

Huge *Power* and Infrastructure Available

10,000 Amps @ 480V for 100,000 SF



Over \$80mm in improvements invested All across 3 Buildings

Offering nearly 400,000 SF of flexible, leasable space in the East Bay's premier waterfront campus. The 1.3mm SF **RESEARCH PARK AT MARINA VILLAGE** provides incredible views, unrivaled outdoor space, highly collaborative amenities, and is home to over **three dozen** life sciences and R&D companies across **32 BUILDINGS**. Enjoy curated networking events, on-site tenant management, **BLUE RISE VENTURES'** highly experienced project management team, unlimited access to the on campus **Encinal Yacht Club**, and the most community oriented tenant ecosystem in the Bay Area!

Join the Most Dynamic 100+ Tenant Community in the Bay Area



Bayfront
views



The Retreat
First class
amenities



Tenant Design
Curated
project team



Play
where you
work!

1125 Atlantic Avenue, Alameda, CA, 94501



Property Highlights

- Available \pm 22,905 SF
- Power 1,600 Amps, 3P 480V (750 kVA transformer)

Occupiable Space

- Office Space \sim 6,000 SF finished office - Open layout
- 8 meeting rooms and huddle spaces (4-8 persons)
- 4 private offices
- RR core + 2x all-gender
- Wet lab with basic casework - 400 SF
- Warehouse with racking - 4,330 SF
- Lobby & hallways

In Progress Space

- 3x wet labs with basic casework \sim 1,230 SF
- Complete except for HVAC
- 5,200 SF Additional labs and pilot processing spaces paused mid-construction (materials on-hand)

Utilities

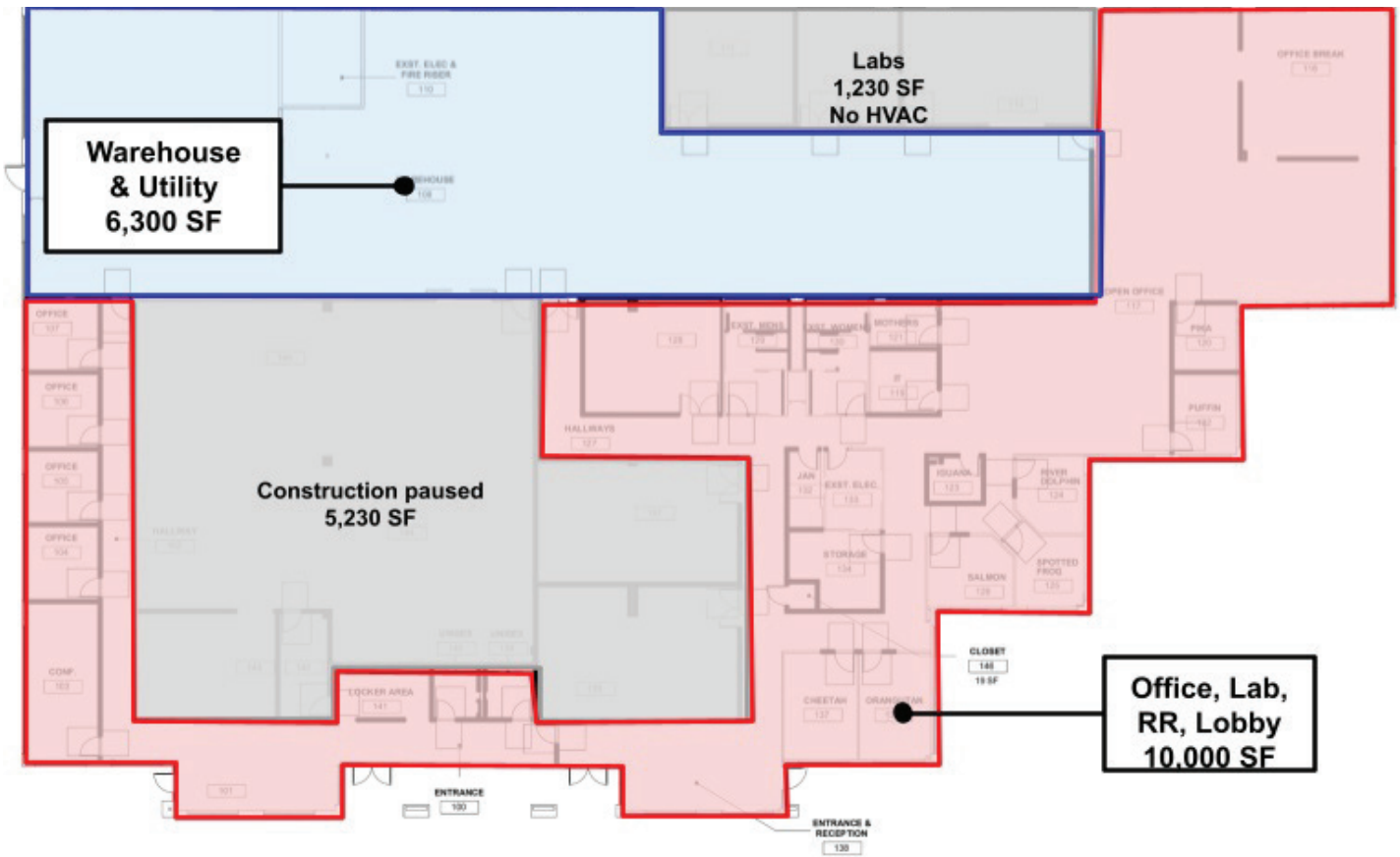
- Diesel generator (500kW, 480V)
- UPS (75 kVA, 15min runtime)
- CDA - 212 CFM at 125 psi, Class 2
- Tied to 1135 Atlantic compressor - 124 CFM at 125 psi, Class 2

