

State Of The Art R&D Campus

ROBUST HVAC & HEAVY POWER

Turnkey Options Or Landlord Build To Suit 1,000sf - 50,000sf

Expansion Potential Onsite To 200,000sf

1933 Davis St.

San Leandro CA

Property Highlights:

- **Science-Focused Campus Ideal For**

- Climate Tech, Life Sciences, EV, Ag-Tech, Lab, Biotech, AI, Health Tech, Robotics, Cleantech, Chemistry, Medical Device, Food Science, Drone Tech, VR
- Robust HVAC System
- Heavy Power

- **Flexible Opportunity**

- Landlord Will Build To Tenants Spec Requirements

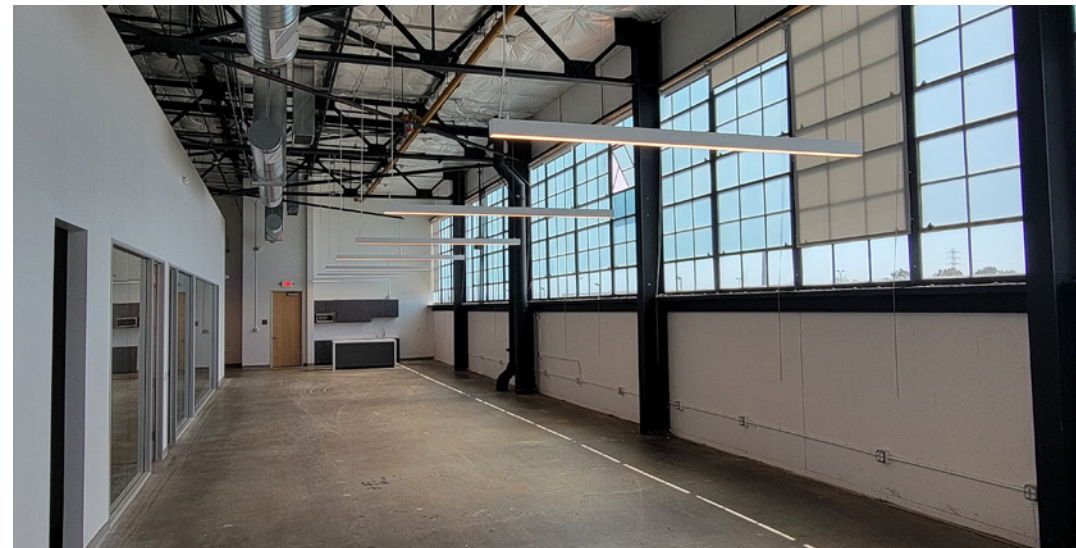
OR

- Can be 100% Plug & Play (Immediate Move-In Potential)

- **Fully Amenitized Campus**

- Abundant Car Parking Onsite
- Electric Chargers
- Bike Parking
- Locker Rooms With Showers

