



**NAUTILUS  
INNOVATION PARK**  
alameda, ca

# DIVE INTO INNOVATION

**R&D MULTI-TENANT CAMPUS**  
new and improved flex solutions

**± 18,334 - ± 86,116 SF**  
**ON ± 3.08 ACRES**



**TIDEWATER**



**CUSHMAN &  
WAKEFIELD**

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# PROPERTY HIGHLIGHTS



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## DIVE INTO INNOVATION

where industry meets the water's edge

← | → ±18,334 - ±86,116 SF Available

 Waterfront Property

 Walking Distance to the Vibrant  
Park Street Retail Corridor

 Undergoing a Significant  
Renovation to Deliver Lease Ready  
Improvements

 Free Off-street Parking  
(110 Parking Spaces)

 1,600 AMP Total Electrical Capacity  
Alameda Municipal Power (AMP) is  
Cheaper, More Reliable, and More  
Cooperative Compared to PG&E

 Two (2), 2 Inch Gas Lines with 60  
PSI @ 25 GPM, Medium to High  
Pressure

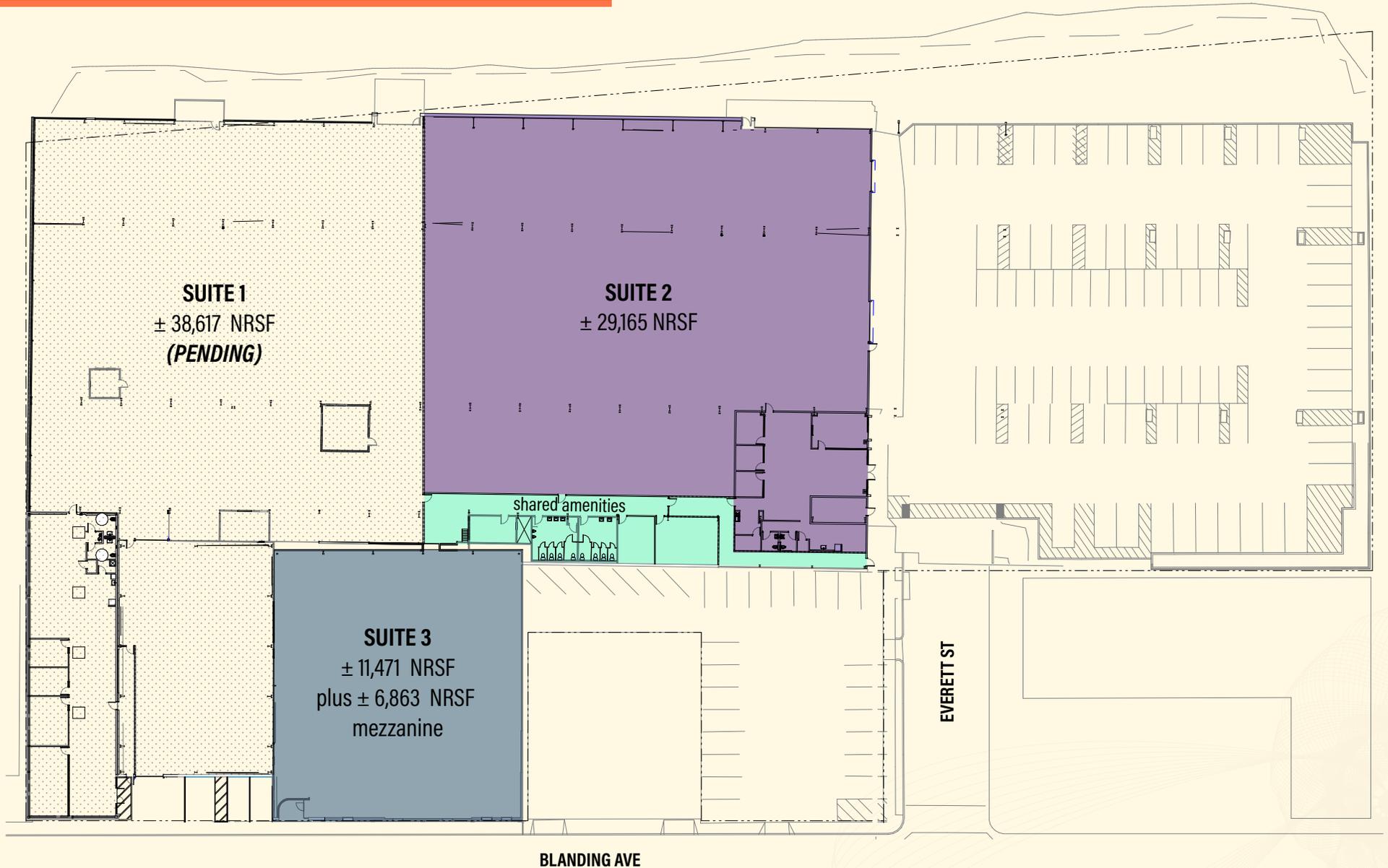
 Three (3), Five-ton and Two (2),  
Two-ton Bridge Cranes

