



FOR SUBLEASE

# 2470 Mariner Square Loop

Alameda, CA

## CONTACT US

### Charlie Allen, LEED AP

Executive Vice President  
+1 510 333 8477  
charlie.allen@colliers.com  
Lic. #01158267

### Colliers

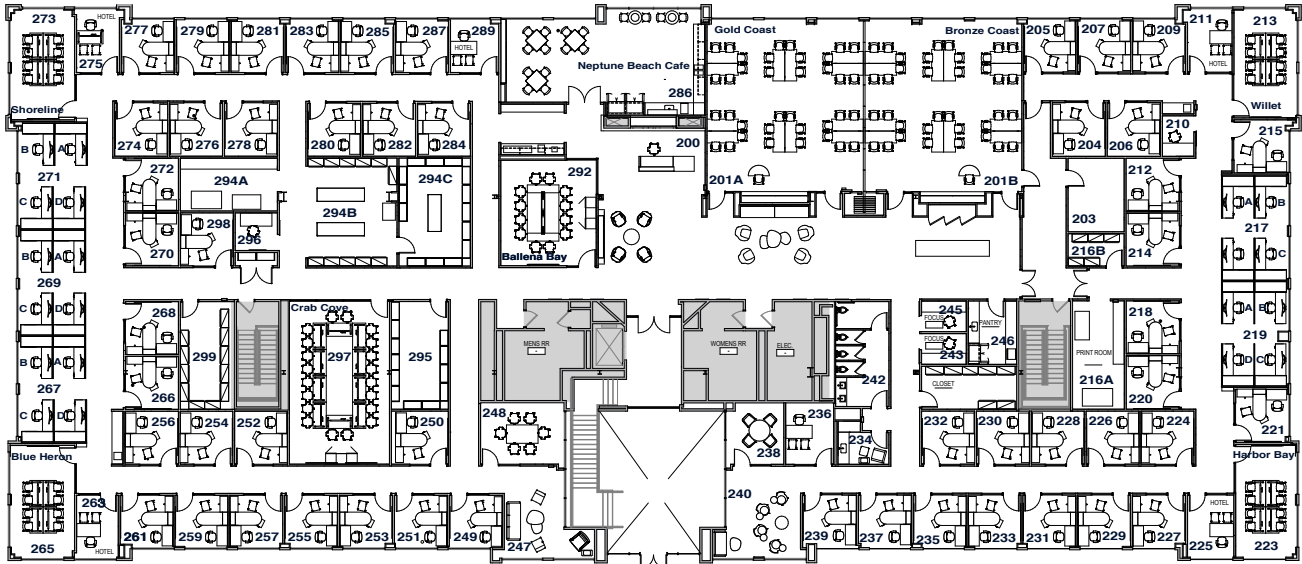
1999 Harrison Street,  
Suite 1750  
Oakland, CA 94612  
+1 510 986 6770  
colliers.com

## Full Top Floor Office Sublease in the heart of Marina Village, Alameda

### Highlights

- 25,131 RSF - divisible
- Top floor of a 2-story building available for sublease - offering identity and security
- Open free parking in a secured lot
- Formal entry
- Mixture of open area with private offices, meeting rooms, and break rooms
- LED - 7/31/2028

## 2ND FLOOR | FLOOR PLAN



## Floor Highlights

- Large exterior windows throughout and glass office and meeting room partitions
- Large (2,000 sq ft) training room that is divisible with Modernfold wall - perfect for large convenings with:
  - *Caterer's kitchen with sink, counters and refrigerator*
  - *Buffet with power, storage and built in trash receptacles*
  - *Seating outside training room*
  - *Two phone booths*

- Improvements in excellent condition (installed ~5 years ago)
- LED lighting and occupancy sensors throughout
- Standard restrooms and a bank of fully-enclosed, single occupancy restrooms

