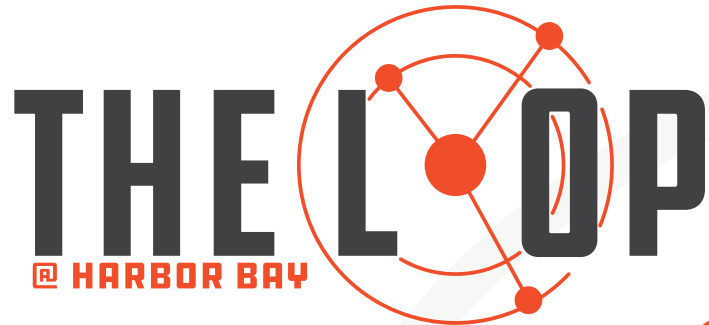


ADVANCED MANUFACTURING & STEM INNOVATION CENTER.

LIFE SCIENCE | PHYSICAL SCIENCE | MATERIAL SCIENCE | HARDWARE | MANUFACTURING | DISTRIBUTION

WWW.THELOOPALAMEDA.COM



4 BUILDINGS

FOR LEASE

2115 NORTH LOOP	±35,002 SF
2065 NORTH LOOP	±40,287 SF
1955 NORTH LOOP	±41,075 SF
1430 HARBOR BAY PKWY	±46,000 SF



SRMERNST
development partners

Invesco

CBRE

BUILD YOUR FUTURE HERE

THE MOST ADVANCED MANUFACTURING BUILDINGS IN THE MARKET

SAN FRANCISCO DRIVE TIME - 38 MINS

OAKLAND DRIVE TIME - 20 MINS

SOUTH SAN FRANCISCO
+ SAN FRANCISCO
INTERNATIONAL AIRPORT

PORT OF OAKLAND DRIVE TIME - 16 MINS

ALAMEDA DRIVE TIME - 10 MINS



3 BUILDINGS AVAILABLE TOTALING
±116,364 SF

EXELIXIS
CAMPUS

BAY FARM ISLAND

PENUMBRA

EXELIXIS

PENUMBRA

OAKLAND
INTERNATIONAL
AIRPORT



1 BUILDING AVAILABLE TOTALING
±46,000 SF



The Loop at Harbor Bay in Alameda was developed to accommodate companies as they transition from the lab into pilot manufacturing and commercialization. This is an ideal project for growing bio-manufacturing and STEM users who intend to control their manufacturing & production process. Our mission is simple: To help companies expand to their next stage of growth by providing a streamlined process to occupy a world-class facility.

- SOPHISTICATED LANDLORD
- AMPLE CAPITAL AVAILABLE FOR TENANT IMPROVEMENTS
- MODERN STATE-OF-THE-ART BUILDINGS BUILT TO MEET THE DEMANDS OF USERS TODAY AND THE FUTURE. COMPLETED Q1 2021

Wide Range of Ideal Uses:

- FOOD TECH
- ROBOTICS
- CLEAN ENERGY
- MEDICAL DEVICE MANUFACTURING. AND MORE

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

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





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



JUST A FEW MINUTES OFF
THE 880 FREEWAY!



SOUTH LOOP

BUILDING B
1430 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*
- 277/480 Volt Power (Expandable)*
- 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, industrial & last mile uses

