1501 Harbor Bay Parkway
ALAMEDA, CALIFORNIA



FOR LEASE
±33,816 RSF

HEAVY POWER

2,500 Amps @ 480V*
Backup Generator
Grade-level Roll-up Door

Standalone
Class A Flex/R&D Building

* Tenant to verify

NEWMARK

AVAILABLE NOW

AVAILABLE NOW

1501 Harbor Bay Parkway

±33,816 RSF | Standalone R&D/Flex Building

BUILDING FEATURES

Overview

> **±33,816 RSF**
> Class A
> 2 Stories
> 1st Floor ±16,972 RSF
> 2nd Floor ±16,844 RSF
> Built 1985 | Renovated 2023
> 103 Parking Spaces
> 13′ Clear Height
> Terms Negotiable
> Inquire For Rate

Improvements

> **Class A Lab Improvements**
> Three (3) 6′ Chemical Fume Hoods
> New HVAC
> New Lobby
> New Bathrooms
> New Landscaping

Highlights

> **Private Outdoor Patio**
> Bay View Window Lines
> Steel Deck Construction

Signage Opportunities

> **Eyebrow Building Signage**
> Monument Signage



NMRK.COM

OWNERSHIP, MANAGEMENT & CAMPUS PARTNERS

1501 Harbor Bay Parkway benefits from institutional ownership, experienced property management, and access to the Harbor Bay campus ecosystem.

