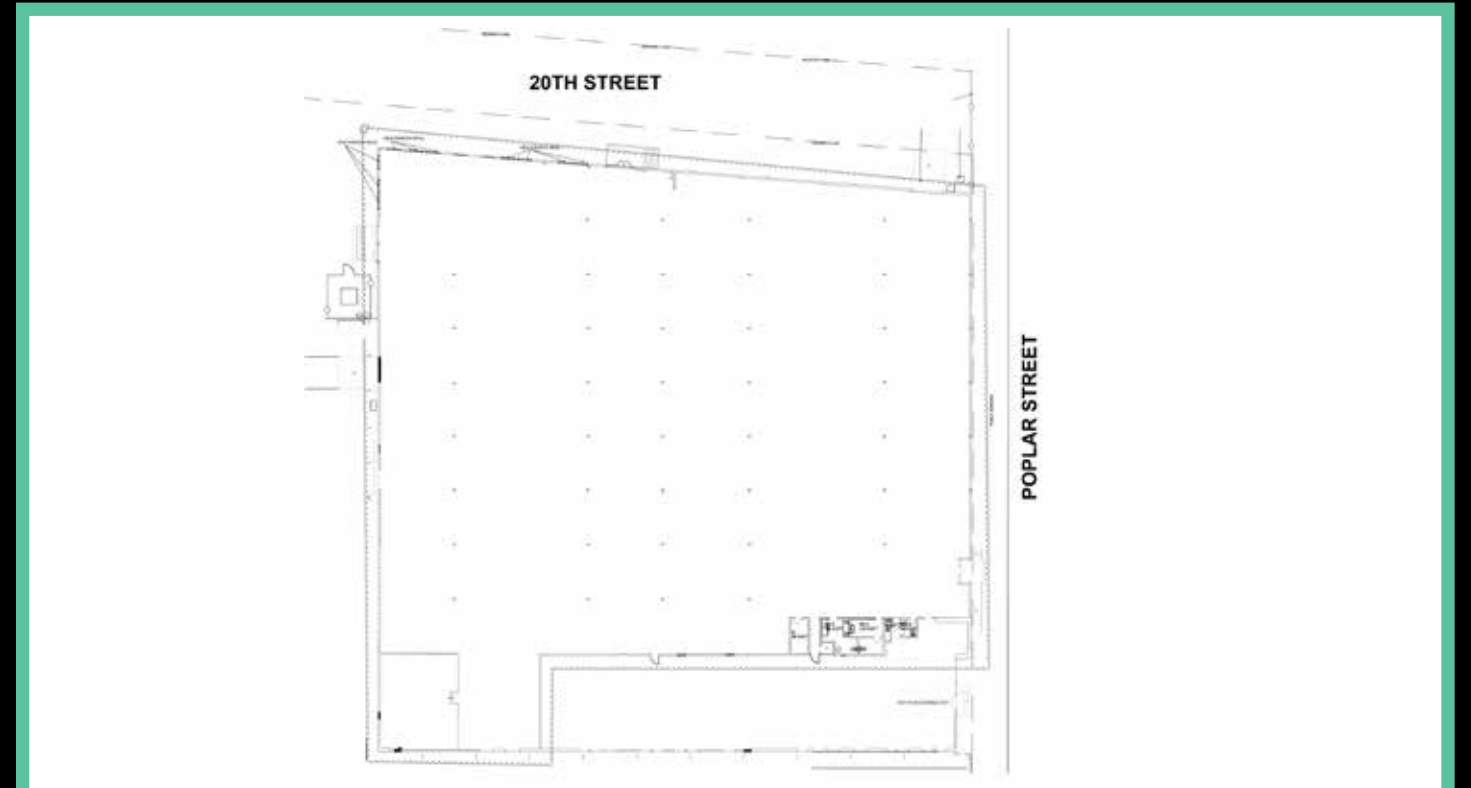
18 FT

CLEAR CEILING

2 LOADING DOCKS & 1 GRADE LEVEL



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1960 MANDELA PARKWAY

BAY 1 | INDUSTRIAL FAB

16,022 RSF

AVAILABLE IMMEDIATELY

46 FT

FULL CEILING

31 FT

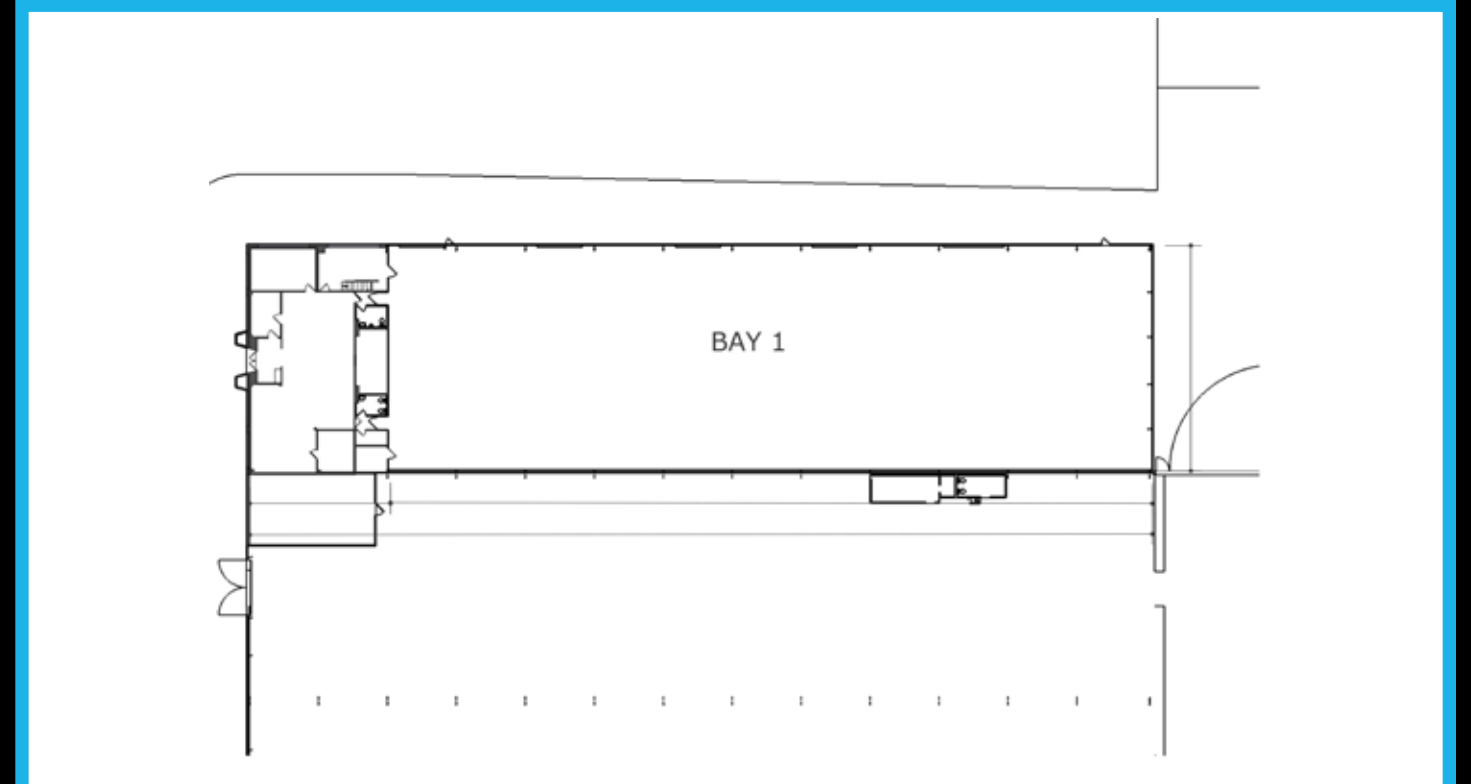
CLEAR CEILING

2

GRADE LEVEL ROLL UP DOORS



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1391 WEST GRAND AVENUE

FLEX-TECH

33,155 RSF

AVAILABLE IMMEDIATELY

39 FT

FULL CEILING

39 FT

CLEAR CEILING

5

GRADE LEVEL SLIDING DOORS



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2010 MANDELA PARKWAY

8,384 SF TOTAL

AVAILABLE IMMEDIATELY

3,592 SF