**Tenant to independently confirm the power*

BUILDING C
LEASED - EXELIXIS

BUILDING A
LEASED - PENUMBRA

BUILDING B
1430 HARBOR BAY PKWY
46,000 SF

TENANT IMPROVEMENT DOLLARS AVAILABLE



SOUTH LOOP

BUILDING B
1430 HARBOR BAY PARKWAY
±46,000 SF



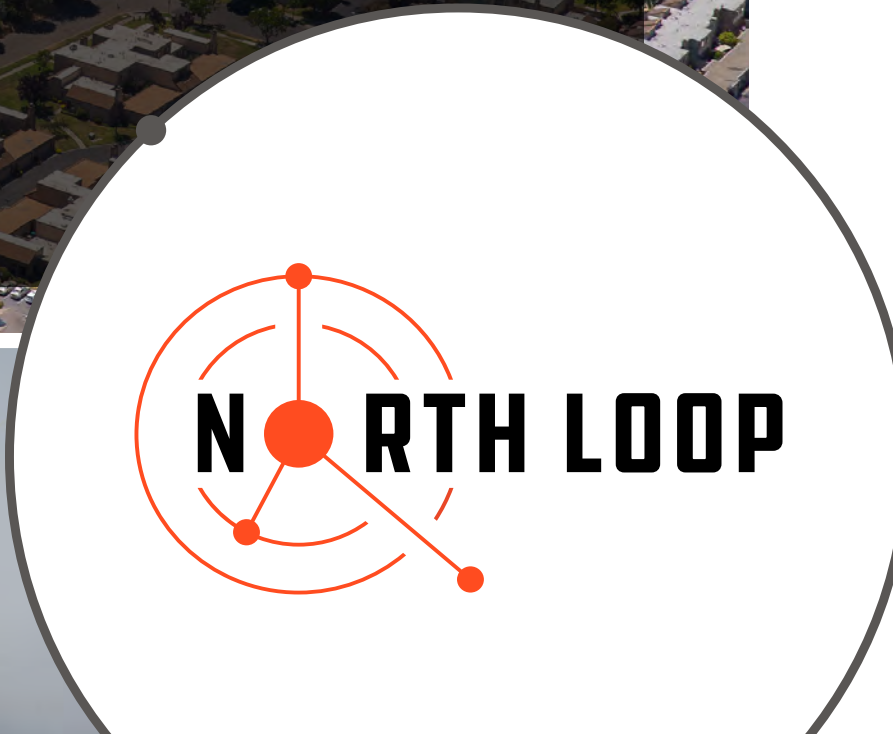


BUILDING F
1955 NORTH LOOP ROAD
±41,075 SF

BUILDING E
2065 NORTH LOOP ROAD
±40,287 SF

BUILDING C
2115 NORTH LOOP ROAD
±35,002 SF

BUILDING D
LEASED





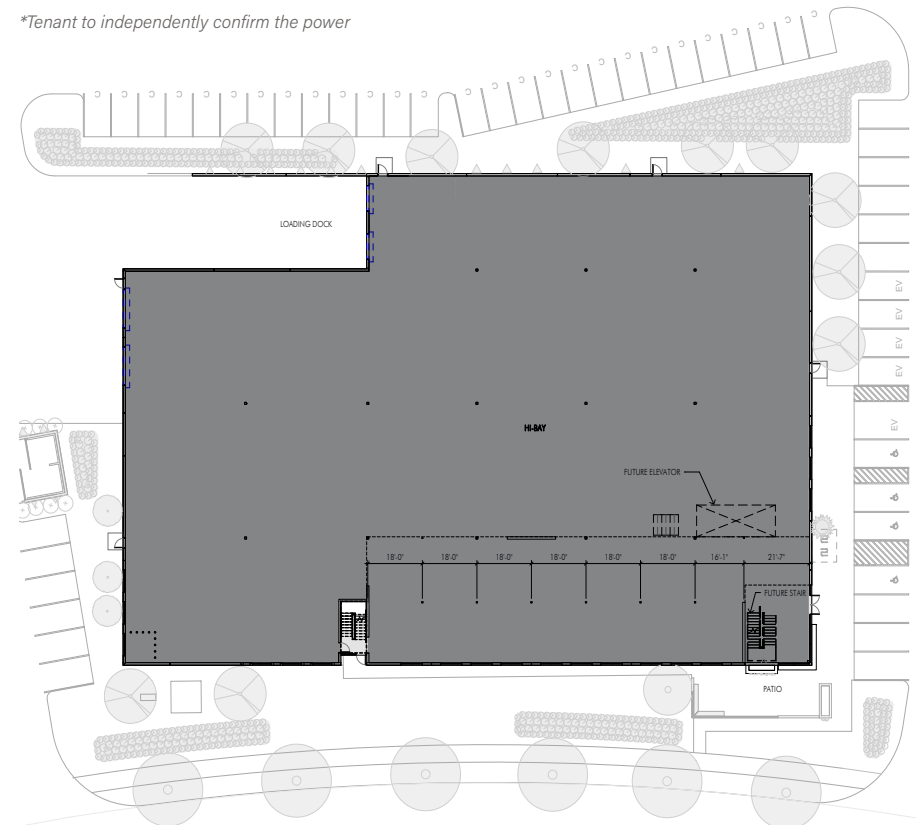
BUILDING F
1955 NORTH LOOP ROAD
±41,075 SF