OWNERSHIP

PACELINE INVESTORS

TRUE NORTH MANAGEMENT GROUP

CAMPUS PARTNERS

harbor bay

radius



1501 Harbor Bay Parkway Standalone R&D/Flex Building

±33,816 RSF



SYSTEMS SUMMARY

POWER | HVAC | INFRASTRUCTURE

Power

> **2,500 Amps @ 480V Heavy Power***

> **Alameda Municipal Power**
Approximately 25% Lower Utility Costs than PG&E*

HVAC & Ventilation

> New HVAC Systems

> **100% Outside Air (OSA)**

> **10 Air Changes Per Hour**

Building Infrastructure

> MTU Diesel **250KW Backup Generator**

> Dedicated Outdoor Screened Equipment Pad

> Modernized Chemical Storage

Freight & Access

> **Grade-Level Roll-up Door**
8′ W x 11′ H

> **4,000 lb Capacity Elevator**
Cab Dimensions:
62.5″ W x 90.5″ D x 5″ H

* Tenant to verify



1501 Harbor Bay Parkway Standalone R&D/Flex Building

±33,816 RSF

1 FIRST FLOOR ±16,972 RSF

WAREHOUSE | STORAGE | LOBBY

Warehouse / Storage Functionality

> Direct Exterior Access

> Grade-Level Roll-up Door

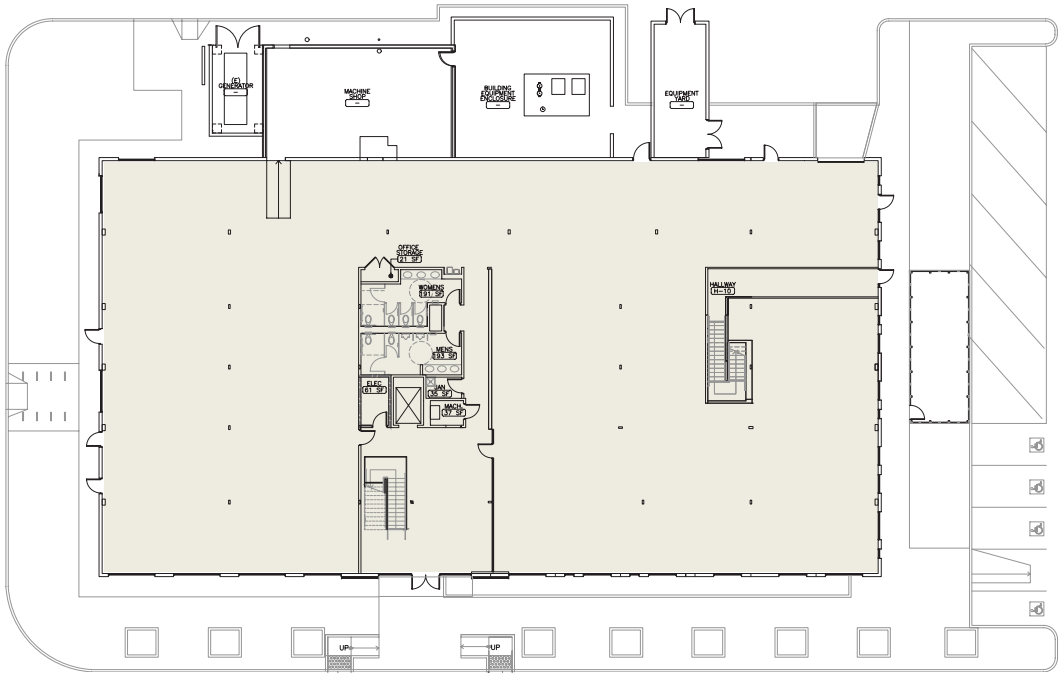
> Dedicated Exterior Storage Areas

> Multiple Building Access Points

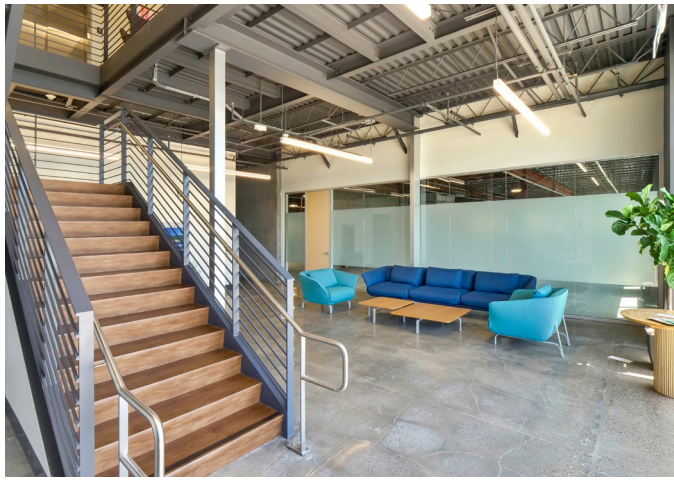
Clear Heights

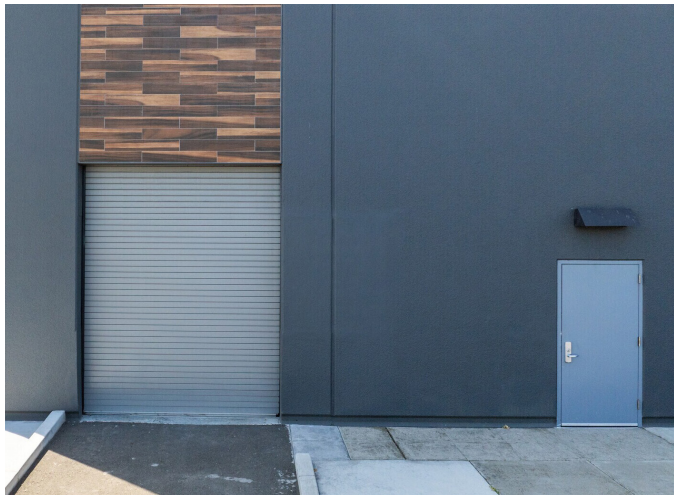
> **12′ 6″** to Bottom of Beam

> **13′ 11″** to Deck









2 SECOND FLOOR ±16,844 RSF

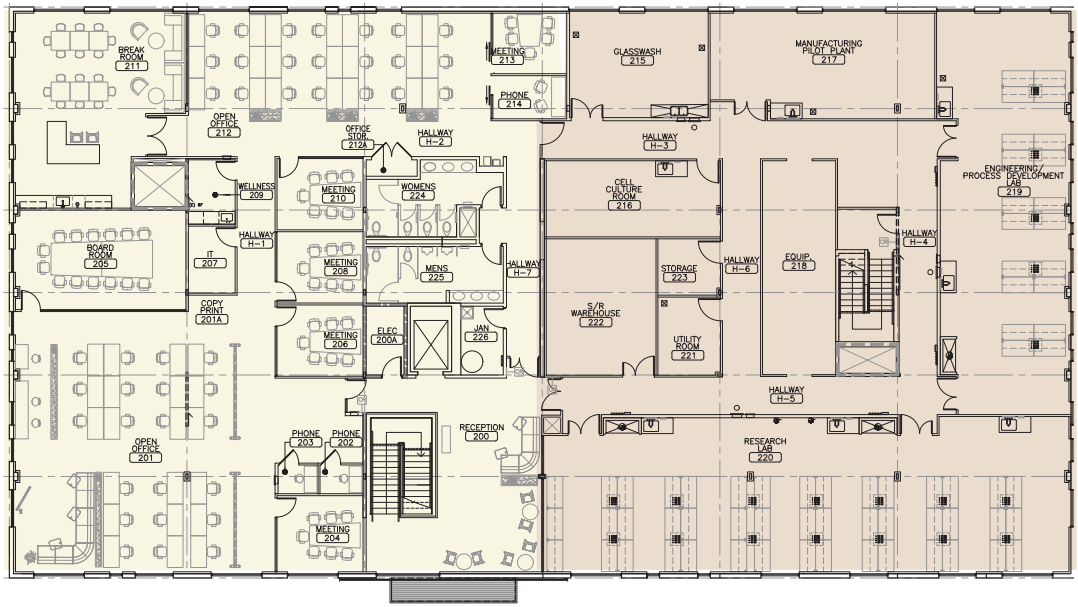
LAB | OFFICE

Lab Features

> **50% Lab / 50% Office**
> **Three (3)** 6′ Chemical Fume Hoods
> **Two (2)** Main Labs
> **Three (3)** Support Labs
> **46** Mobile Lab Benches

Lab Support Infrastructure

> Server Room
> Equipment Room
> Utility Room
> Storage Room



Office Lab





1501 Harbor Bay Parkway Standalone R&D/Flex Building

AMENITIES

CAMPUS CONNECTIONS | HARBOR BAY BUSINESS PARK

Café Jolie Petit | cafejolies.com
Distinctive café offering organic breakfast & lunch favorites, fresh pastries, specialty coffee, and open-air seating.

Harbor Bay Farmer's Market (Spring-Fall)