 Zoning - NP-MM-North Park Street  
Maritime Manufacturing (Office &  
Light Industrial Use Allowed)

# SITE PLAN

2421 BLANDING AVE, ALAMEDA

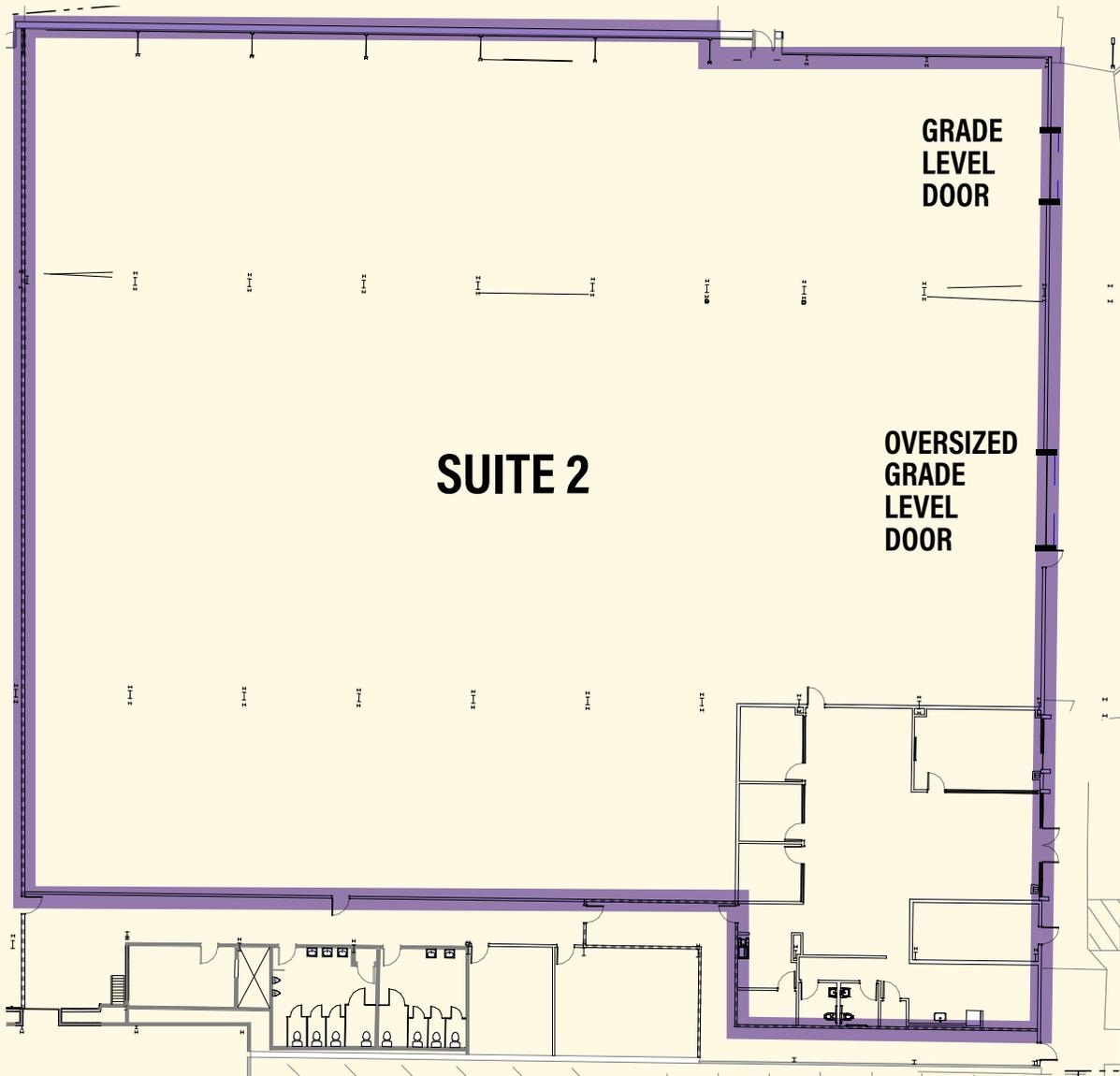
±18,334 - ±86,116 Sq. Ft. on ±3.08 Acres



# FLOOR PLAN

2421 BLANDING AVE, ALAMEDA

SUITE 2 - ±29,165 Sq. Ft.