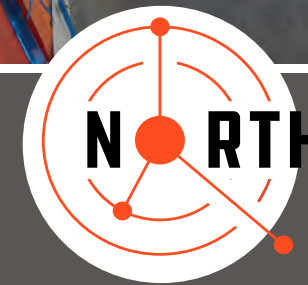
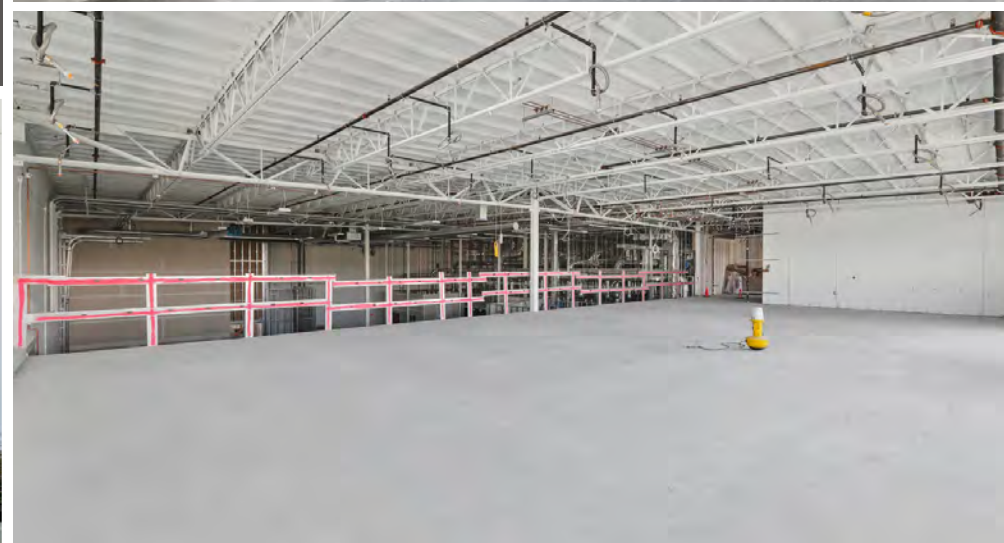
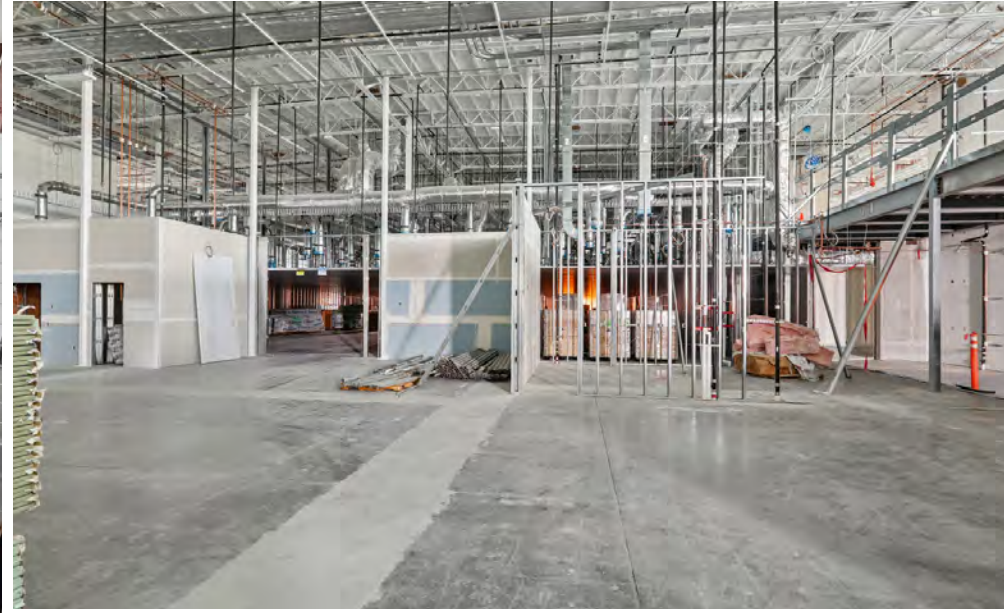


