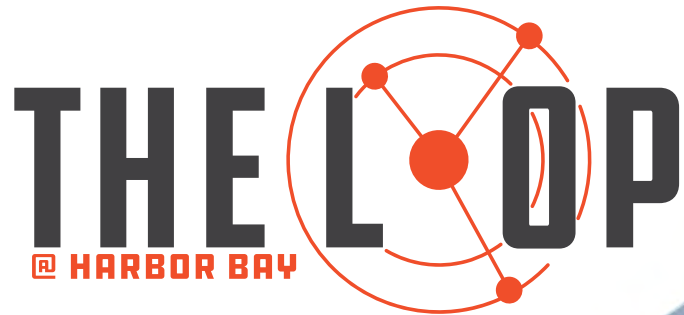


ADVANCED MANUFACTURING & STEM INNOVATION CENTER.

LIFE SCIENCE | PHYSICAL SCIENCE | MATERIAL SCIENCE | HARDWARE | MANUFACTURING | ROBOTICS

WWW.THELOOPALAMEDA.COM



POTENTIAL FOR 10,000 AMPS IN ONE BUILDING

4 BUILDINGS FOR LEASE

2115 NORTH LOOP	±35,002 SF
2065 NORTH LOOP	±40,287 SF
1955 NORTH LOOP	±41,075 SF
1440 HARBOR BAY PKWY	±46,000 SF



CBRE

 Invesco

SRMERNST
development partners



SAN FRANCISCO
DRIVE TIME 30 MINS

BERKELEY
DRIVE TIME 22 MINS

EMERYVILLE
DRIVE TIME 16 MINS

OAKLAND
DRIVE TIME 15 MINS

PORT OF
OAKLAND

ALAMEDA

SOUTH SAN FRANCISCO
+ SAN FRANCISCO
INTERNATIONAL AIRPORT



ABBOTT

BAY FARM ISLAND
(ALAMEDA)

PEET'S COFFEE
ROASTING PLANT

PENUMBRA

EXELIXIS CAMPUS
HAMPTON INN & SUITES

ABBOTT

LEASED - EXELIXIS

PACELINE LIFE SCIENCE R&D CAMPUS

BUILDING A
LEASED - PENUMBRA

HARBOR BAY PARKWAY
F.D.A.

OAKLAND
INTERNATIONAL AIRPORT



BUILDING B

ABBOTT

EXTENDED STAY
AMERICA



KEY ADVANTAGES



AMPLE TENANT IMPROVEMENT CAPITAL

Significant tenant improvement capital available for custom Industrial, lab, or office build-outs



STATE OF THE ART BUILDINGS

Each building was developed to the highest standards with the most recent seismic upgrades, ample power, clear height, grade and dock loading, heavy sprinklers, and ESFR in South Loop. These are simply the most advanced buildings in the market



USER FLEXIBILITY

Lease individual buildings or combine multiple buildings for a campus alternative



PROMINENT LOCATION

Central Bay Area Location in the heart of the Harbor Bay Business Park with excellent access to public transportation, the Oakland International Airport, and the I-880 Freeway



APPROVED USES

Advanced Manufacturing, Bio Life Science, R&D, STEM, Food Production, Warehouse & Distribution, Office



POWER - ALAMEDA MUNICIPAL POWER (AMP)

35-45% Cheaper than PG&E - Fast upgrades - 100% carbon free



ACCESS

Convenient 880 Freeway access from multiple exits | Free BART Shuttle access | 5 minutes from Oakland International Airport | Minutes from the water ferry to SSF and San Francisco Ferry Building



CORPORATE NEIGHBORS

Harbor Bay is home to a diverse tenant mix including: Exelixis, Abbott Diabetes Care, Penumbra, and GeneFab



EXPERIENCED LANDLORD

An ownership who understands the complexity and nuances that come with Life Science, Advanced Manufacturing, and STEM related uses and buildouts



SOUTH LOOP

BUILDING B
1440 HARBOR BAY PARKWAY
±46,000 SF

HIGHLIGHTS

- ±46,000 SF
- Abundant Auto Parking
- 28' Clear Height
- **HEAVY POWER:** 3,000 Amps for Spec, 4,600 Amps Total Building*
- **POTENTIAL UPGRADE:** 10,000 Amps
- 277/480 Volt Power
- Build to Suit Interiors
- Dock & Grade-Level Loading
- Truck Courts & Optimal Circulation
- Prominent Entry Features and Extensive Window Line
- Suitable for Advanced Manufacturing, Biotech, Food Production, Robotics, and AI



