



State Of The Art R&D Campus

ROBUST HVAC & HEAVY POWER

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

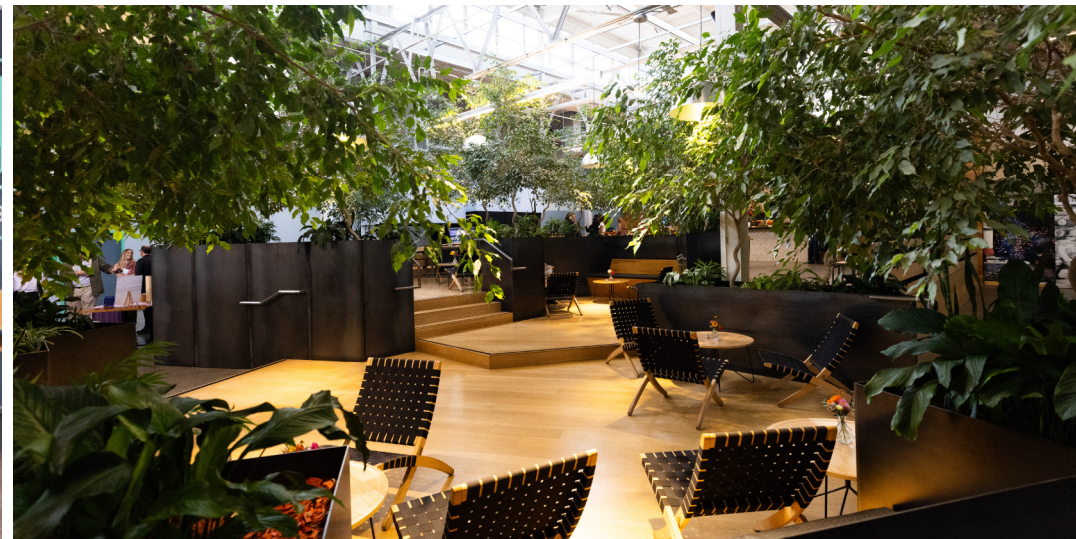
Expansion Potential Onsite To 200,000sf

1933 Davis St.

San Leandro CA

Property Highlights:

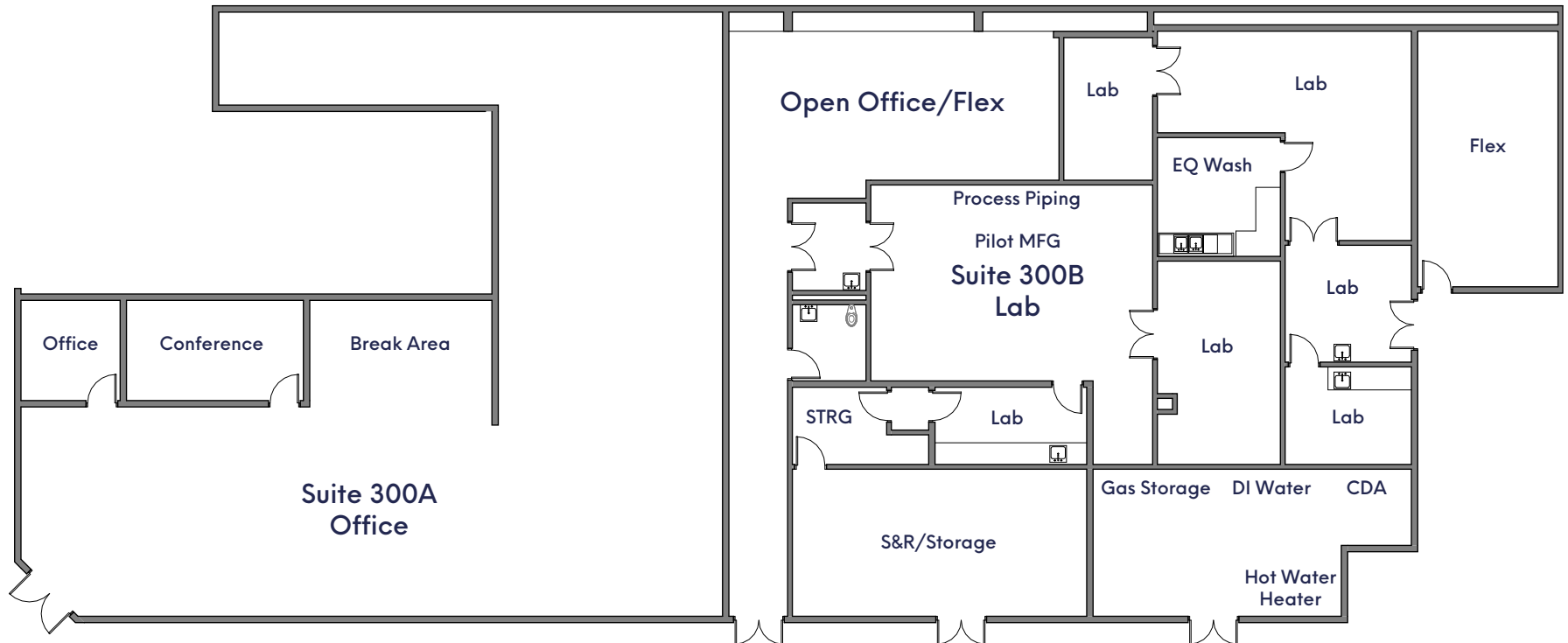
- **Science-Focused Campus Ideal For**
 - Climate Tech, Life Sciences, EV, Ag-Tech, Lab, Biotech, AI, Health Tech, Robotics, Cleantech, Chemistry, Medical Device, Food Science, Drone Tech, VR
 - Robust HVAC System
 - Heavy Power
- **Pleasant Working Environment**
 - Unobstructed Bay Views
 - High Ceilings Throughout
 - Common Lounge With Complimentary Coffee/Snacks
- **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)
- **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