HIGHLIGHTS

- ±41,075 SF Building
- ±8,327 SF Office
- ± 2.57 Acre Site
- 24' Clear Height
- Tenant Improvement Dollars Available
- Glass Line in the High Bay Lab/Manufacturing Areas
- 1600 Amps 277/480 V 3 Phase Power*
- 2 Dock / 2 Grade
- 96 Parking Spaces
- Existing Clean room
- Existing HVAC :
 - Air
 - Exhaust
- Existing GMP Framework

**Tenant to independently confirm the power*





NORTH LOOP

BUILDING F
1955 NORTH LOOP ROAD
±41,075 SF



**KNOCKOUT WINDOW PANELS FOR
POSSIBLE MEZZANINE EXPANSION**



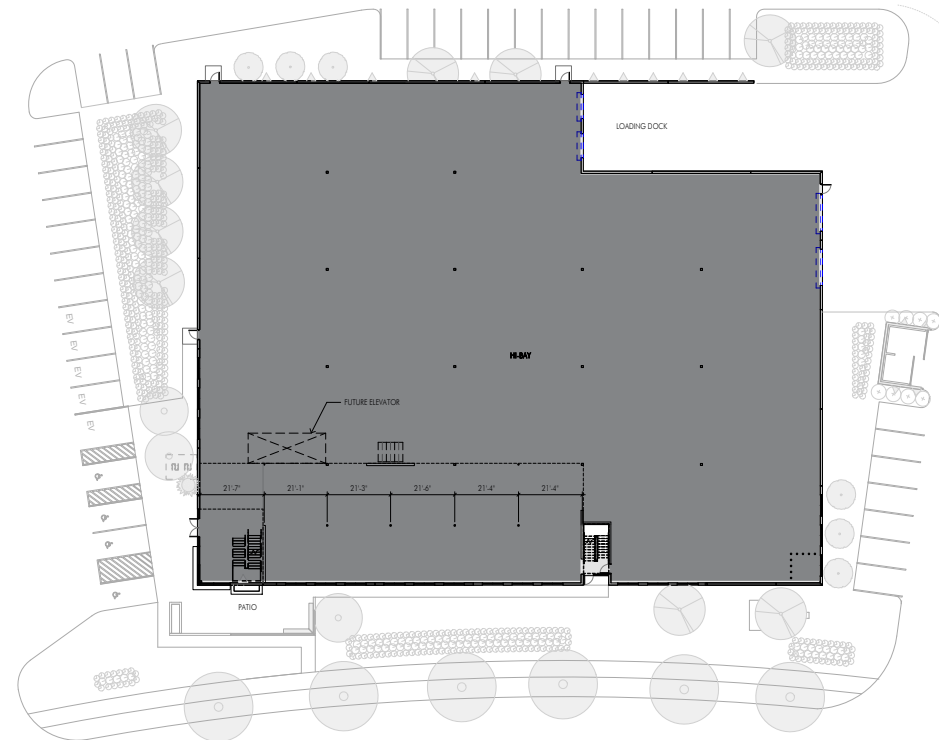
BUILDING E
2065 NORTH LOOP ROAD
±40,287 SF