GROUND FLOOR

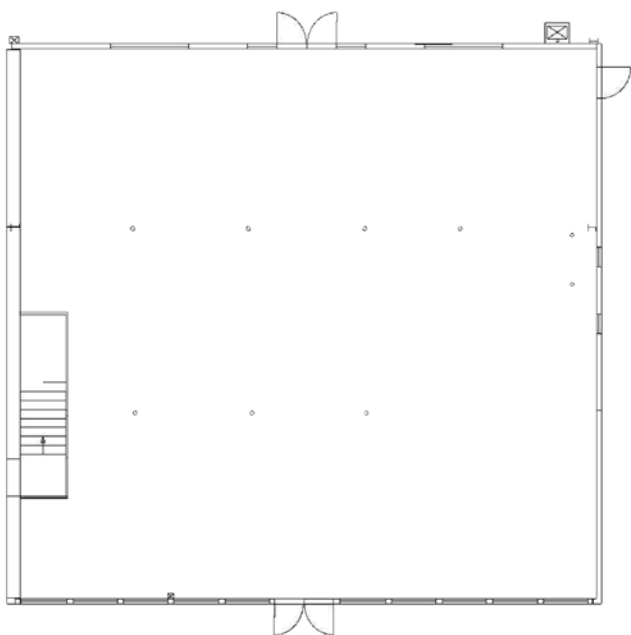
3,592 SF

SECOND FLOOR

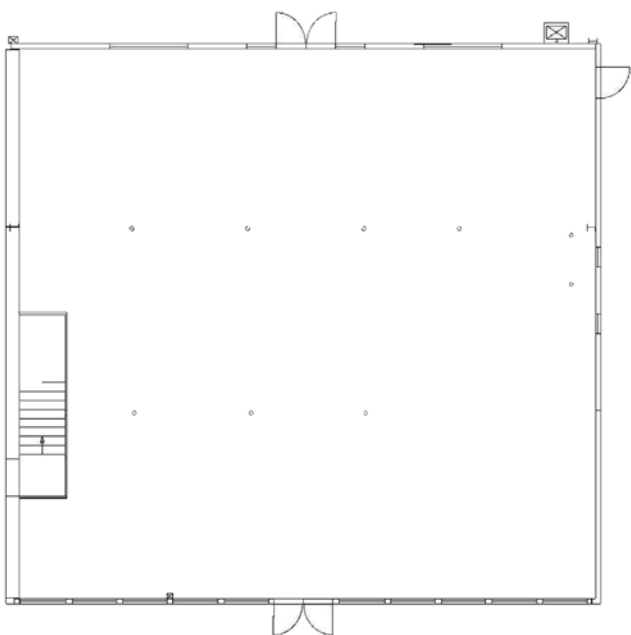
1,200 SF

LOFT

2 RESTROOM



FIRST FLOOR



SECOND FLOOR

MANAGEMENT OFFICE

Photos not of actual space, but indicative of finish type



2020 MANDELA PARKWAY

3,161 SF

AVAILABLE IMMEDIATELY

SINGLE STORY

TURN-KEY CREATIVE OFFICE SPACE

KITCHENETTE WITH APPLIANCES

3,161 SF

SPRINKLERED

200 AMPS FULLY DISTRIBUTED

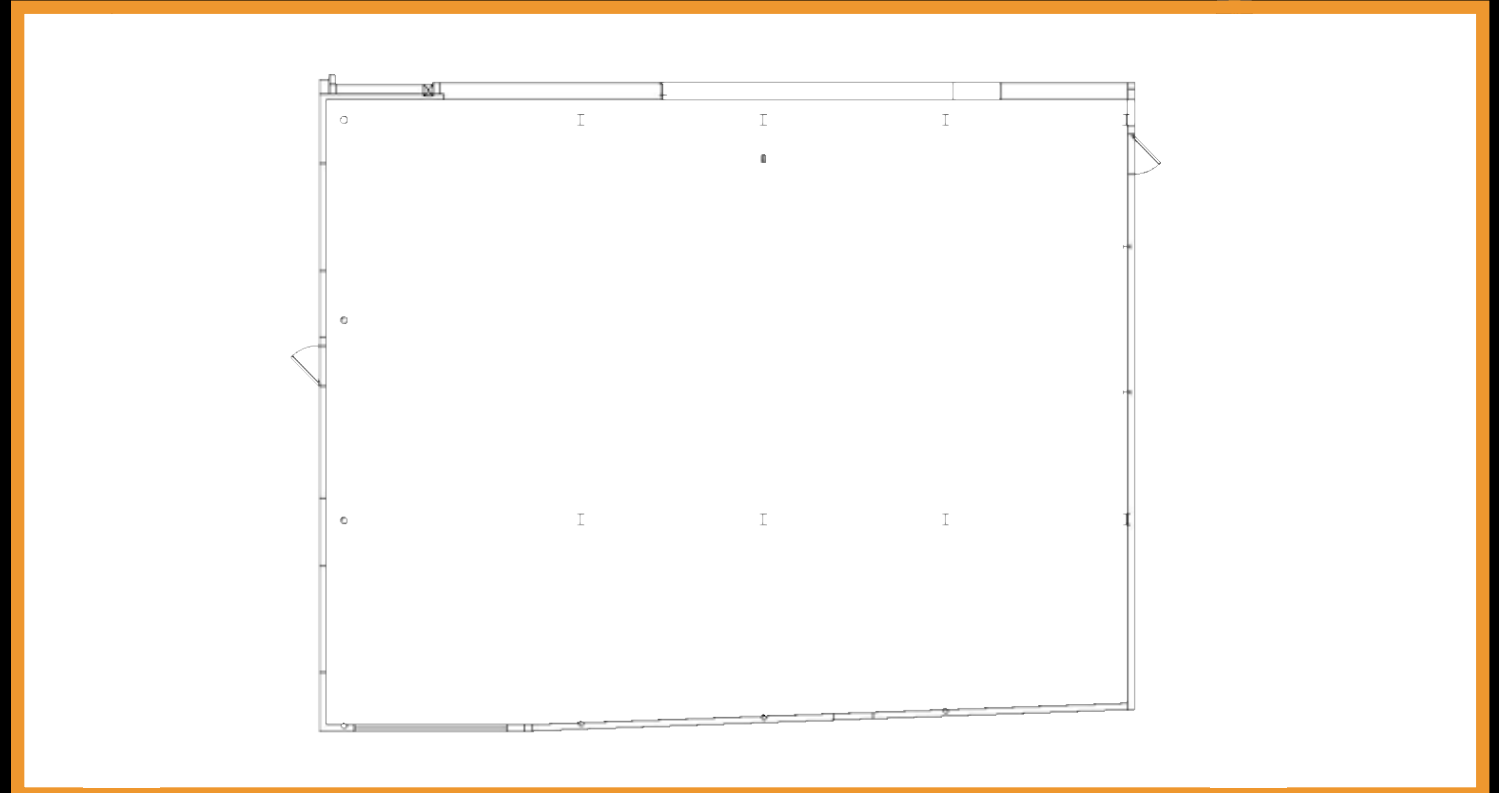
POLISHED CONCRETE FLOORS

1 X 10 PERSON CONFERENCE ROOM

1 X 20 PERSON BOARD ROOM

HEATED

ENTRANCE FROM MANDELA PARKWAY



Photos not of actual space, but indicative of finish type