Suite 300 AB: 11,222 SF

Space Features:

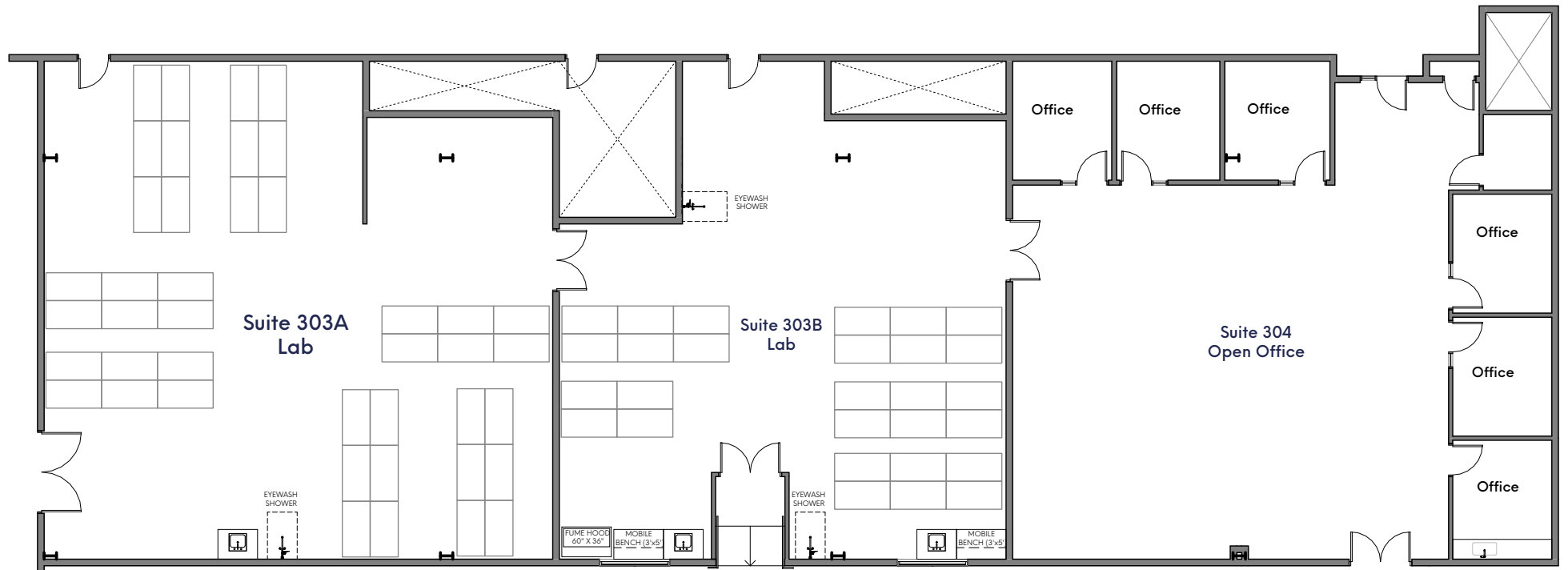
- Existing Pilot Plant
- Heavy power
- Dedicated HVAC
- Lab/Office split 40/60
- Gas Storage, DI Water, CDA
- Flexible Sizing
- Epoxy flooring throughout labs
- Can be combined with 303 and 308 for a total of 26,600 SF
- Entire space was constructed in 2023



