



MAKE IT HAPPEN HERE



+/- 310,000 SF OF CREATIVE OFFICE/FLEX SPACE AVAILABLE

2350 SARATOGA STREET, ALAMEDA

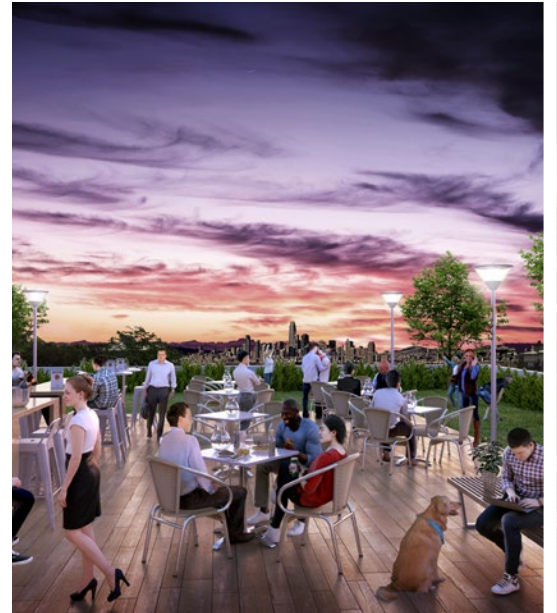
CBRE

B8



PROJECT HIGHLIGHTS //

- » +/- 310,000 SF of Office/Flex Space
- » Creative look and feel
- » Low basis - TI Allowance Available
- » Flexible zoning
- » Free parking
- » Ferry Service from SF
± 18 minutes; Ferry Building - Alameda
- » Emerging Submarket
- » Central Bay Area location
- » 10 minute shuttle ride to 12th Street/ City Center BART via Private Shuttle
- » Spectacular 360 degree view of Bay & San Francisco/Oakland Skylines
- » 40,000 square foot roof deck
- » Food service/café coming soon



BUILDING SPECIFICATIONS //

- » Power - 4000 amps
- » Operable Windows
- » Flexible ground floor for shipping receiving
- » Dock access available
- » Discounted electrical service through Alameda Bureau of Electricity
- » Concrete building with 13 - 14 foot clear heights
- » Can handle exceptional weight loads (500 lbs. per square foot)
- » 3 Elevator Cores (1 Freight Elevator)



AVAILABILITIES // HYPOTHETICAL FLOORPLANS

GROUND FLOOR

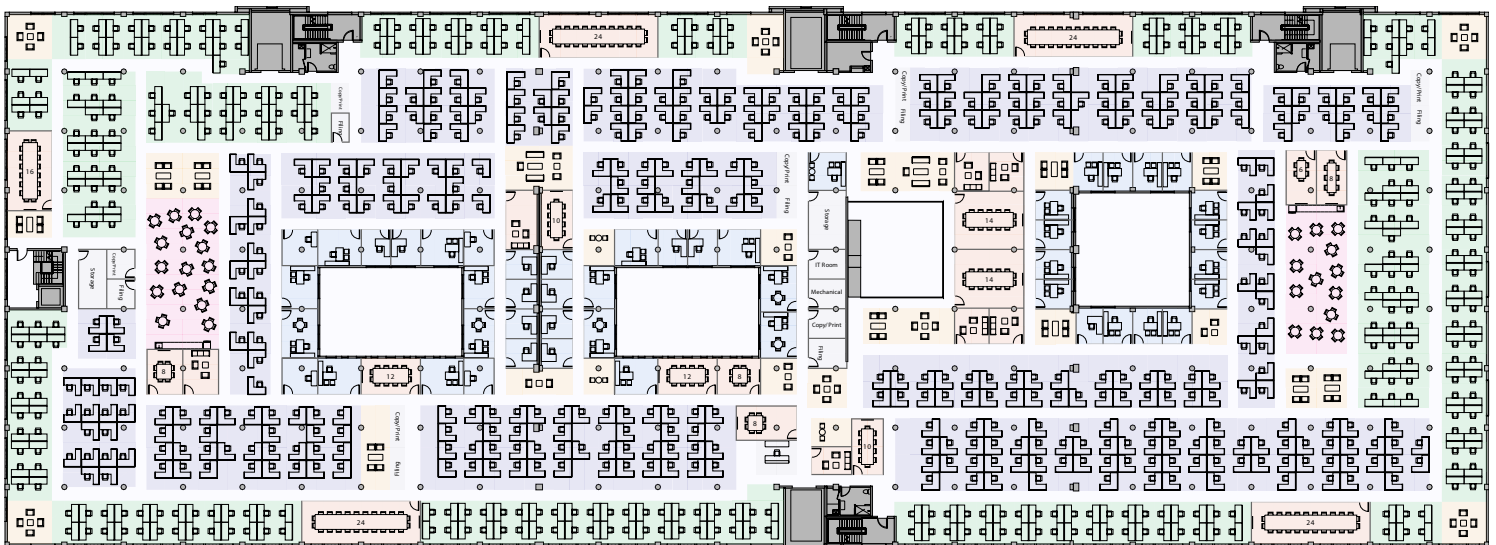
90,000 SF (POTENTIAL FOR RETAIL/MAKER SPACE/KITCHEN)



■ Stair / Elevator ■ Utility / Bathroom

2ND & 3RD FLOOR

90,000 SF (HYPOTHETICAL CREATIVE OFFICE USE PLAN)





AMENITIES //



1. Michaan's Auctions & Antique Faire
2. St. George's Spirits
3. Faction Brewing
4. Hangar One Vodka
5. Scholaris Restaurant
6. Building 43 Winery
7. Rock Wall Winery
8. Admiral Maltings
9. Almanac Brewery
10. BLADIUM Sports & Fitness Club
11. Urban Legend Cellars

ST. GEORGE'S SPIRITS
ARTISAN DISTILLERS SINCE 1982

FACTION BREWING
ALAMEDA CALIFORNIA

Almanac
BEER CO.

