



Offering Memorandum

1640 SOUTH LOOP ROAD, ALAMEDA, CA

Summer 2017



Property Details



1640 S Loop Road is a 2 story, concrete tilt building consisting of approximately 50,000 SF. Located in Harbor Bay Business Park, Alameda, California, which is comprised of approximately 2,750,000 square. Major tenants include Peet's Coffee, Frito-Lay, Abbott Diabetes Care, VF Outdoors, and Kaiser Permanente.

The building lends itself to both own users and investors looking for value in the competitive Bay Area market. With ample parking and flexible zoning, this building can be used for everything from traditional office space to R&D and life science. Easy access to nearby freeways, the Oakland International Airport, San Francisco Bay Ferry, and San Francisco proper, make this location appealing to employers with a workforce dispersed throughout the Bay Area.

Property Details (continued)



HVAC:	(2) 60 Ton units supporting (2) split systems
Power:	Approximately 2,000 Amps 480V (Buyer to verify)
Land Area:	122,691 SF
Zoning:	C-M (Commercial-Manufacturing)
Tax Assessor Map Number:	74-1339-30-1

Building and Property Specifications

Building Size:	±50,000 SF
Lot Size:	2.82 Acres (122,691 SF)
Year Built:	1991
Parking:	175 spaces (3.5/1000)
Zoning:	C-M (Commercial-Manufacturing)
FAR:	0.48
Construction Type:	Concrete Tilt
Parcel #:	74-1339-30-1