Suite 303 AB + 304: 8,830 SF

Space Features:

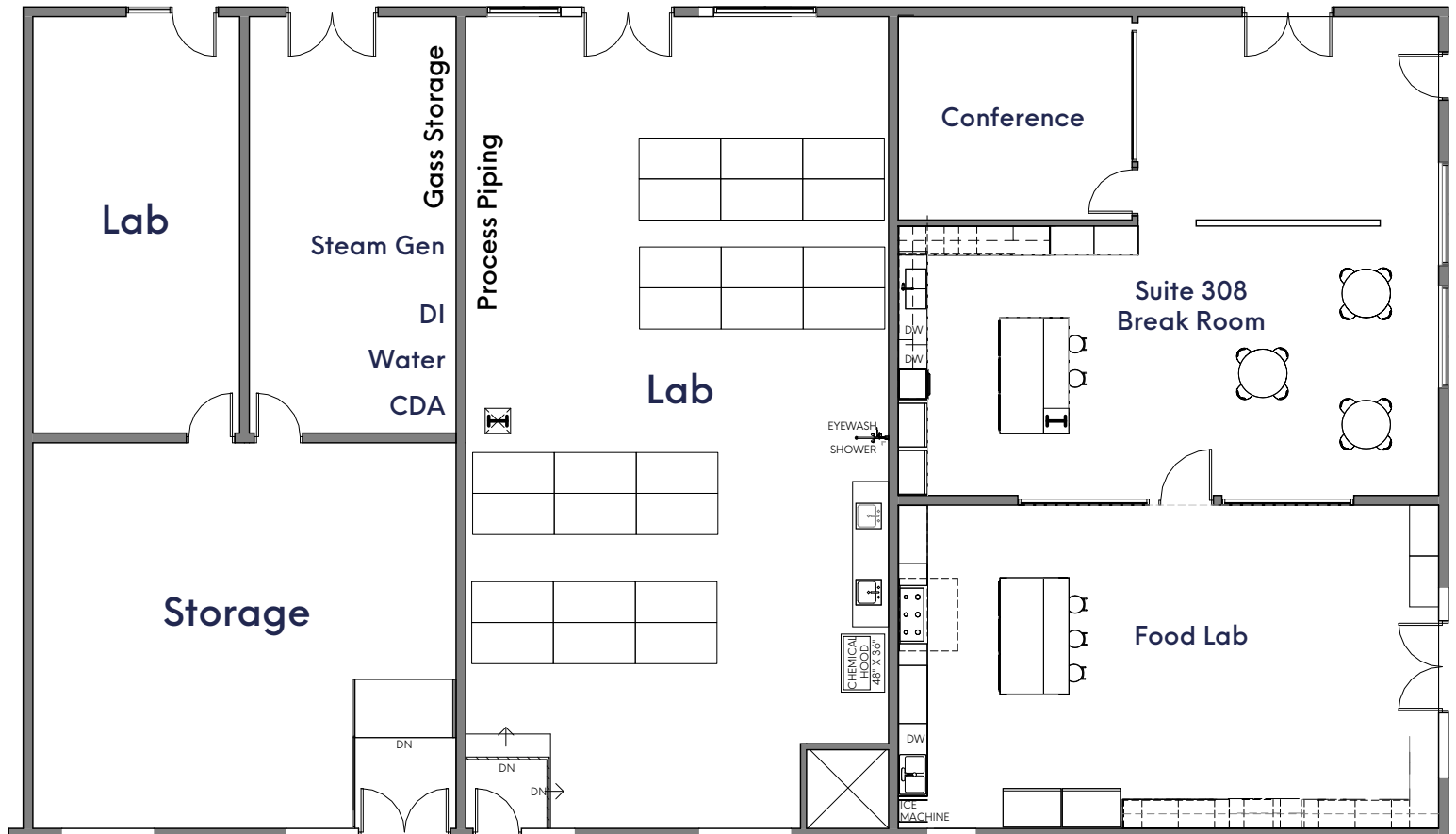
- Heavy power
- Dedicated HVAC
- Lab/Office 70/30
- Eyewash Station, Showers and Fume Hood
- Flexible Sizing
- Labs have epoxy flooring with cleanable drop ceilings
- Office capable of accommodating up to ~40 workstations
- Flexible sizing - able to combine with suite 308 and/or 300AB for total of 15,375k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