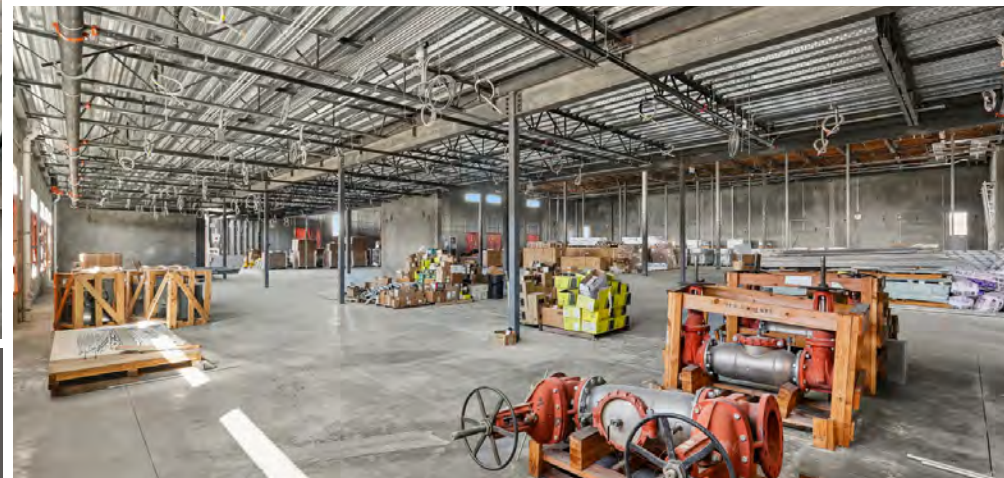
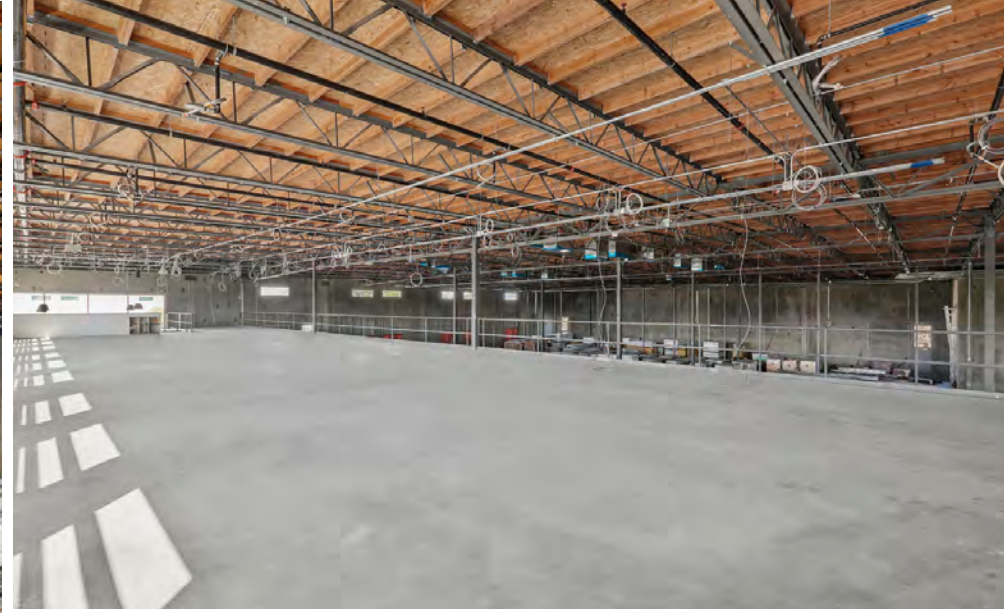


HIGHLIGHTS

- ±40,287 SF Building
- ±7,656 SF Office
- ± 2.32 Acre Site
- 24' Clear Height
- Tenant Improvement Dollars Available
- HVAC and Clean Room Components Available for Installation
- Glass Line in the High Bay Lab/Manufacturing Areas
- Knockout Window Panels for Possible Mezzanine Expansion
- 1600 Amps 277/480 V 3 Phase Power*
- 2 Dock / 2 Grade
- 87 Parking Spaces

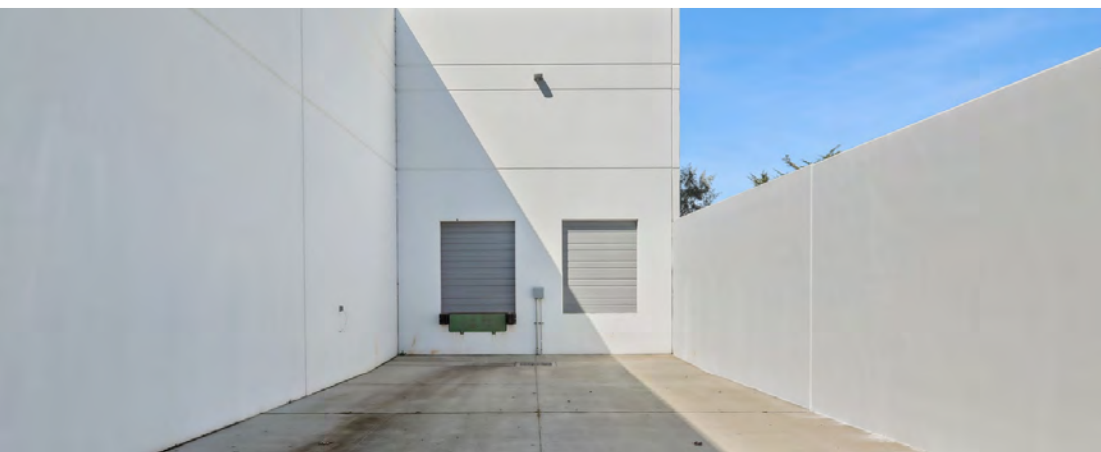
**Tenant to independently confirm the power*