General

- Parking \sim 75 unreserved spaces
- EV Charging

Big Enough to Serve You, Small Enough to Know You...

1125 Atlantic Avenue, Alameda, CA, 94501



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1135 Atlantic Avenue, Alameda, CA, 94501



Property Highlights

- Available \pm 28,067 SF
- Power 4,000 Amps, 3P 480V

Office Space

- Open office layout
- 44 desks (could configure for more)
- Meeting rooms and huddle spaces
 - 5 small meeting rooms (2 persons)
 - 5 meeting rooms (4-11 persons)
 - 1 wellness room
 - 1 breakroom/all-hands meeting space (50 persons)
- Kitchen

Lab Space

- Gas distribution
 - 5 independent gas distribution lines
 - Current: CO₂, N₂, H₂, Cal-gas, CDA
 - N₂ (7.5 slpm) & H₂ (4.7 slpm) generator w/ cylinder backup

- CDA - 124 CFM at 125 psi, Class 2
 - Tied to 1125 Atlantic compressor - 212 CFM at 125 psi, Class 2
- Recirculated 10 gpm 17-18 Megaohm DI water
- Fume hoods
 - 14 walk-in units
 - 12x6 (4), 12x4 (1), 10x4 (6), 6x4 (3)
 - 6 bench units
 - 8x3 (2), 6x3 (1), 4x3
- Environmental Controls
 - 1,976 SF Class 10,000 cleanroom with humidity control
 - 1,216 SF Class 100,000 cleanroom with humidity control
- Open pilot area
 - 6,429 SF
 - 14 ft rollup door
 - High ceilings
 - Basic heating



Utilities

- Backup power
 - Diesel generator (500 KW; 277/480; 400 gal;)
 - UPS (225 kVA)
- Optional exterior equipment
 - Wastewater storage (1,550 gal) & neutralization (5 GPM)
 - 3x Falco 600 Catalytic Oxidizers

- CO2 tank - 30 ton
- CO PSA Purification system
- Chiller (30.3 Tons; 60.5 gal)
- Cooling tower (150 tons; 468 gal; 7.5 HP)

General

- Parking - 95 unreserved
- EV Charging

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Property Highlights:

- Available: 41,880

Office Space

- 5,381 SF (Open Office, Board Room, Small Conference Room, Kitchen & Break Area, Server Room, Restrooms, Shower & Lockers).

Lab Space

- Environmental
 - 7,937 SF FDA-Certified (Not Current) Class 100,000 Clean Room. All piping, raceways, devices 316 SS.
 - 280 SF Class 10,000 Clean Room.

- 12,318 SF USDA-Certified (Not Current) Controlled-NonCertified Production Space.
- (2) Thermalrite Walk-In Coolers (4C)
- (2) Thermalrite Walk-In Freezers(-20C)
- Gas Distribution
 - Centralized CO₂, O₂ distribution in 316L SS w/ Matheson SwitchPro 524 Series auto switchover manifolds.
 - RODI Water
 - BWT Pharma OSMOTRON Pro PW 1500 Basic. 5.5 GPM Generation / 140 GPM Distribution / 10,000L Storage

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