



# FOR SUBLEASE

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

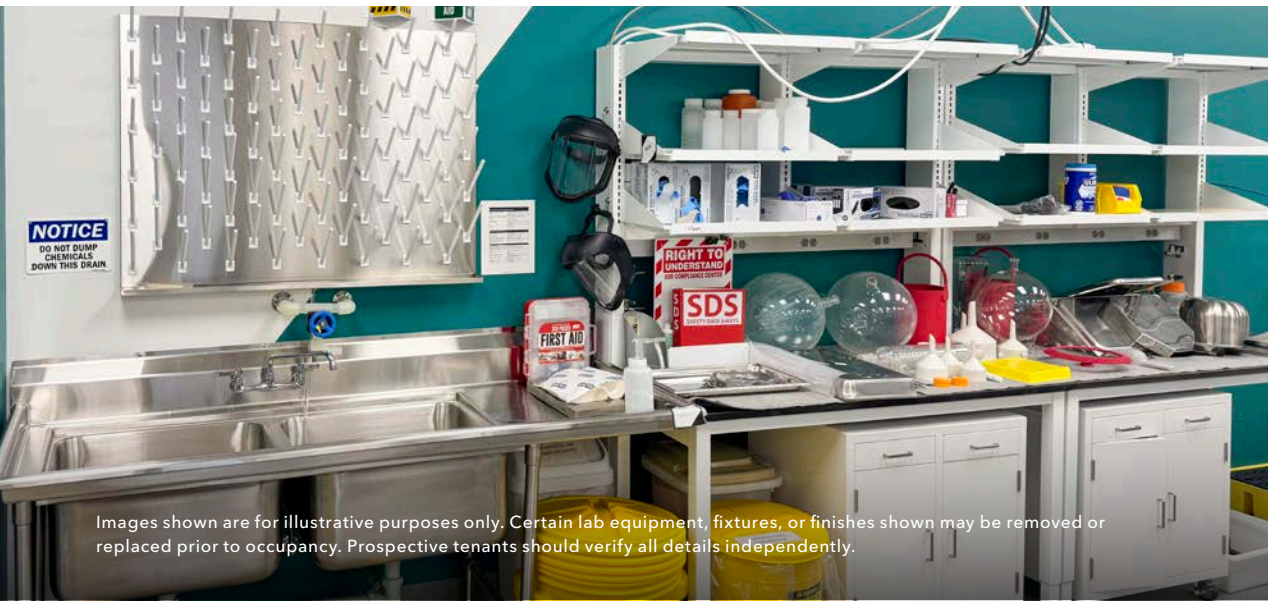
950 MARINA VILLAGE PKWY  
ALAMEDA, CA 94501

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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

Available July 1, 2026

LED of October 31, 2028

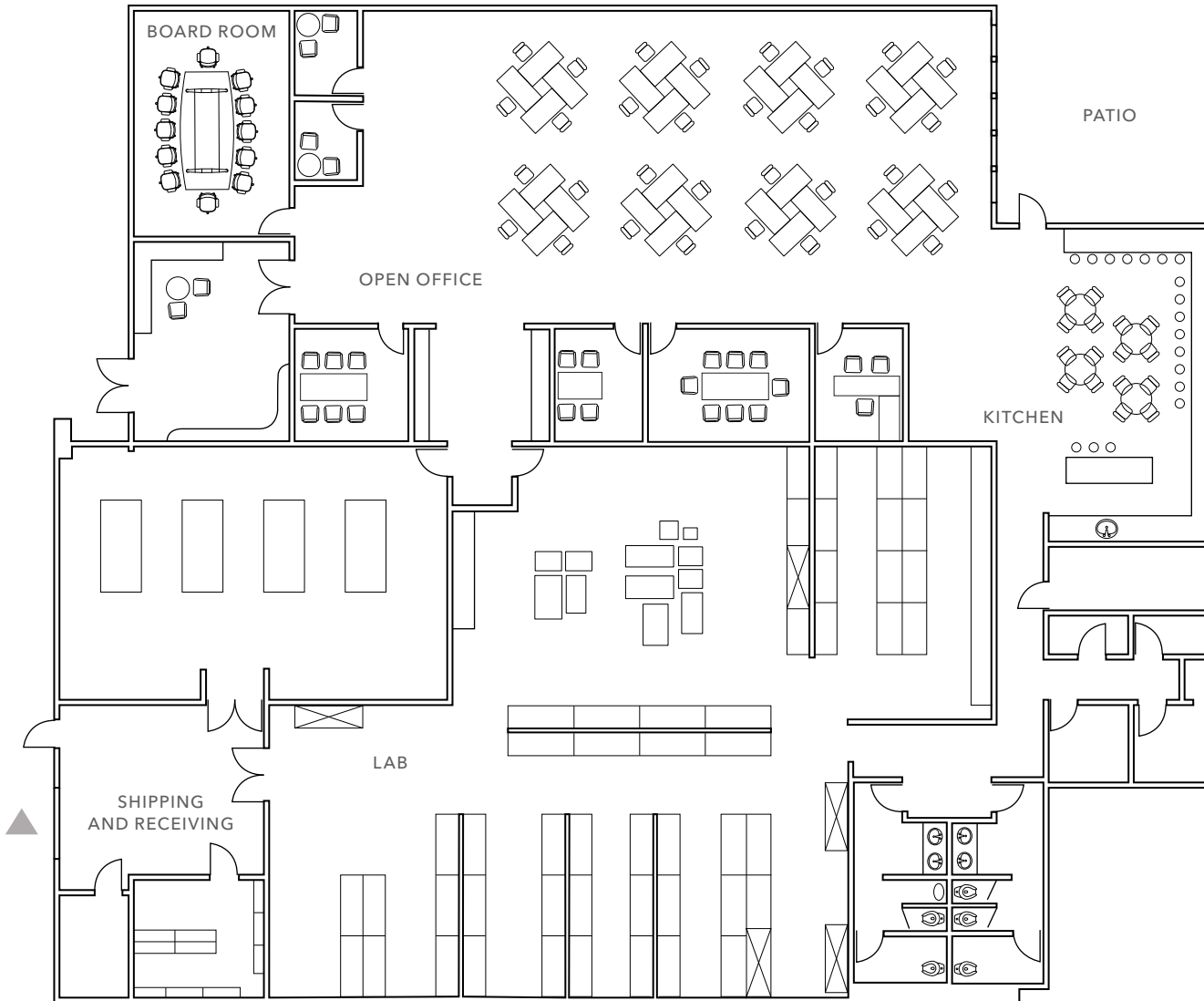
Landlord is open to a longer term direct lease