Pacific Farmer's Market Association | pcfma.org
Seasonal farmers market within Harbor Bay providing fresh produce and artisan goods.

Fitness & Wellness
> Fitness Pad (on-site)
> Bayside Walking Trails
> Cycling Lane Friendly

Campus Services and Benefits
Harbor Bay Association Service
harborbay.com
> Guaranteed Ride Home
> Clipper Employee Benefit
> 24/7 Roving Security

Transportation & Access
> Ample Free Parking (on-site)
> EV Charging (on-site)

COMPLIMENTARY CAMPUS SHUTTLE SERVICE
Provided by Harbor Bay Business Park
altrans.net/hbbp

Regular Shuttle Service to:
> Alameda Ferry Terminal | sfbayferry.com
> BART | bart.gov
> Regional Transit | mtc.ca.gov







harbor bay

COMMUTE • COLLABORATE • DINE • WELLNESS • COMMUNITY

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1501 Harbor Bay Parkway Standalone R&D/Flex Building

ON-SITE CAFÉ



Café Jolie Petit

Bringing a distinctive outdoor dining experience to Harbor Bay, featuring a unique shipping-container design, open-air seating, a menu of brunch favorites, organic breakfast and lunch offerings, fresh pastries, and specialty coffee.



ANCHORED BY INDUSTRY LEADERS

RESEARCH AT THE RADIUS @ HARBOR BAY

WHO

Surrounded by leading research and innovation companies, tenants benefit from collaboration, connectivity, and a thriving life science environment.

WHAT

The Radius @ Harbor Bay represents Alameda's prime collection of Class A R&D, Flex, STEM, Life Science and a variety of advanced manufacturing facilities.

WHERE

Located within Harbor Bay's established innovation community, 1501 Harbor Bay Parkway offers direct access to an environment anchored by **Abbott**, **Exelixis**, and **Penumbra**.

11 CLASS A BUILDINGS

radius @ HARBOR BAY

700K RSF

Abbott EXELIXIS Penumbra

BIOSCIENCES Vivani Acepodia NOVVI BADASS LABS SENTI BIO



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