Suite 308: 6,546 SF

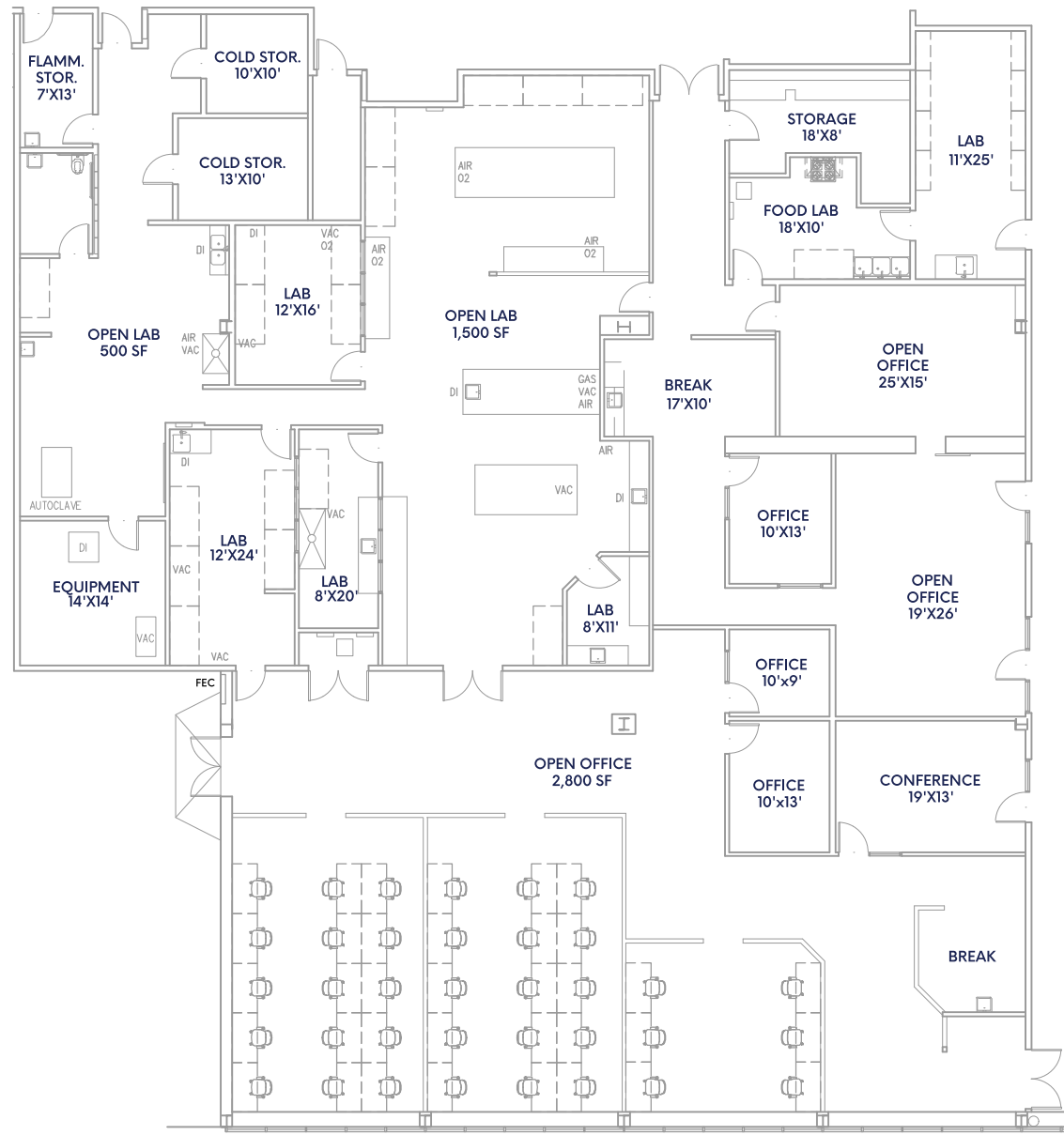
Space Features:

- Heavy power
- Dedicated HVAC
- Lab/Office split 80/20
- Gas Storage, Steam Gen, DI Water, CDA
- Existing process piping and investor friendly food lab