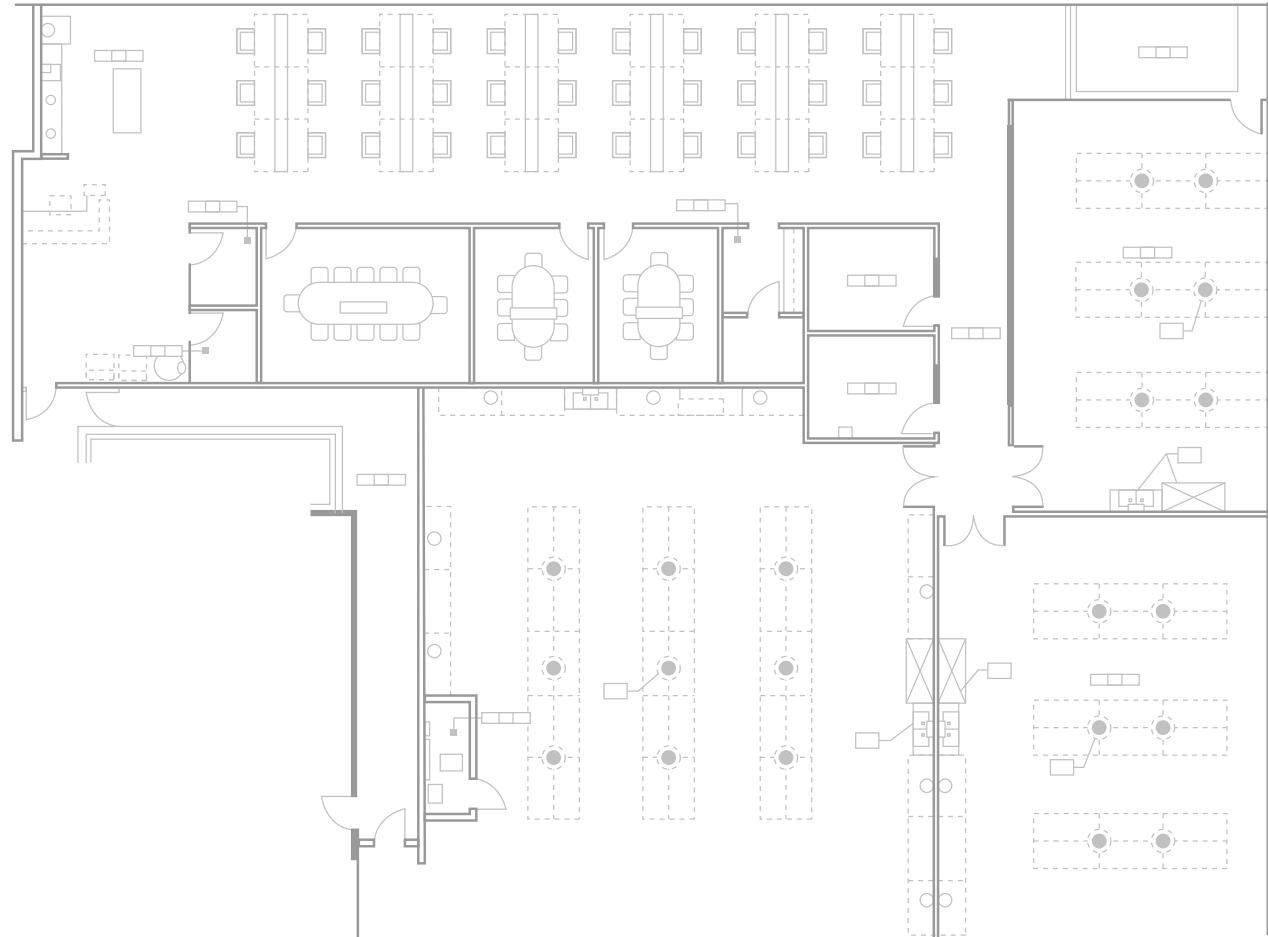
- Onsite Brewery, Cafe, Foodtrucks
- Full ADA (Passenger Elevator & Freight Elevator)
- **Pleasant Working Environment**
 - Unobstructed Bay Views
 - High Ceilings Throughout
 - Common Lounge With Complimentary Coffee/Snacks
- **Loading**
 - Oversized Rollup Doors
 - Loading Docks
 - Mass Industrial Scale Freight Elevator
- **Highly Pet Friendly**
 - Dedicated Pet Storage For Toys, Leashes, Treats
- **Mission Driven Project & Ownership**
 - Onsite Recycling Program
 - Green Friendly Construction
 - Low Emissions Mechanical Systems
 - EV Chargers
 - Job Creation For Local Community



14,712 RSF

Space features:

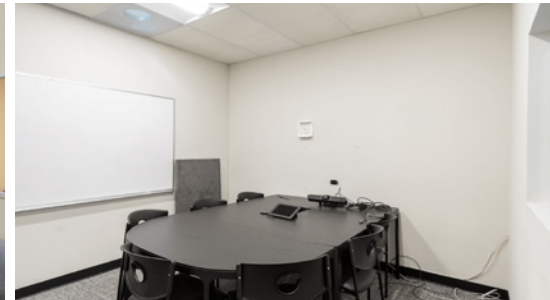
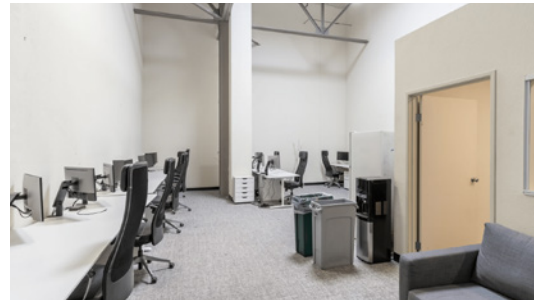
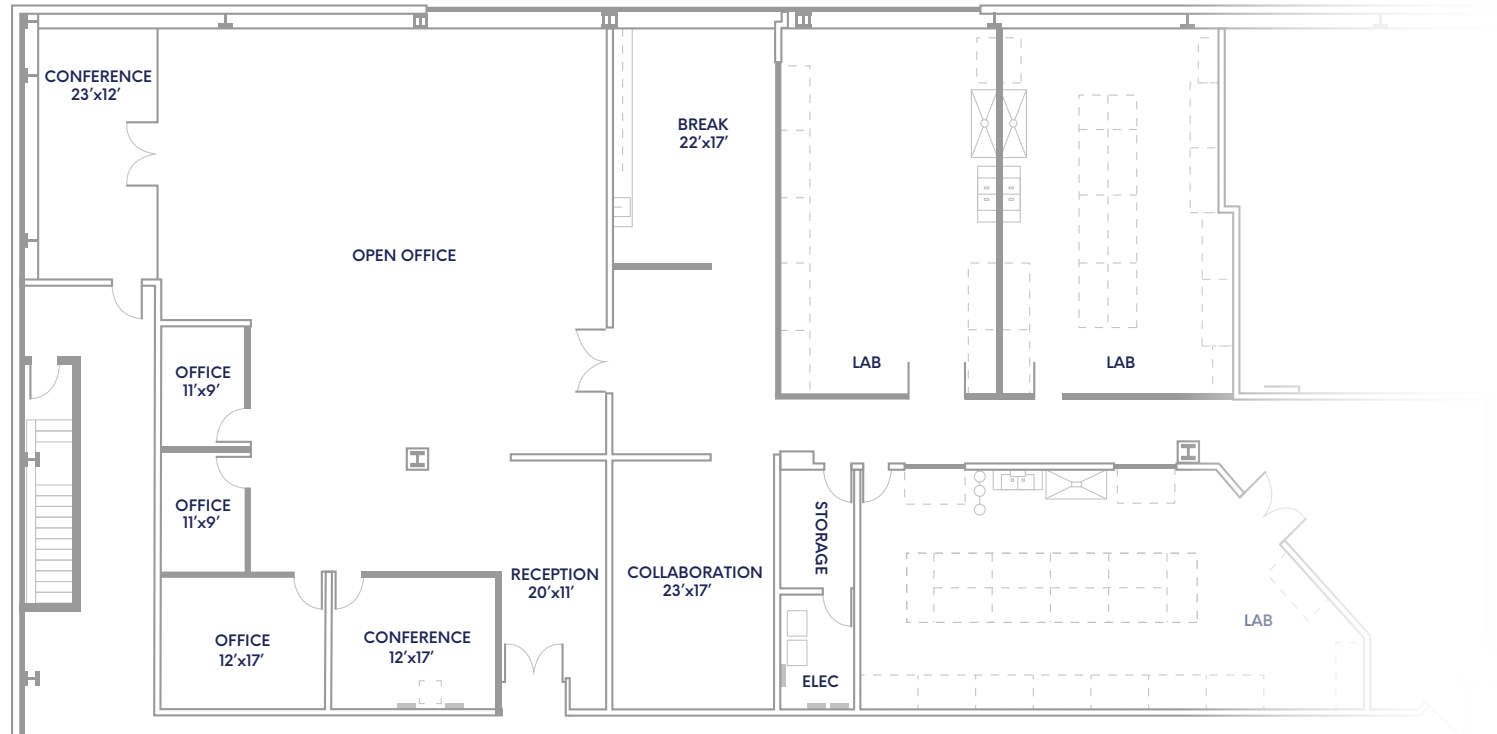
- **Three (3) separate lab rooms, each with:**
 - Fume hood
 - Stainless steel lab sink
 - Safety shower
 - Dedicated HVAC
 - Power drops throughout
- **Open office:**
 - Soaring 20' ceilings
 - Full kitchen & break area
 - Seven (7) meeting rooms



10,506 RSF

Space features:

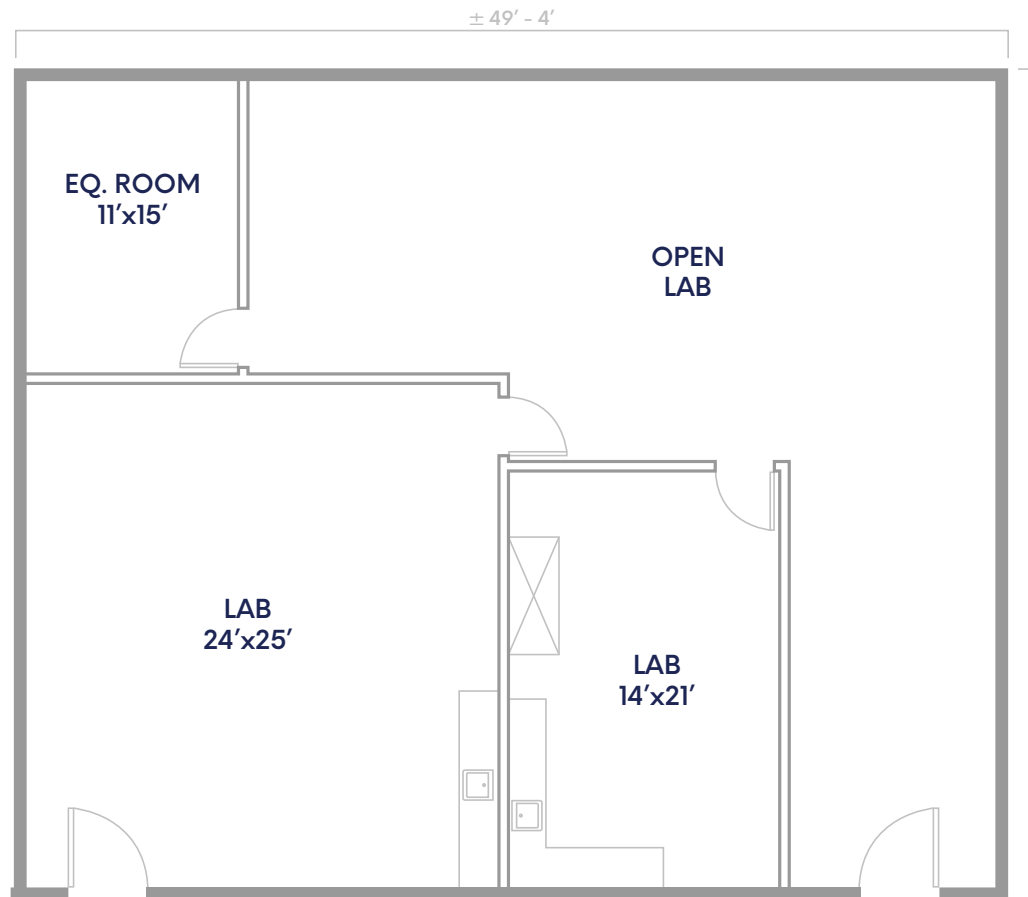
- **Three (3) separate lab rooms, each with:**
 - Fume hood
 - Stainless steel lab sink
 - Safety shower
 - Dedicated HVAC
 - Power drops throughout
- **Open office:**
 - Soaring 20' ceilings
 - Full kitchen & break area
 - Five (5) meeting rooms
 - Storage



2,855 RSF

Space features:

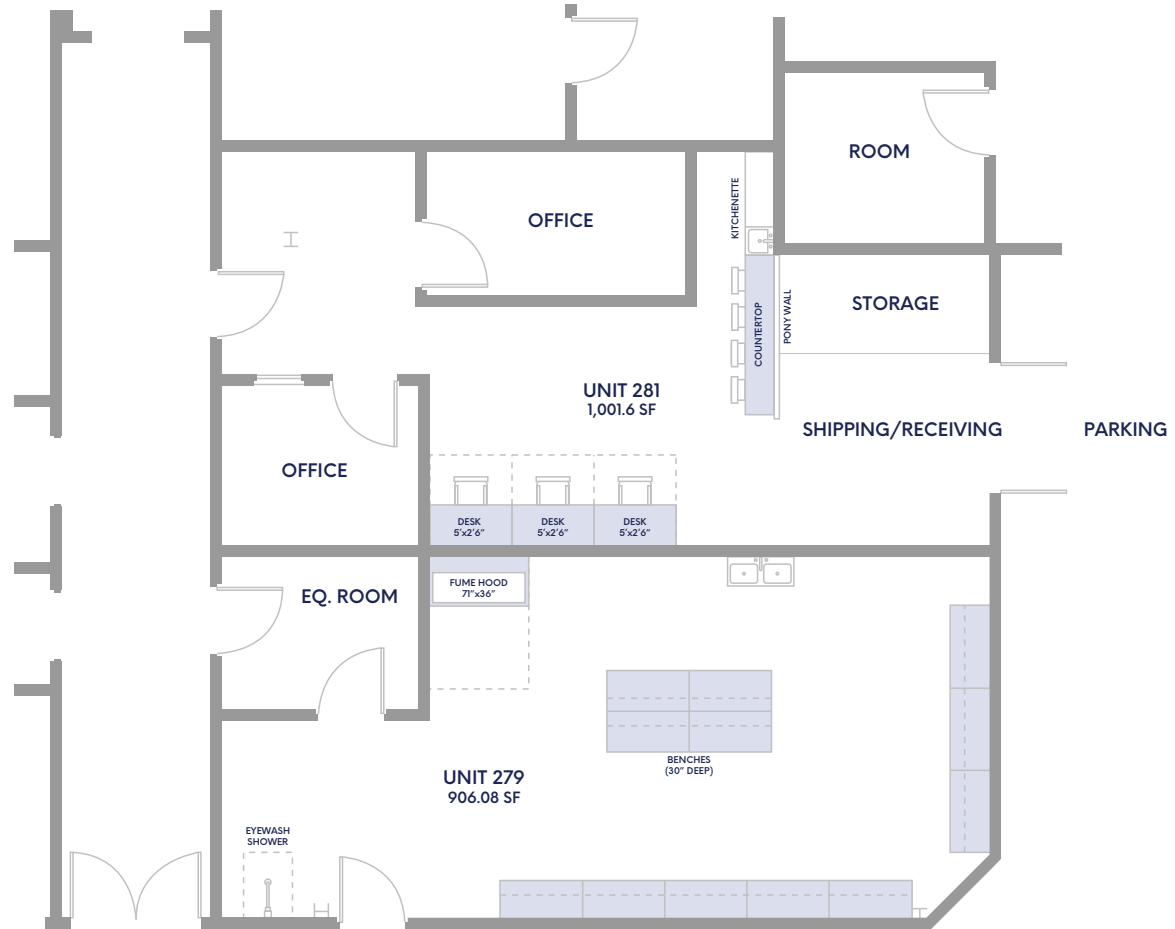
- Fume hood
- Stainless steel lab sink
- Safety shower
- Dedicated HVAC
- Equipment room



2,579 RSF

Space features:

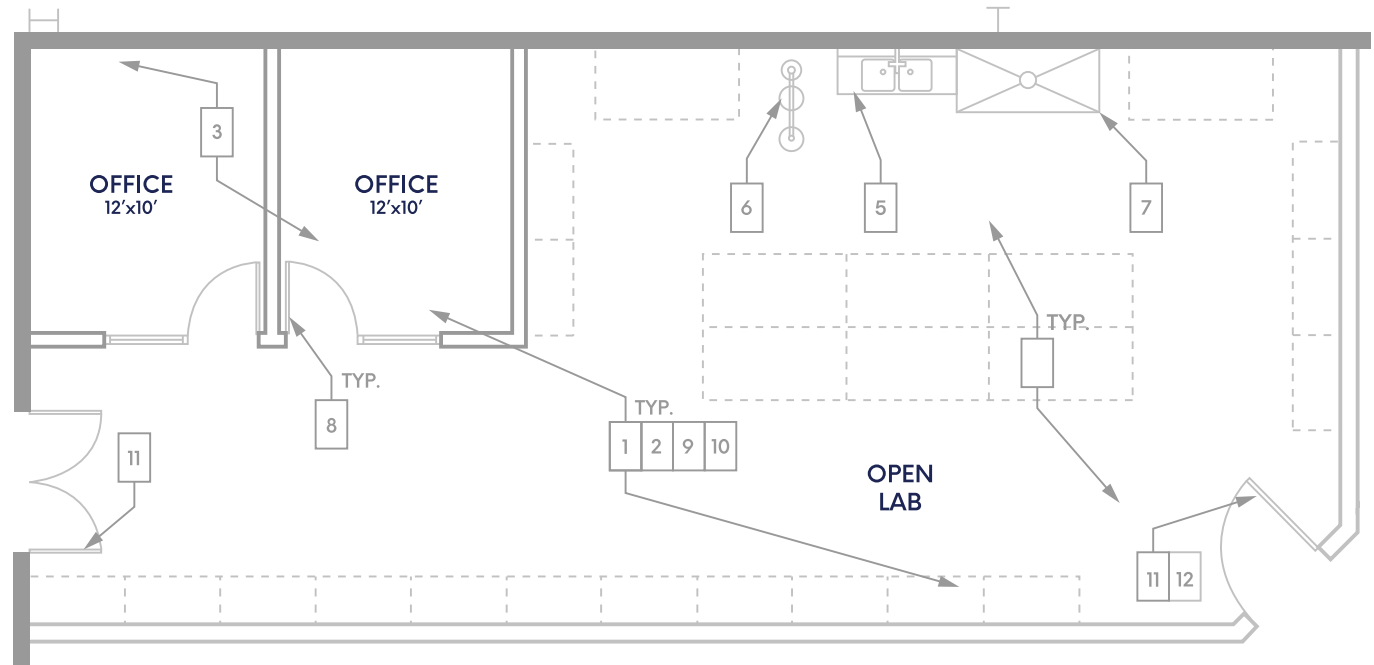
- Fume hood
- Stainless steel lab sink
- Safety shower
- Lab Benches
- Dedicated HVAC
- Equipment room
- Three offices
- Shipping/Receiving area