NORTH LOOP

BUILDING E
2065 NORTH LOOP ROAD
±40,287 SF





NORTH LOOP

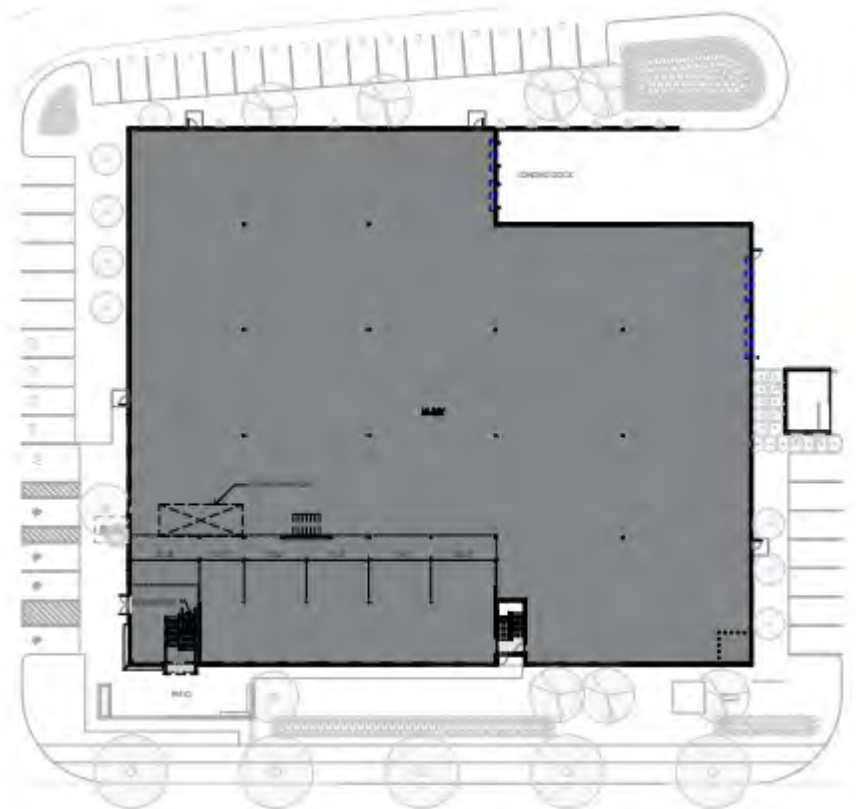
BUILDING C
2115 NORTH LOOP ROAD
±35,002 SF