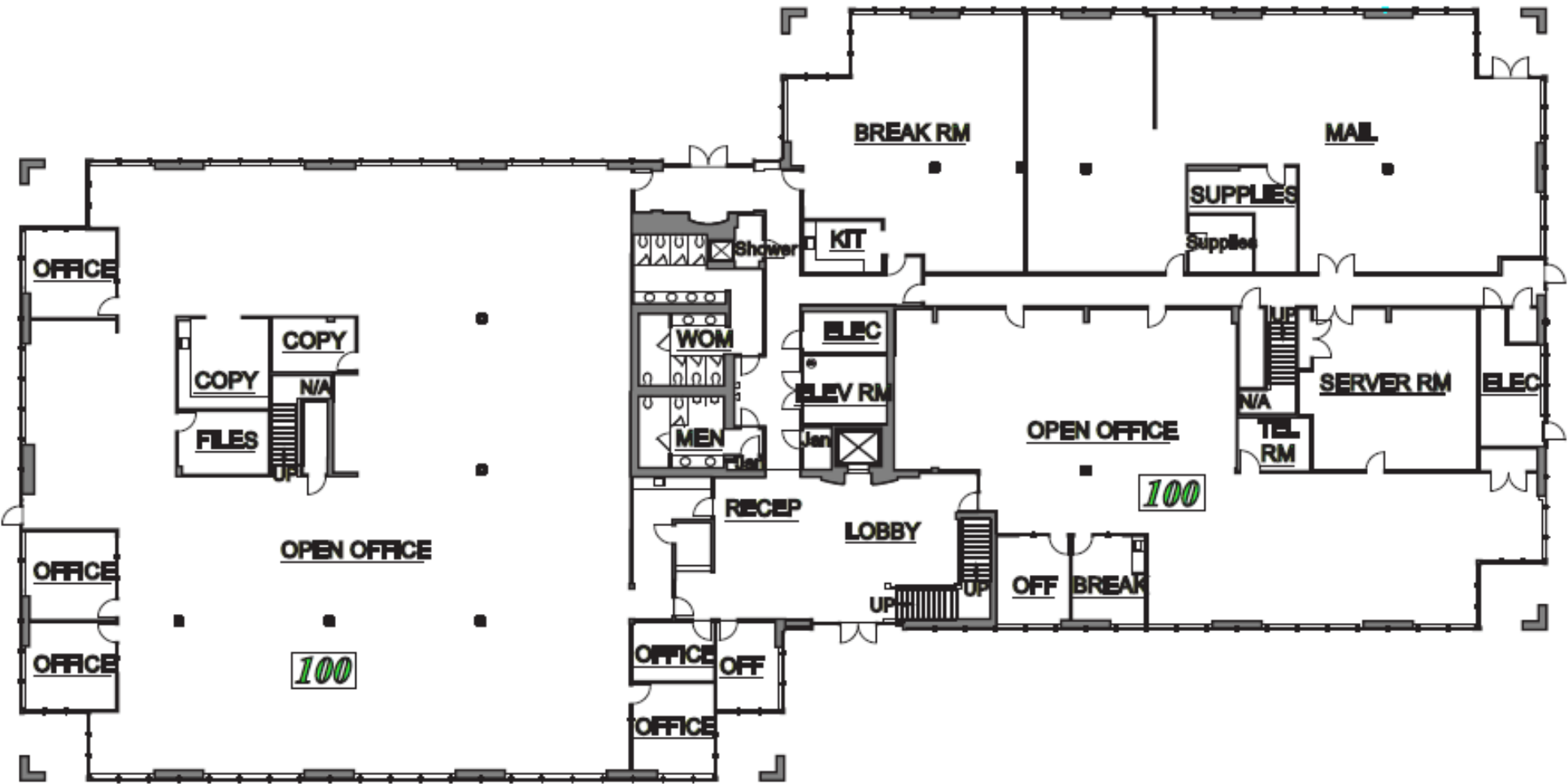
Highlights

- Close proximity to public transportation
- Oakland International Airport (1.8 miles)
- San Francisco International Airport (32.5 miles)
- Harbor Bay Ferry Terminal (1.4 miles)
- Downtown Oakland (10 miles)
- Walking distance to hotels
- Located on coastal trail
- Easy access to I-880 freeway
- Views of San Francisco