1,485 RSF

Space features:

- Fume hood
- Stainless steel lab sink
- Safety shower
- Dedicated HVAC
- Two offices



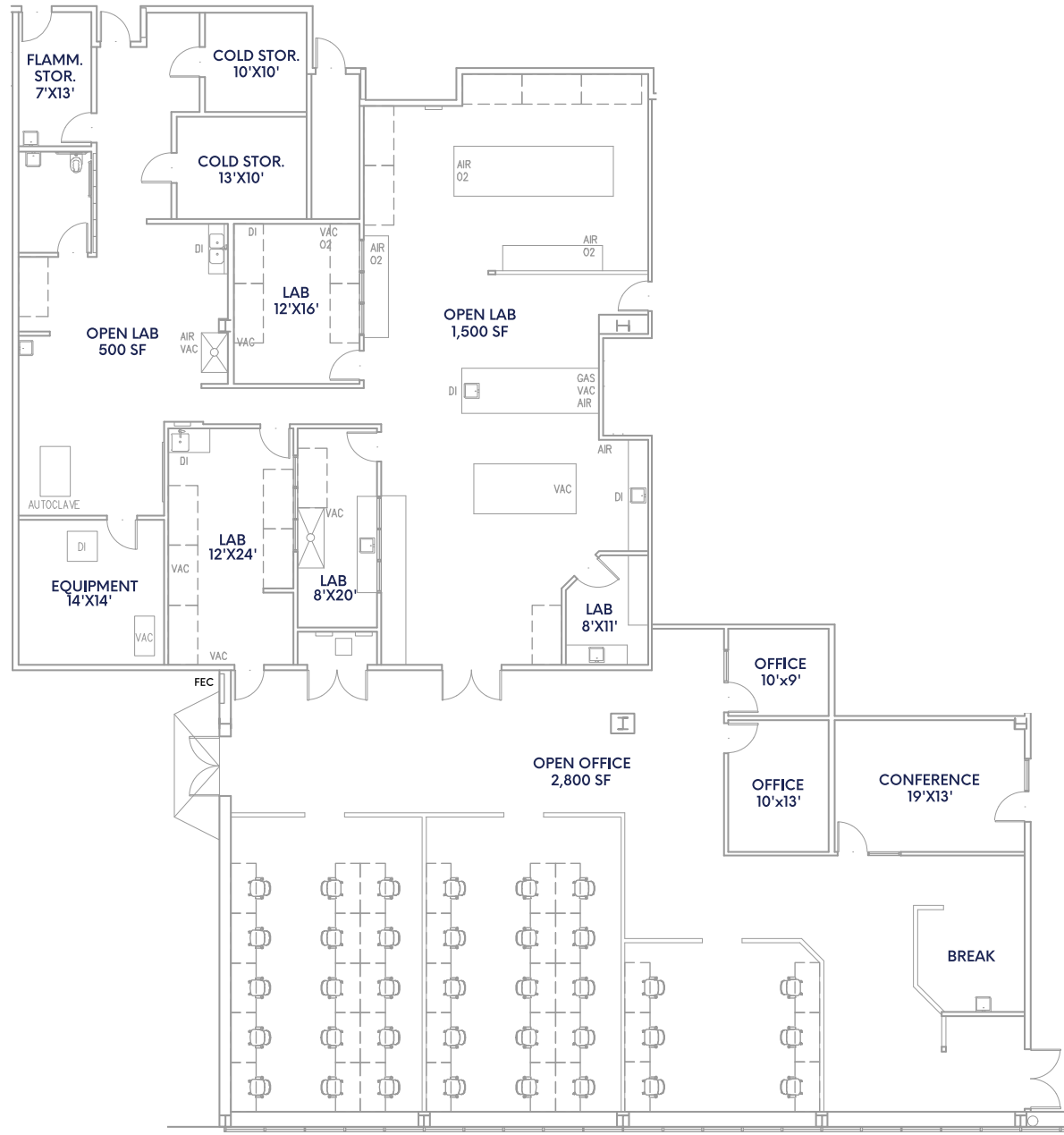
5,308 + 3,206 + 4,491 RSF

Suite: 310 + 310B + 312



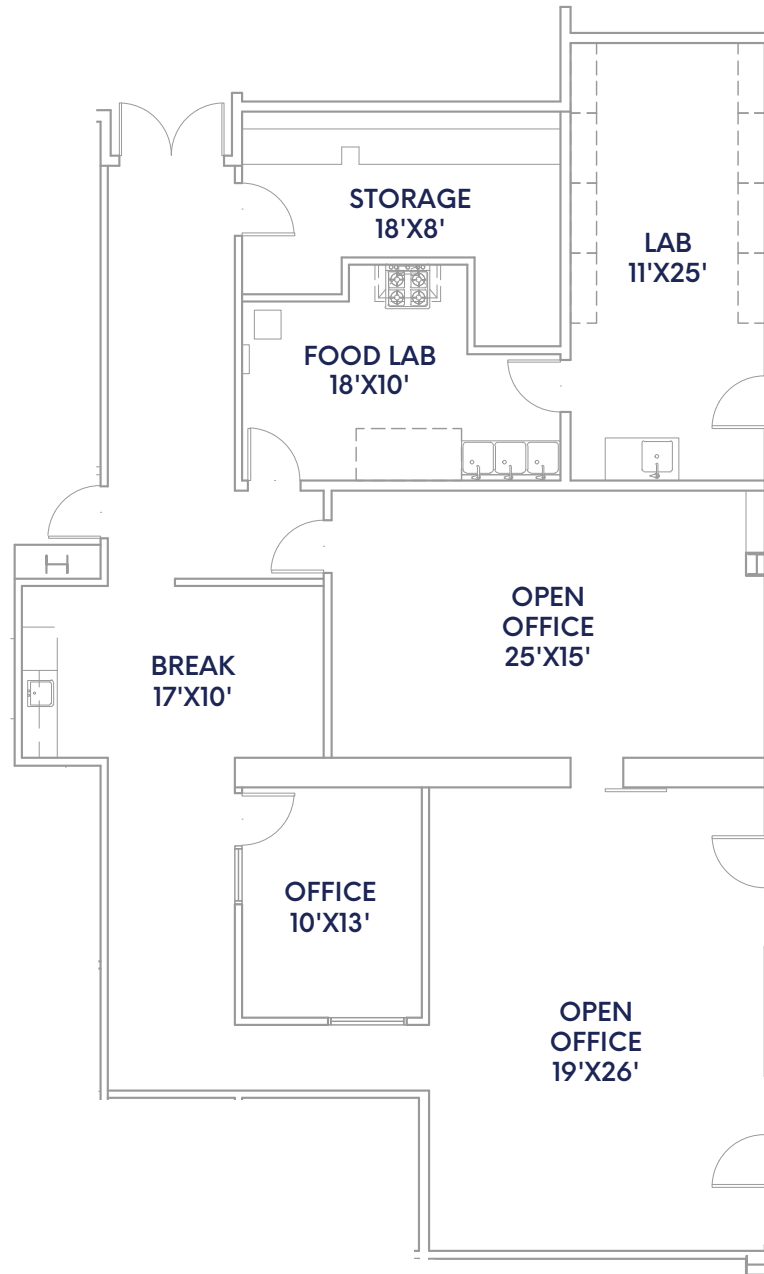
5,308 + 4,491 RSF

Suite: 310 + 312



3,206 RSF

Suite: 310B



Scientific Features Onsite

Equipment & Specs

- 6ft Chemical fume hoods
- 8ft Chemical fume hoods
- Drop-ceiling lab rooms
- Lab sinks
- Safety showers
- Electrical Dropdowns
- Emergency Power
- Compressed Air
- Gigabit Fiber Internet