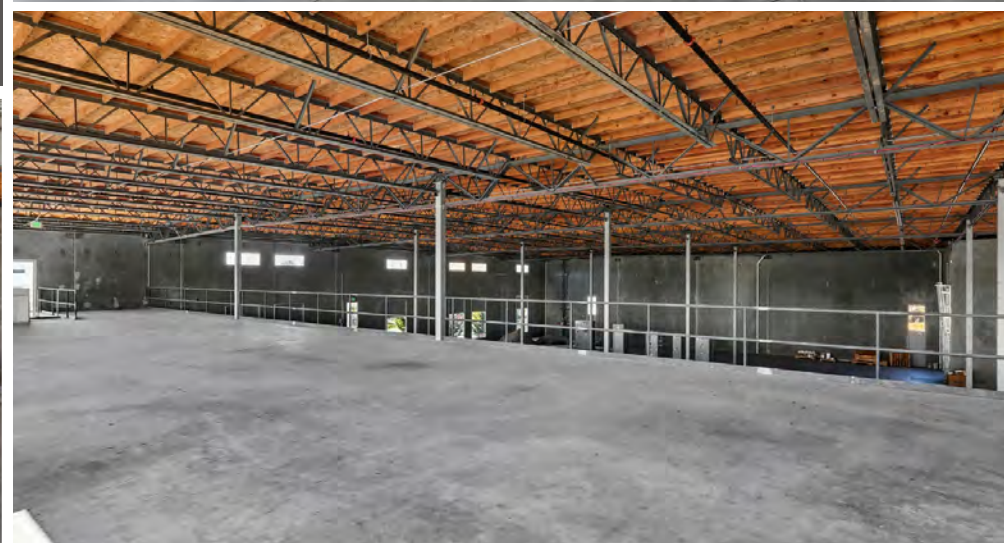
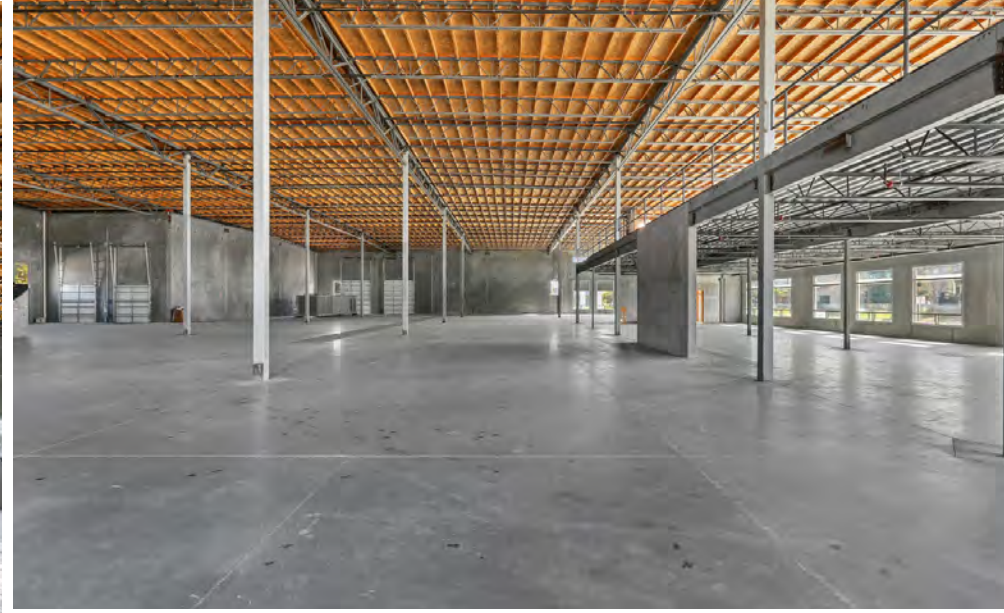


HIGHLIGHTS

- Spec Buildout Underway
- ±35,002 SF Building
- ± 2.1 Acre Site
- 24' Clear Height
- Tenant Improvement Dollars Available
- Glass Line in High Bay/Lab Manufacturing Area
- 1200 Amps 277/480 V 3 Phase Power*
- 2 Dock / 2 Grade
- 85 Parking Spaces
- Expansion Potential:
 - Existing ±4,079 RSF
 - Allowable Expansion ±3,022 RSF
 - Total Potential ±7,101 RSF

