



FOR SUBLEASE

*Office / Lab Space
Available Now with Option
for Long Term Direct Lease*

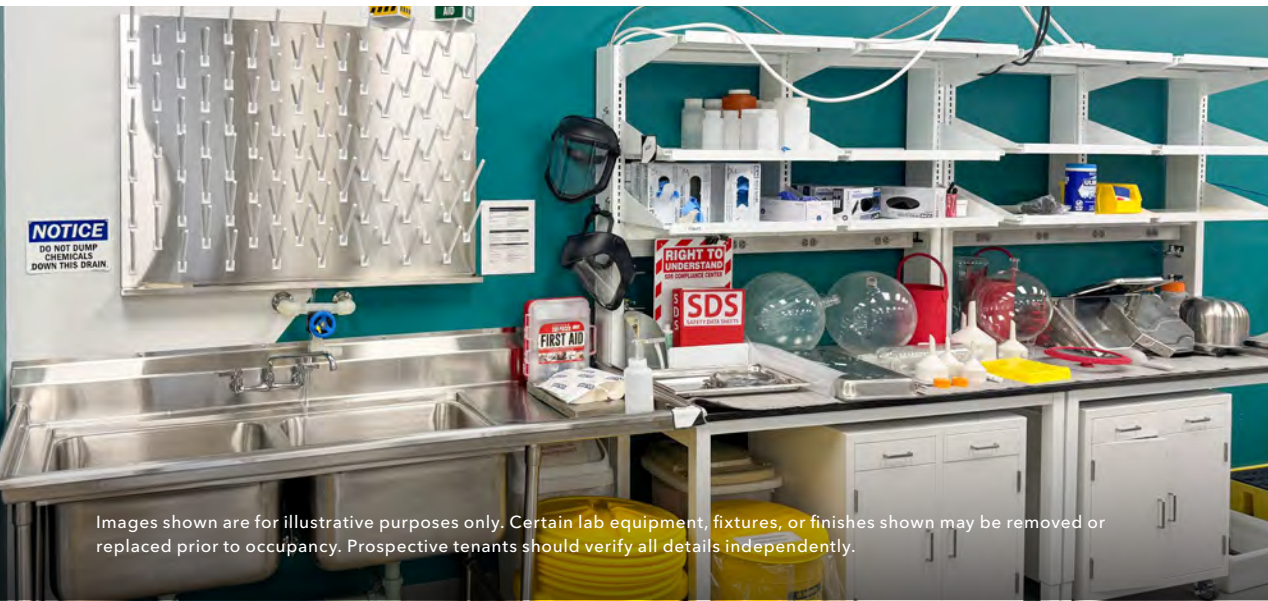
950 MARINA VILLAGE PKWY
ALAMEDA, CA 94501

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Images shown are for illustrative purposes only. Certain lab equipment, fixtures, or finishes shown may be removed or replaced prior to occupancy. Prospective tenants should verify all details independently.

This office / lab space is equipped with a grade level roll up door, walk-in fume hoods, and multiple exhaust snorkels.

