



State Of The Art R&D Campus

ROBUST HVAC & HEAVY POWER

Suite 303 AB/304 - 8,830 SF Available

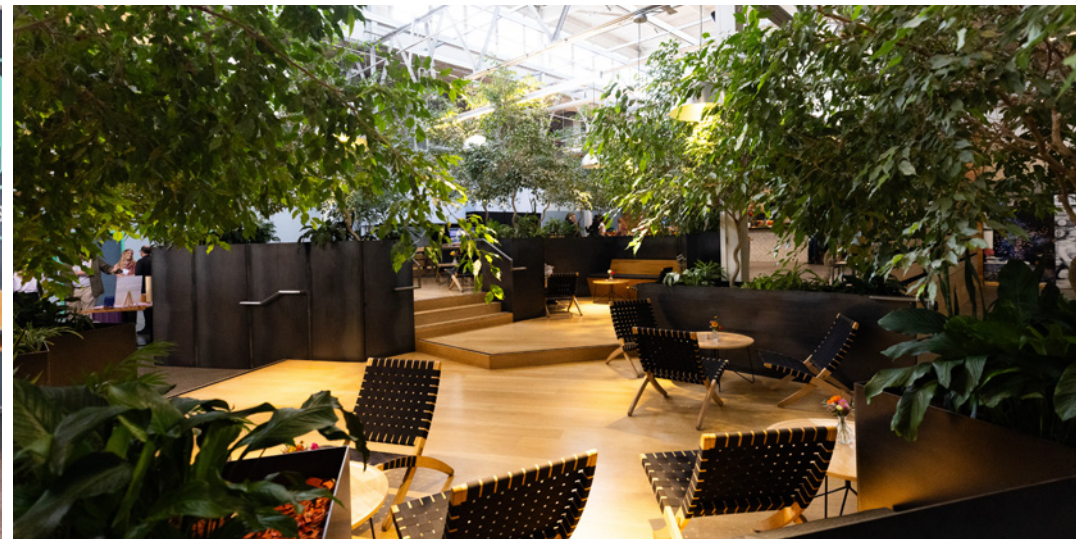
Expansion Potential Onsite To 200,000sf

1933 Davis St.

San Leandro CA

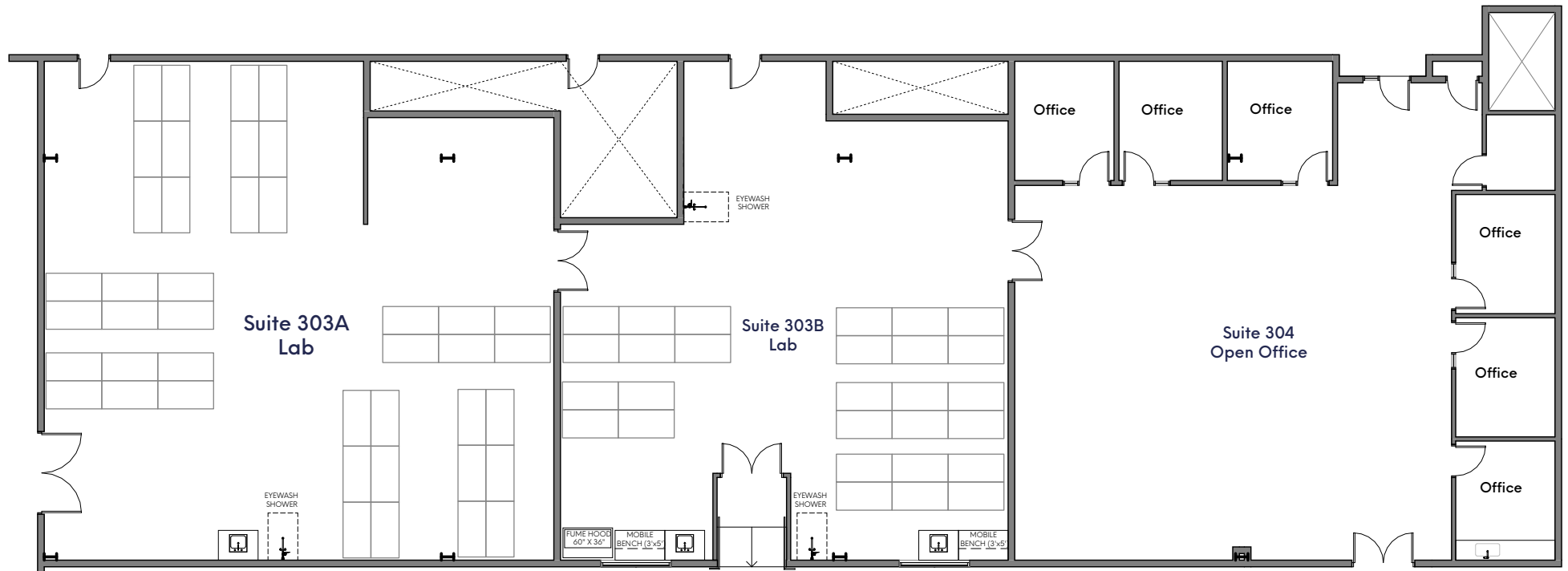
Property Highlights:

- **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)
- **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
 - **Mission Driven Project & Ownership**
 - Onsite Recycling Program
 - Green Friendly Construction
 - Low Emissions Mechanical Systems
 - EV Chargers
 - Job Creation For Local Community



Space Features:

- Heavy power
- Dedicated HVAC
- Lab/Office 70/30
- Eyewash Station, Showers and Fume Hood
- Flexible Sizing
- Labs have epoxy flooring with cleanable drop ceilings
- Office capable of accommodating up to ~40 workstations
- Flexible sizing - able to combine with suite 308 and/or 300AB for total of 15,375k SF to 26,600K SF.
- Entire space constructed in 2022



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

\$598M in funding



Upside Foods

\$230M in funding



FreeWire

\$114M in funding



Geltor

\$49M in funding



Prime Roots

Onsite Expansion Stories

3ksf expansion to
20ksf



Core Shell

5ksf expansion to
45ksf



Cuberg

3ksf expansion to
18ksf



New Culture

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)

san leandro
LINKS
Williams e
21st Amendment
Brewery

I | P | G

san leandro
LINKS
Davis e
Timothy
(Westgate)

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

Stanford
(43 Minutes)

— Free BART Shuttle

● Shuttle Stop



Wellness and Recreation

Gate 510 Town Center features:

- 50 Person Amphitheater
- Free Coffee, Tea and Filtered Water
- Ping-pong and Arcade Basketball
- Pizza & Beer Happy Hours
- Curated Seating For Breakout Meetings, Brainstorming And Coffee Breaks

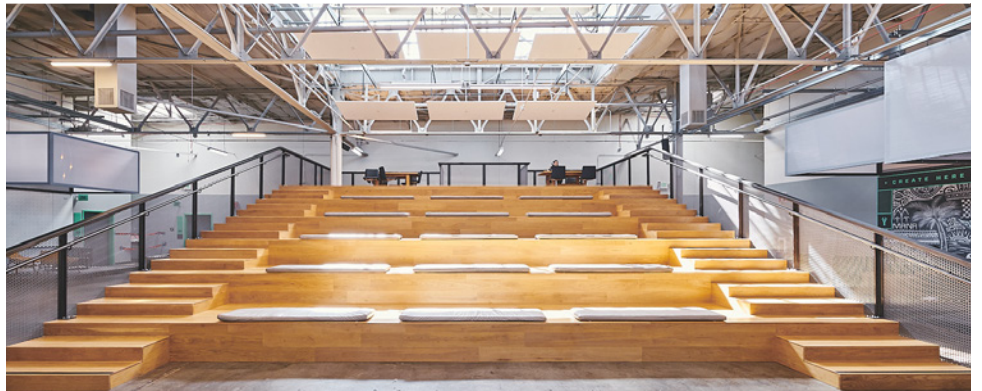




Town Center

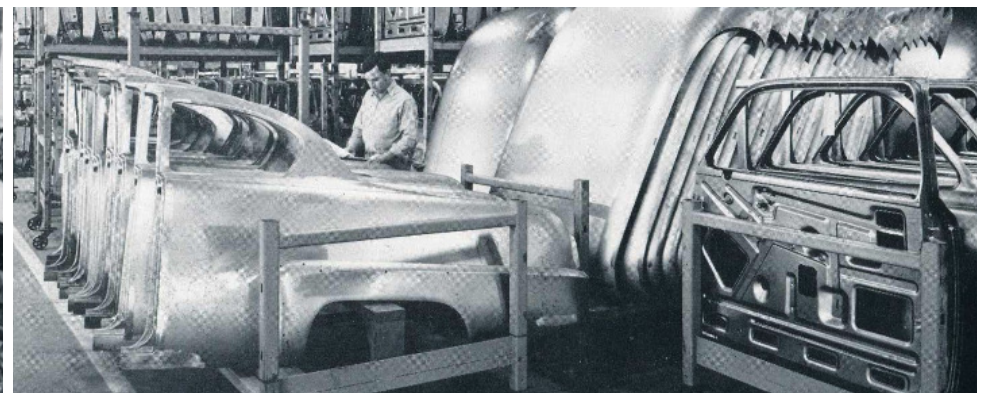
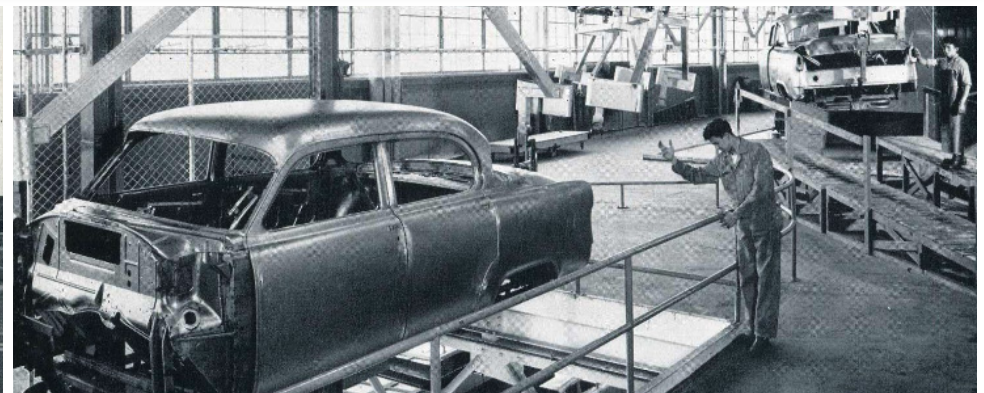
Town Center is a vibrant, multi-functional amenity space for collaboration and creative minds to meet and mingle. It's an amenity available to all tenants and visitors.

- 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.





INNOVATION
PROPERTIES
GROUP

1933 Davis St.
San Leandro CA



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