**Tenant to independently confirm the power*





NORTH LOOP

BUILDING C
2115 NORTH LOOP ROAD
±35,002 SF

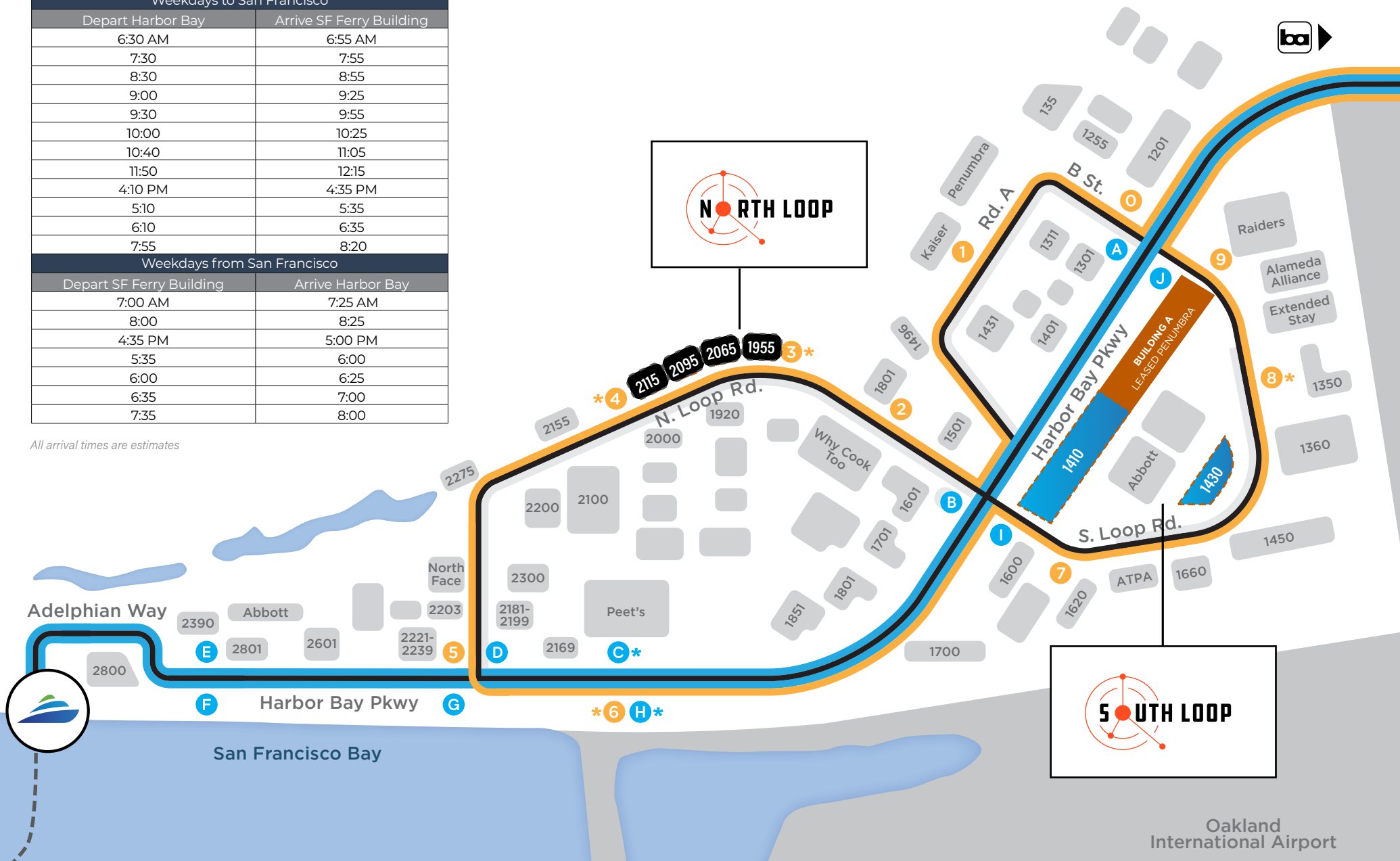
LOCATION/TRANSIT OVERVIEW

FREE SHUTTLE ACCESS DIRECTLY TO YOUR BUILDING

HARBOR BAY BUSINESS PARK SHUTTLE SCHEDULE

Weekdays to San Francisco	
Depart Harbor Bay	Arrive SF Ferry Building
6:30 AM	6:55 AM
7:30	7:55
8:30	8:55
9:00	9:25
9:30	9:55
10:00	10:25
10:40	11:05
11:50	12:15
4:10 PM	4:35 PM
5:10	5:35
6:10	6:35
7:55	8:20
Weekdays from San Francisco	
Depart SF Ferry Building	Arrive Harbor Bay
7:00 AM	7:25 AM
8:00	8:25
4:35 PM	5:00 PM
5:35	6:00
6:00	6:25
6:35	7:00
7:35	8:00

All arrival times are estimates



THE LOOP

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