\$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**

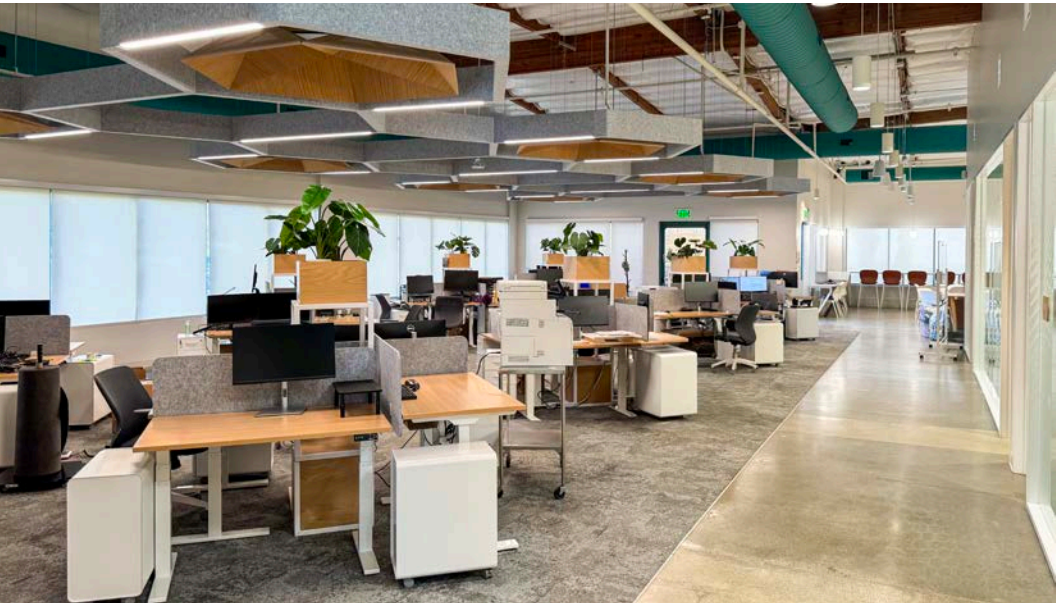
AVAILABLE

- 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

JACK LONDON SQUARE


SAN ANTONIO PARK


LANEY COLLEGE

ALAMEDA LANDING


MARINA VILLAGE SHOPPING CTR


RUBY BRIDGES ELEMENTARY

**950 MARINA VILLAGE PKWY**

COLLEGE OF ALAMEDA

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ALAMEDA

WEBSTER STREET RETAIL & RESTAURANTS



WASHINGTON PARK

RITTLER PARK

SOUTH SHORE CENTER

San Francisco Bay



# 950 MARINA VILLAGE PKWY

*For more information on  
this property, please contact*

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