Hangar 1
VODKA
HAND-CRAFTED IN CALIFORNIA, U.S.A.

BUILDING
43
WINERY

Scholaris
GOOD EATS

Rock Wall
Wine Company

ADMIRAL
MALTINGS

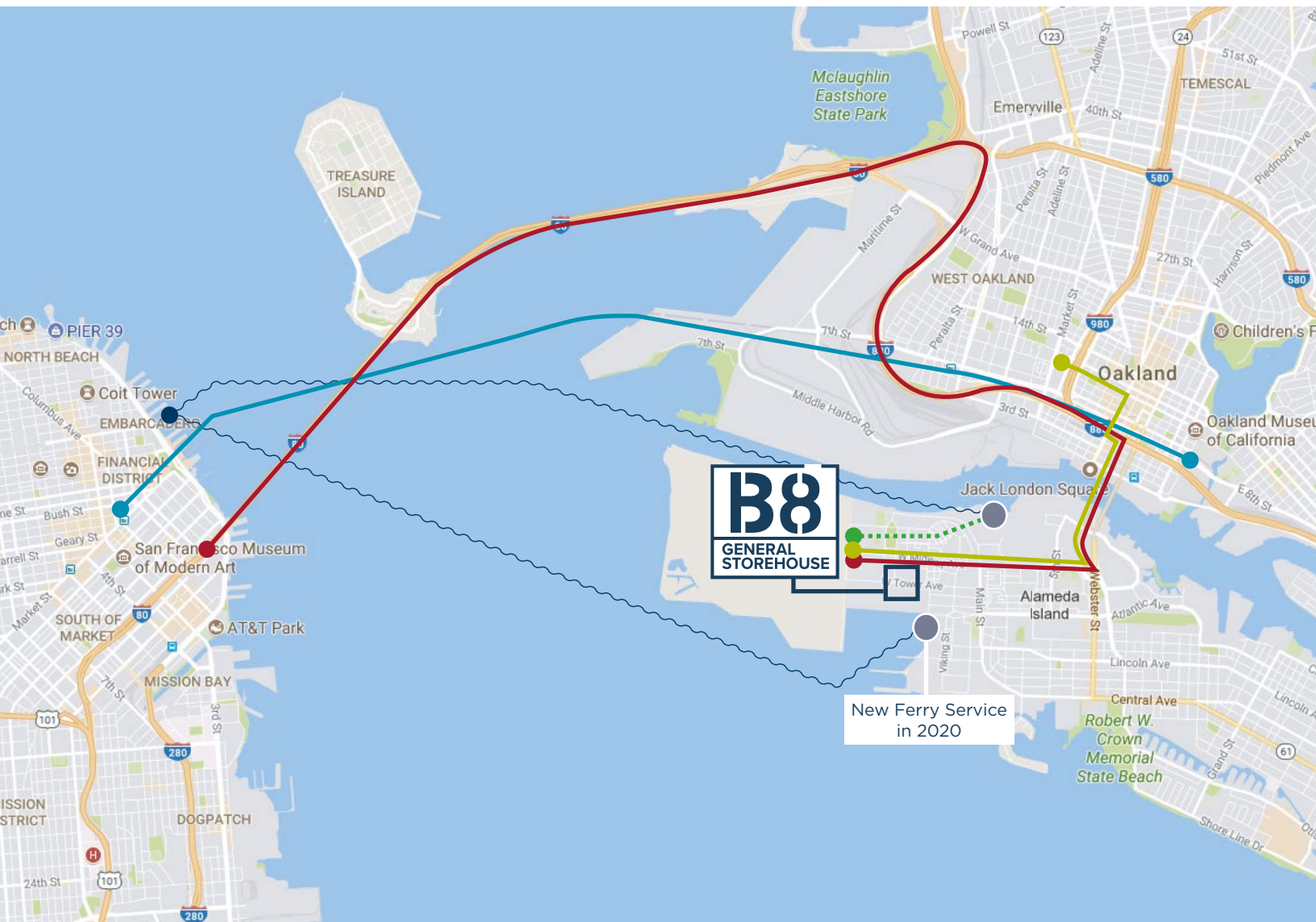
URBAN LEGEND

MICHAAN'S
AUCTIONS
Auctioneers & Appraisers

BLADIUM
SPORTS & FITNESS CLUB



TRANSPORTATION //



COMMUTING TO SAN FRANCISCO:

- Drive Time: 25 minutes
- Ferry Time: 20 minutes
- BART Time: 10 minutes
- Bike Time to Ferry: 7 minutes

COMMUTING TO OAKLAND:

- Free Shuttle To 12th St BART: 10 minutes





CONTACT

GRANT JONES

Senior Vice President

Lic. 01743255

+1 510 874 1907

grant.jones@cbre.com

MIKE RAFFETTO

Senior Vice President

Lic. 01201289

+1 510 874 1994

mike.raffetto@cbre.com

CONOR FAMULENER

Senior Vice President

Lic. 01438818

+1 415 772 0339

conor.fam@cbre.com

CHRIS VAN KEULEN

First Vice President

Lic. 01845520

+1 510 874 1934

chris.vankeulen@cbre.com

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_August 2018

CBRE