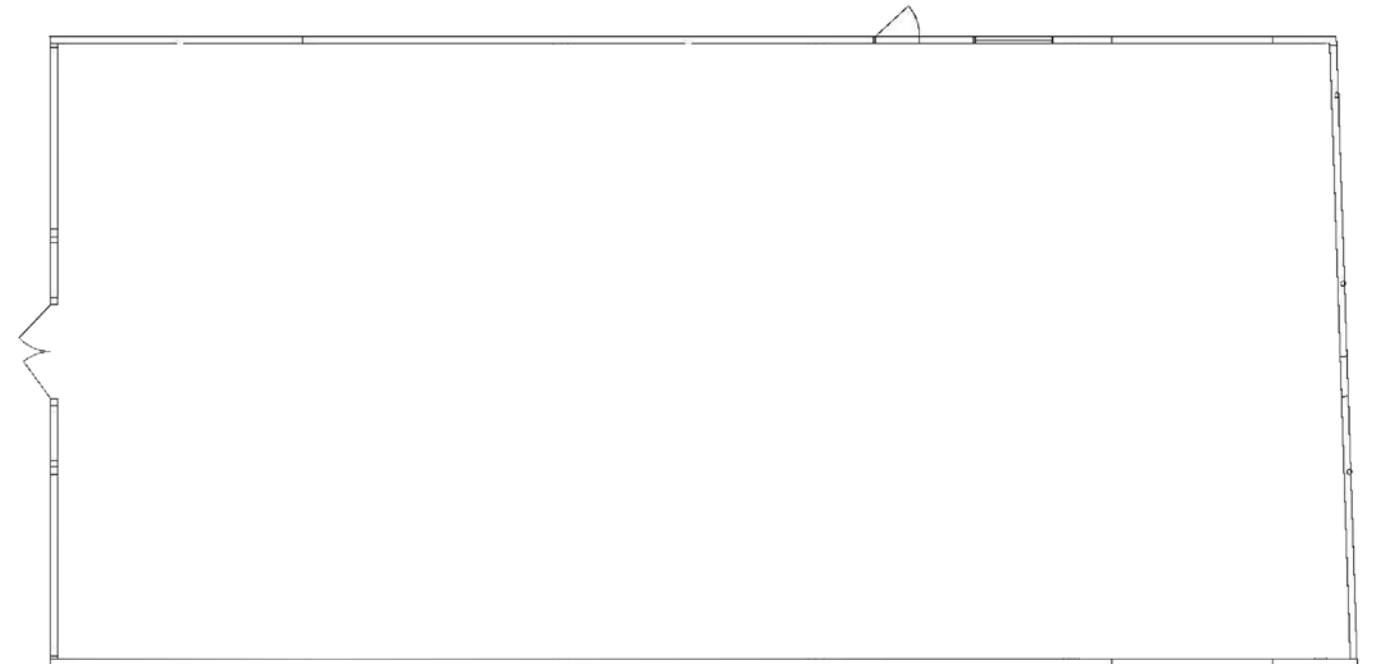
2030 MANDELA PARKWAY

5,222 SF

AVAILABLE IMMEDIATELY

SINGLE STORY

2 ROLL UP DOORS



BAY 8

22,000 SF

AVAILABLE IMMEDIATELY

BAY 9

17,000 SF

AVAILABLE IMMEDIATELY

WE CAN DELIVER ADJACENT 10K SF
OFFICE SPACE



MADE IN WEST OAKLAND

HISTORY OF WEST OAKLAND

In 1869, West Oakland became the terminus of the transcontinental railroad, and the population grew as railroad workers settled in the neighborhood.

In the 1880s and 1890s, a large number of shops and small and medium-sized houses were built to accommodate the large number of immigrants who settled in West Oakland.