## Amenities

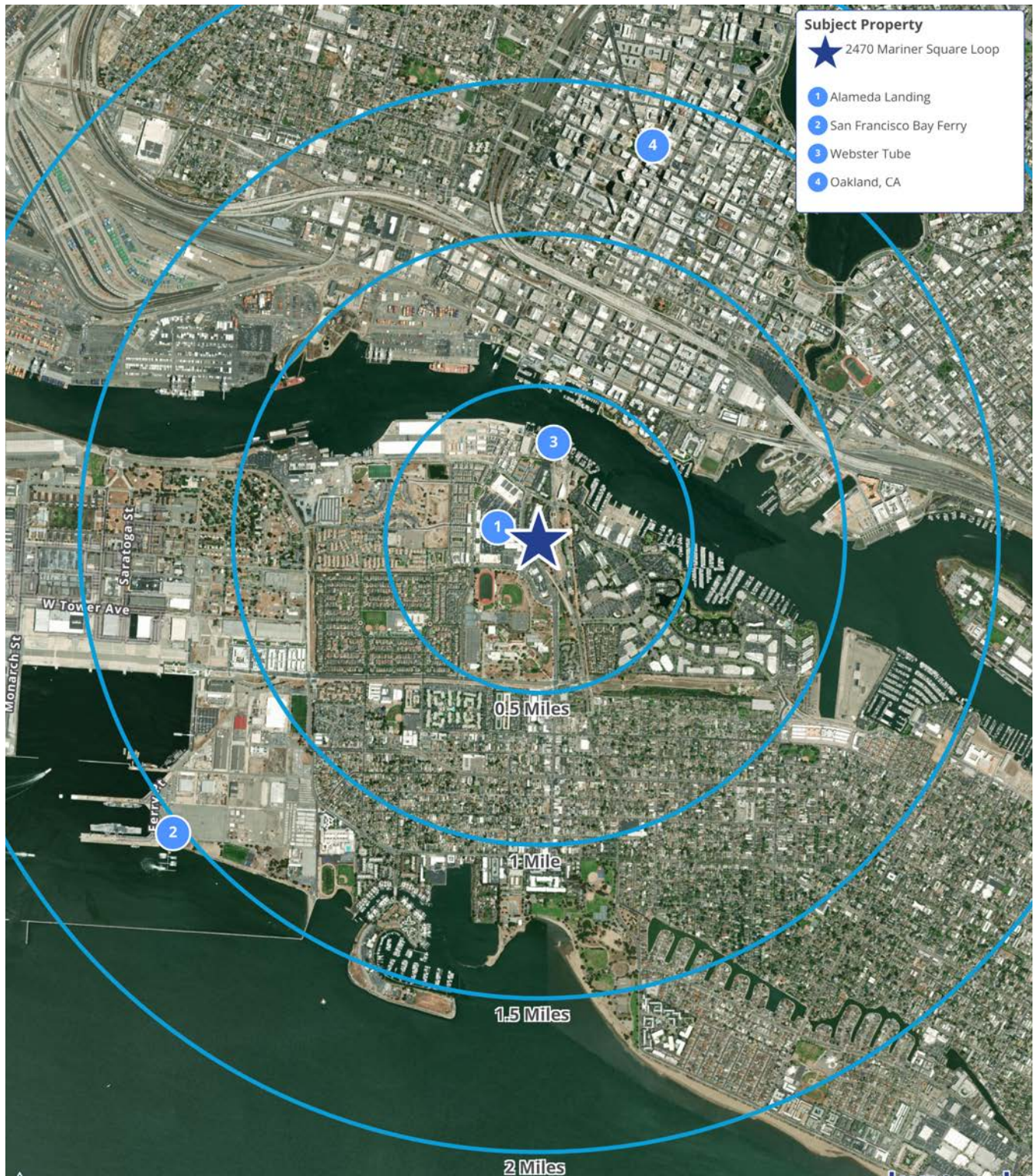
- Walking distance to Marina Village Shopping Center
- Secure, gated free parking
- Outdoor patio break area, shaded with seating areas

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GALLERY



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