1933 Davis Campus Success Stories, A Proven Track Record

 <p>Upside Foods</p>	 <p>FreeWire</p>	 <p>Geltor</p>	 <p>Prime Roots</p>
\$598M in funding	\$230M in funding	\$114M in funding	\$49M in funding

Onsite Expansion Stories

 <p>Core Shell</p>	 <p>Cuberg</p>	 <p>New Culture</p>
3ksf expansion to 20ksf	5ksf expansion to 45ksf	3ksf expansion to 18ksf

Many Commute Options



Oak Airport
(7 Minutes)

UCSF Mission Bay
(28 Minutes)

Downtown SF
(22 Minutes)

Ferry
(11 Minutes)

Alameda
(16 Minutes)

Emeryville
(18 Minutes)

UC Berkeley
(23 Minutes)



Bart Shuttle With
Complimentary Wifi
(5 Minutes To SL Bart)

Stanford
(43 Minutes)

— Free BART Shuttle

● Shuttle Stop





Town Center

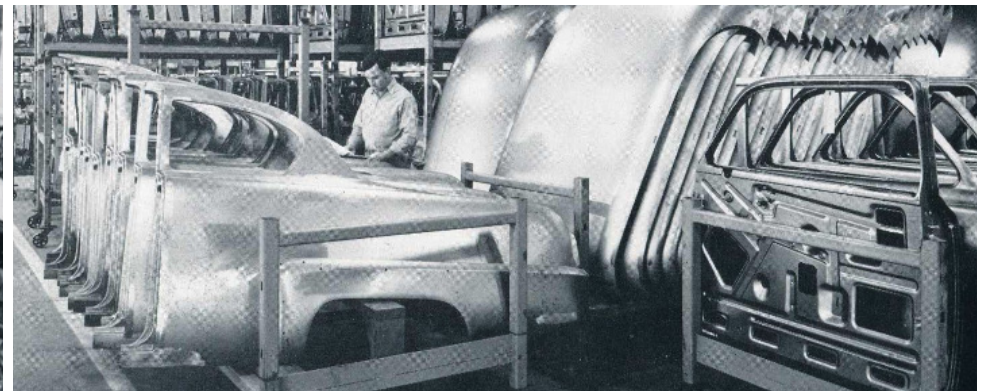
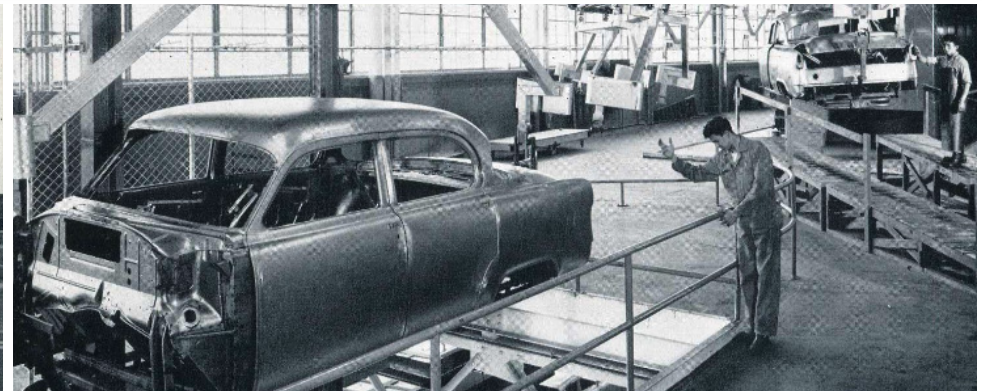
Town Center is a vibrant, multi-functional amenity space for collaboration and creative minds to meet and mingle. It's an amenity available to all tenants and visitors.

- Event and performance space
- Cafe area with complimentary fresh brewed coffee all day
- Lounge and varied seating areas
- Places to gather, work and connect
- Meet-ups and tenant events



Where History Meets Innovation

Originally built to be Plymouth automobiles west coast manufacturing plant, 1933 Davis has a history rich in industrial innovation. Beginning in 2014, 1933 Davis has united members in an innovative hub for science, tech, and collaboration across many sectors. Providing entrepreneurs, makers, creators and visionaries the tools to collaborate, invent, work and manufacture.





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