The writer Jack London lived in West Oakland in the late 19th century, and his novel *The Valley of the Moon* is set in West Oakland. Many of the houses built in that period are still standing today and make up the quaint character of the neighborhood.

Oakland's baseball team, the Oakland Oaks, played at the Oakland Baseball grounds West Oakland in 1879.

In 1906, many people left homeless by the 1906 San Francisco earthquake settled in West Oakland.

World War I brought new job opportunities in the shipyards and with it an influx of workers and business growth. By 1930, West Oakland was a thriving, predominately African-American neighborhood of about 2,800 residents. Seventh Street was lined with jazz and blues clubs. Marcus Garvey's Universal Negro Improvement Association had its West Coast headquarters at 8th and Chester Streets.

West Oakland became the center of the Black Panthers in the late 1960s. Their main office was on Peralta Street, and they distributed free breakfasts to children in St. Augustine's church on West Street. DeFremery Park was the site of Black Panther rallies and social programs.

Source: Wikipedia

TENANTS LOCATED IN WEST OAKLAND

**BROWN
SUGAR
KITCHEN**

Auto-Chlor
SYSTEM

EB
EBMUD

ghost
town
brewing

SECOND
LINE
vinyl

lyft

OTIS

Since 1946
Starline
SUPPLY COMPANY

THE CRUCIBLE

TROUBLE
COFFEE
COMPANY



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