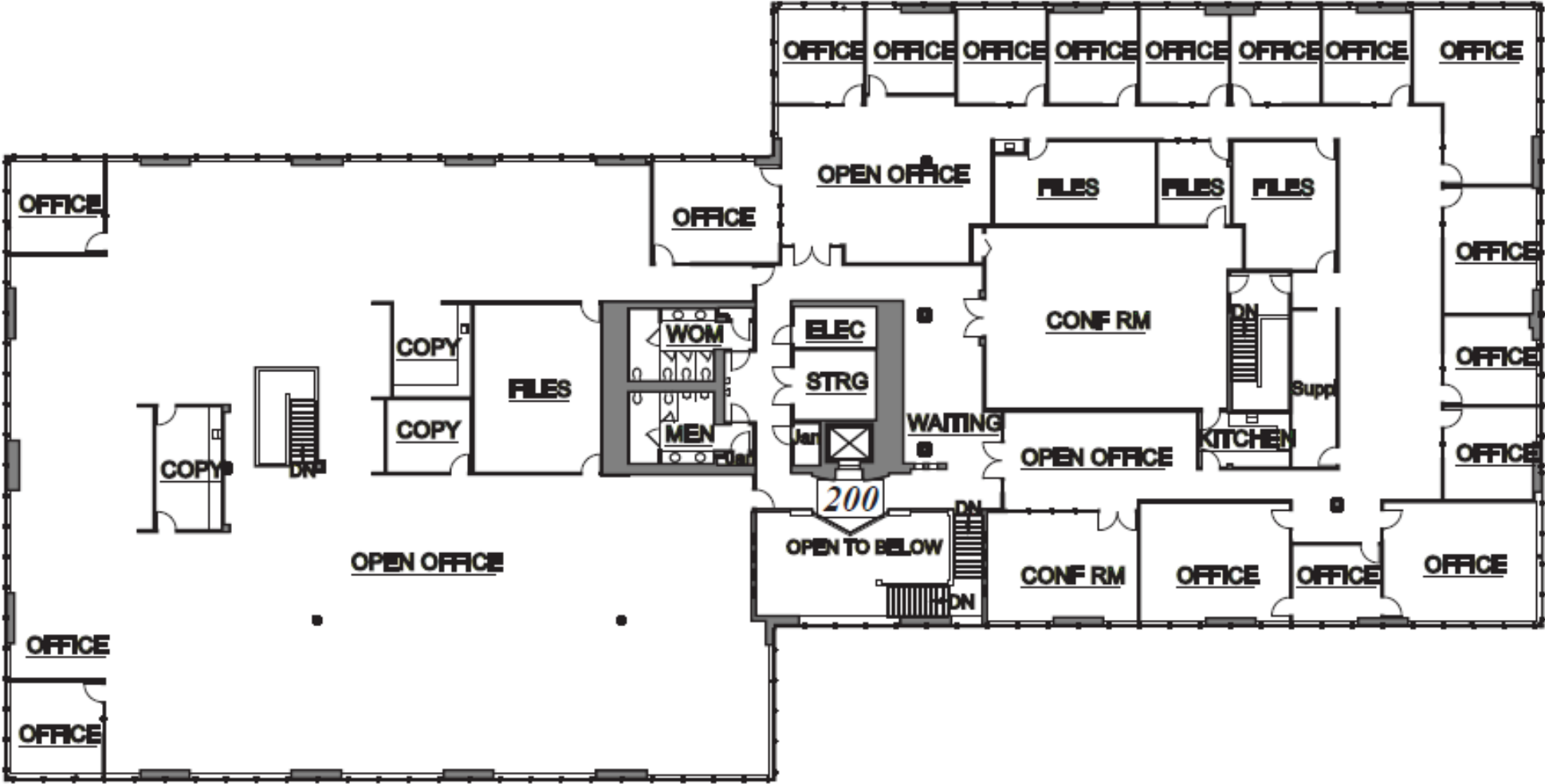
Interior Photos



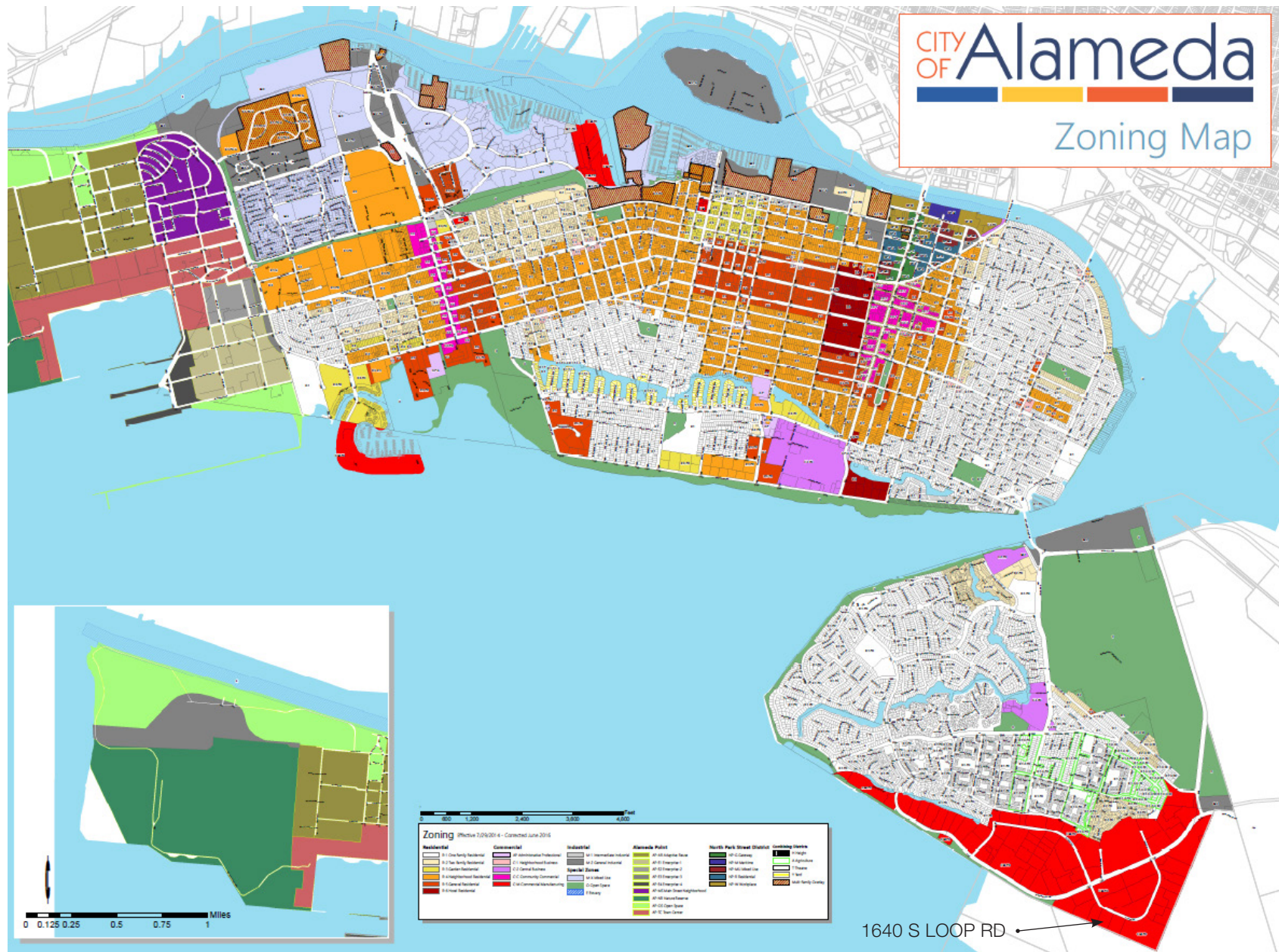
First Floor Floor Plan



Second Floor Floor Plan



Zoning Map



Parcel Map



Neighboring Companies



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