Click for Interior Photos

**Tenant to independently confirm the power*

BUILDING C
LEASED - EXELIXIS

BUILDING A
LEASED - PENUMBRA

LEASED

BUILDING B
1440 HARBOR BAY PKWY
46,000 SF

TENANT IMPROVEMENT DOLLARS AVAILABLE

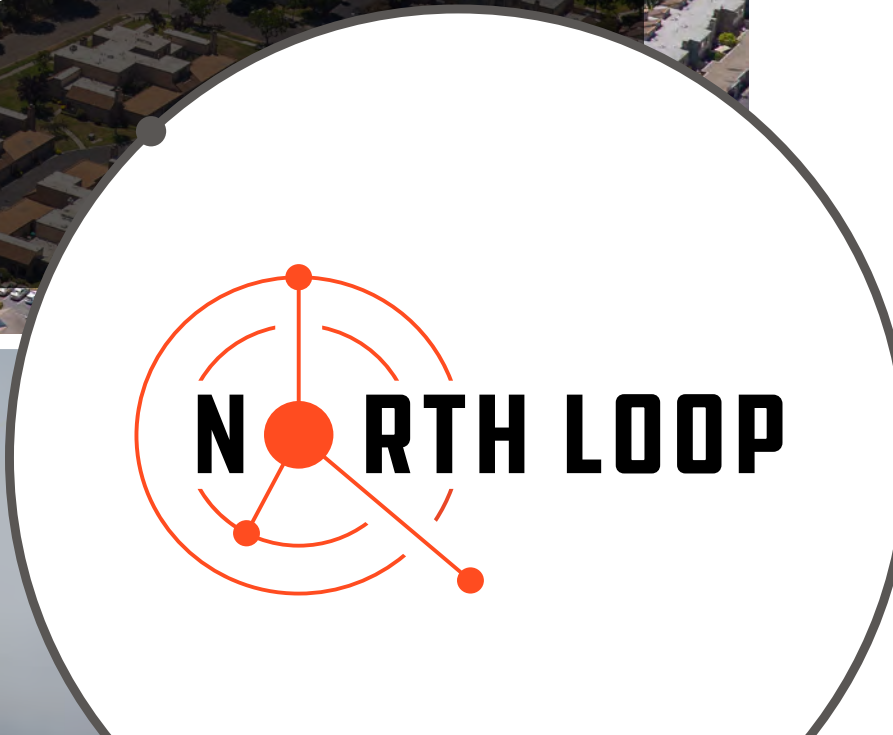


BUILDING F
1955 NORTH LOOP ROAD
±41,075 SF

BUILDING E
2065 NORTH LOOP ROAD
±40,287 SF

BUILDING D
LEASED

BUILDING C
2115 NORTH LOOP ROAD
±35,002 SF





BUILDING HIGHLIGHTS SUMMARY

Highlights	1955 North Loop Rd - Building F	2065 North Loop Rd - Building E	2115 North Loop Rd - Building C
Building Size	±41,075 SF (±8,327 SF Office)	±40,287 SF (±7,656 SF Office)	±35,002 SF
Acre Size	±2.57 Acres	±2.32 Acres	±2.1 Acres
Clear Height	24'	24'	24'
Dock Count	2 Docks	2 Docks	2 Docks
Grade Count	2 Grade	2 Grade	2 Grade
Parking Spaces	96 Spaces	87 Spaces	85 Spaces
Existing Power	1,600 AMPS @ 480V*	1,600 AMPS @ 480V*	1,200 AMPS @ 480V*
Upgrade Potential	4,000A or 10,000A**	3,000A or 10,000A**	4,000A or 10,000A**
Additional Details	Existing Clean Room; Existing HVAC (Air & Exhaust); Existing GMP Framework; Glass Line in High Bay Lab/Manufacturing Areas	HVAC & Clean Room Components Available for Installation; Knockout Window Panels for Possible Mezzanine Expansion; Glass Line in High Bay Lab/Manufacturing Areas	Spec Buildout Underway; Office Expansion Potential: Existing ±4,079 RSF / Allowable ±3,022 RSF / Total Potential ±7,101 RSF; Glass Line in High Bay Lab/Manufacturing Areas



[Click to View Building F](#)



[Click to View Building E](#)



[Click to View Building C](#)

*Tenant to independently confirm power

**10,000amps is only available for one building in this project



THE LOOP

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SRMERNST
development partners

 **Invesco**

CBRE