13,005 RSF

Suite: 310 + 310B + 312



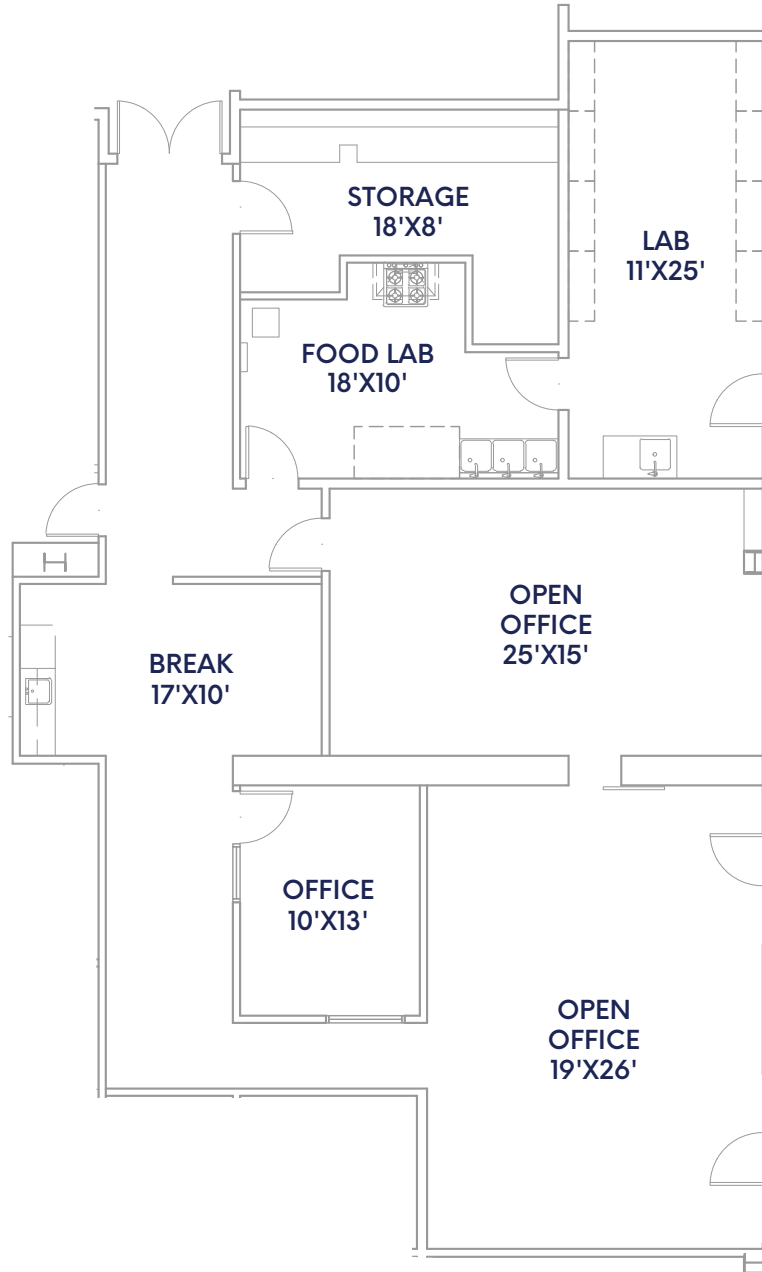
9,799 RSF

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

\$598M in funding



Upside Foods

\$230M in funding



FreeWire

\$114M in funding



Geltor

\$49M in funding



Prime Roots

Onsite Expansion Stories

3k SF expansion to
23k SF



Core Shell

35k SF expansion to
119k SF



Cuberg

3k SF expansion to
18k SF



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)

I | P | G

san leandro LINKS
Williams e
21st Amendment
Brewery

san leandro LINKS
Davis e
Timothy
(Westgate)

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

Stanford
(43 Minutes)

— Free BART Shuttle

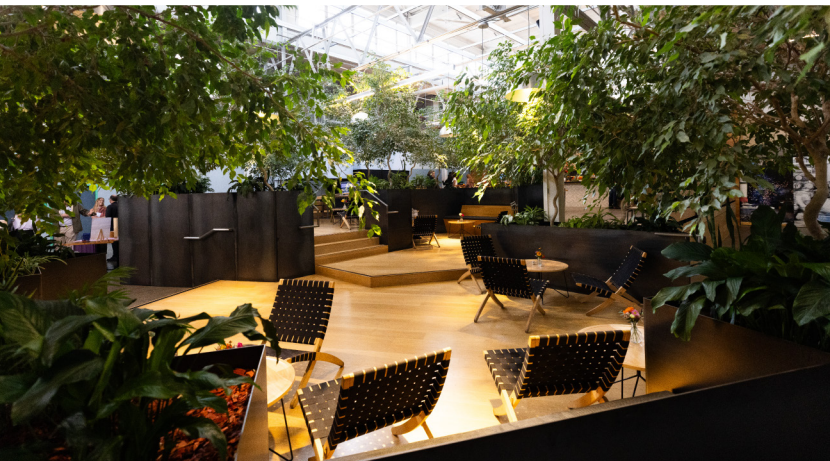
● Shuttle Stop



Wellness and Recreation

Gate 510 Town Center features:

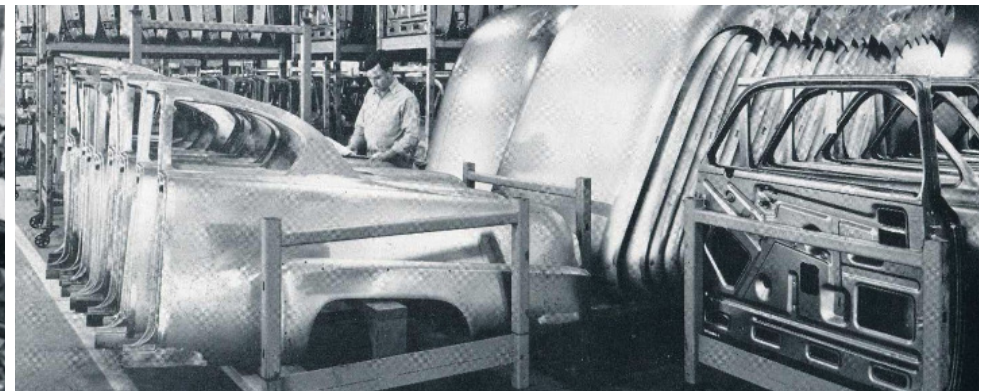
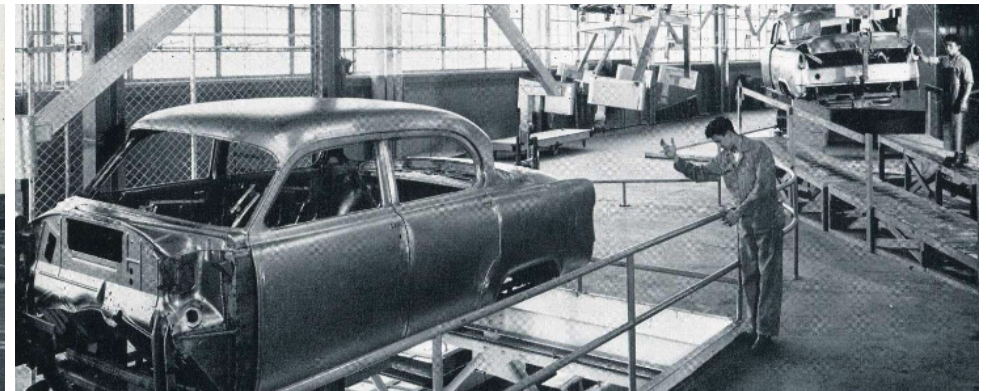
- 50 Person Amphitheater
- Free Coffee, Tea and Filtered Water
- Ping-pong and Arcade Basketball
- Pizza & Beer Happy Hours
- Curated Seating For Breakout Meetings, Brainstorming And Coffee Breaks





Where History Meets Innovation

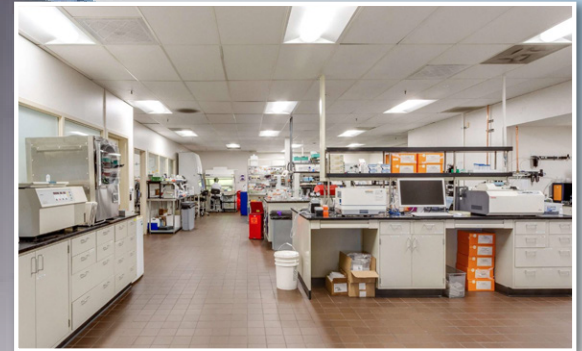
Originally built to be Plymouth automobiles west coast manufacturing plant, 1933 Davis has a history rich in industrial innovation. Beginning in 2014, 1933 Davis has united members in an innovative hub for science, tech, and collaboration across many sectors. Providing entrepreneurs, makers, creators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





INNOVATION
PROPERTIES
GROUP

1933 Davis St.
San Leandro CA



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