±12,823 SF

Newly built out space in 2023

Fully furnished with lab furniture and built-in lab equipment

1,550A at 480V 3-phase

Available July 1, 2026

LED of October 31, 2028

Landlord is open to a longer term direct lease

\$2.85 NNN PSF/Mo

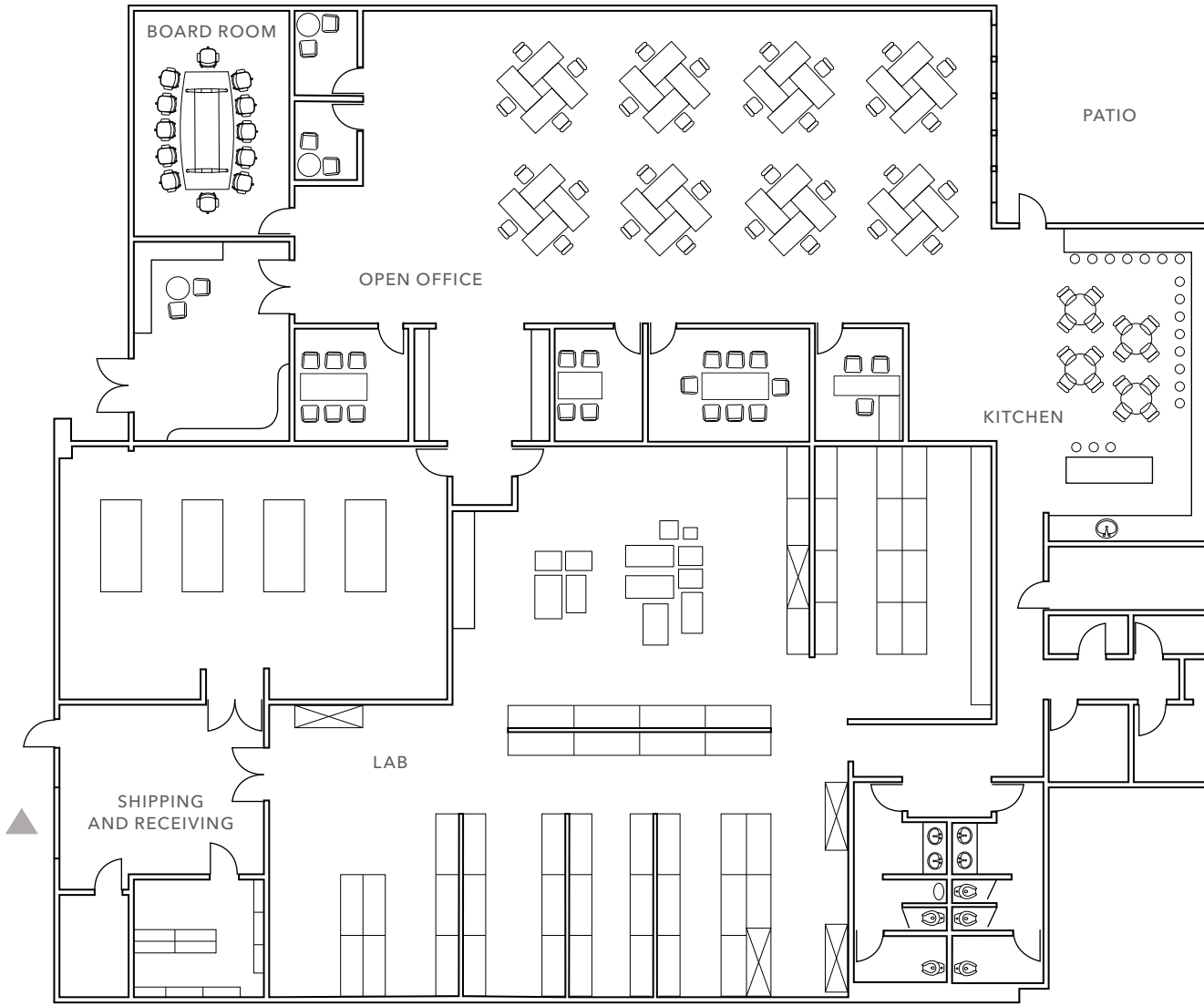
±12,823

SF AVAILABLE

JULY '26

AVAILABLE

FIRST FLOOR PLAN



+12,823 SF

AVAILABLE

\$2.85 NNN

SUBLEASE RATE (PSF/MO)

JULY '26

AVAILABLE

- Private outdoor patio
- Grade Level Roll Up Door
- Walk in Fume Hoods
- 8' Fume Hoods
- Multiple Exhaust Snorkels

▲ Grade level loading

FLOOR PLAN NOT TO SCALE





950 MARINA VILLAGE PKWY



Most amenitized campus in the East Bay including a new tenant amenities building with fitness facility and conference center.



WATER TAXI TO JACK LONDON SQUARE



COMMERCIAL FERRY SERVICE COMING SOON



FREE PARKING



SHUTTLE TO BART

PROJECT HIGHLIGHTS

±1,400,000 SF waterfront campus

The most active Life Sciences cluster in the Bay Area

Dedicated/private shuttle to 12th Street BART

Complimentary on-site tenant Encinal Yacht Club access from Monday to Friday

HEALTH AND WELLNESS RESOURCES

Pelaton bike and tread studio

Bikes to cross 230+ acre campus

Kayaks and paddleboards

Gym and fitness

Direct access to Jean Sweeney Open Space Park



OAKLAND

BART BART STATION
West Oakland
11 min drive

BART BART STATION
12th Street / Oakland
9 min drive

BART BART STATION
Lake Merritt
7 min drive

SAN ANTONIO PARK

LANEY COLLEGE

RUBY BRIDGES ELEMENTARY

950 MARINA VILLAGE PKWY

COLLEGE OF ALAMEDA

ALAMEDA

WASHINGTON PARK

RITTLER PARK

San Francisco Bay

MARINA VILLAGE SHOPPING CTR

SOUTH SHORE CENTER

JACK LONDON SQUARE

ALAMEDA LANDING

WEBSTER STREET RETAIL & RESTAURANTS



950 MARINA VILLAGE PKWY

*For more information on
this property, please contact*

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