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±29,165 NRSF High-Bay Space



±2,658 SF of Newly Constructed Office Space



Access to Shared Conference Room, Restrooms and Shower Facility



400 AMPS @ 480V Electrical Service



±20'-22' Clear Height (With Roof Pitches at ±32')



Two (2) Grade Level Doors (one oversized)



Three (3), Five-ton and Two (2), Two-ton Bridge Cranes



Free Off-street Parking

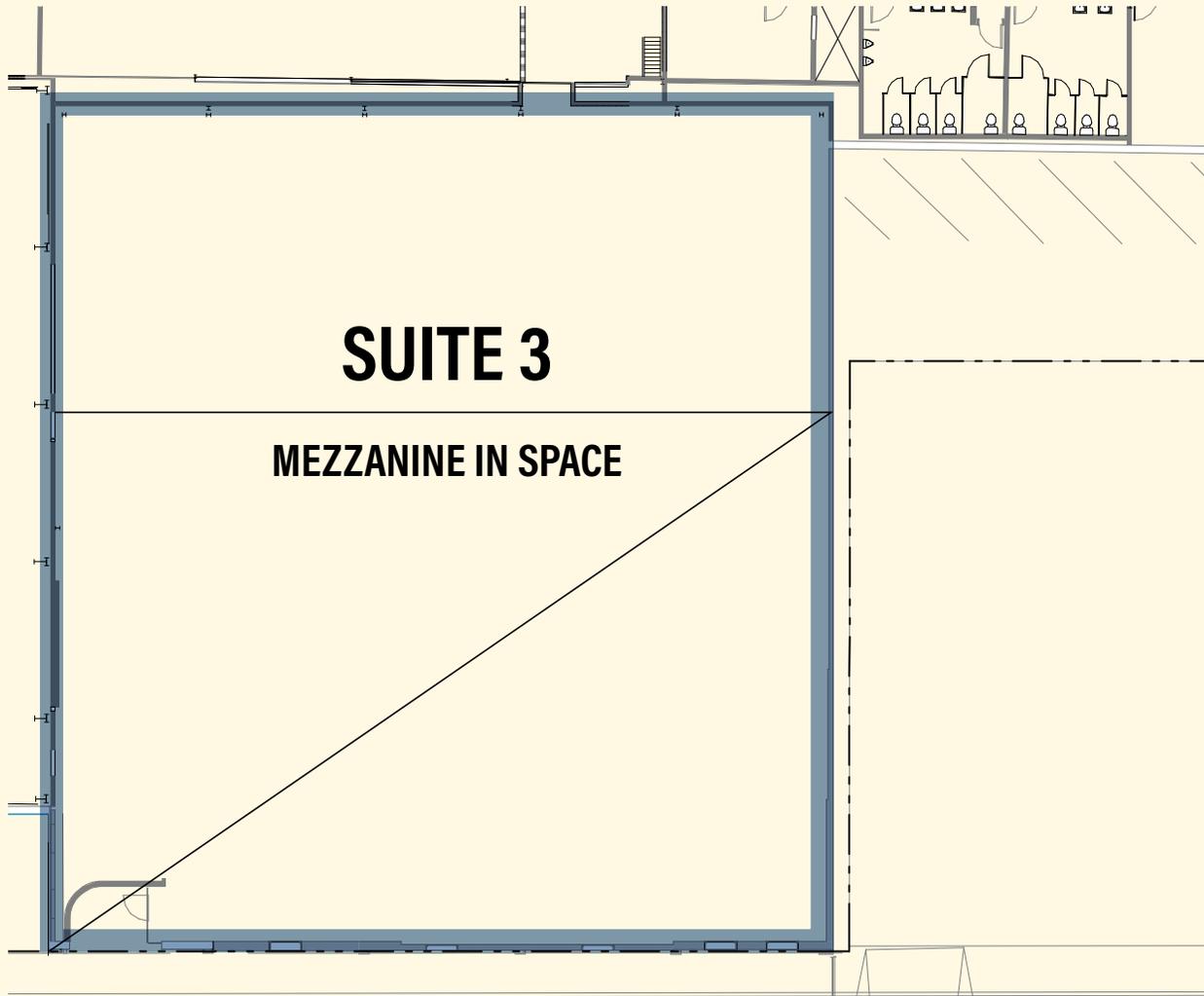


Immediate Access to Parking Lot

# FLOOR PLAN

2421 BLANDING AVE, ALAMEDA

SUITE 3 - ±18,334 Sq. Ft.



**BLANDING AVE**



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±18,334 NRSF

- ±11,471 NRSF Foot Print
- ±6,863 NRSF Mezzanine



Office Space to Suit



Potential for One (1) Grade Level Loading Door



400 AMPS @ 480V Electrical Service



±24' Clear Height



Blanding Avenue Signage Opportunity



Free Off-street Parking



Flexible Custom Occupancy Solution



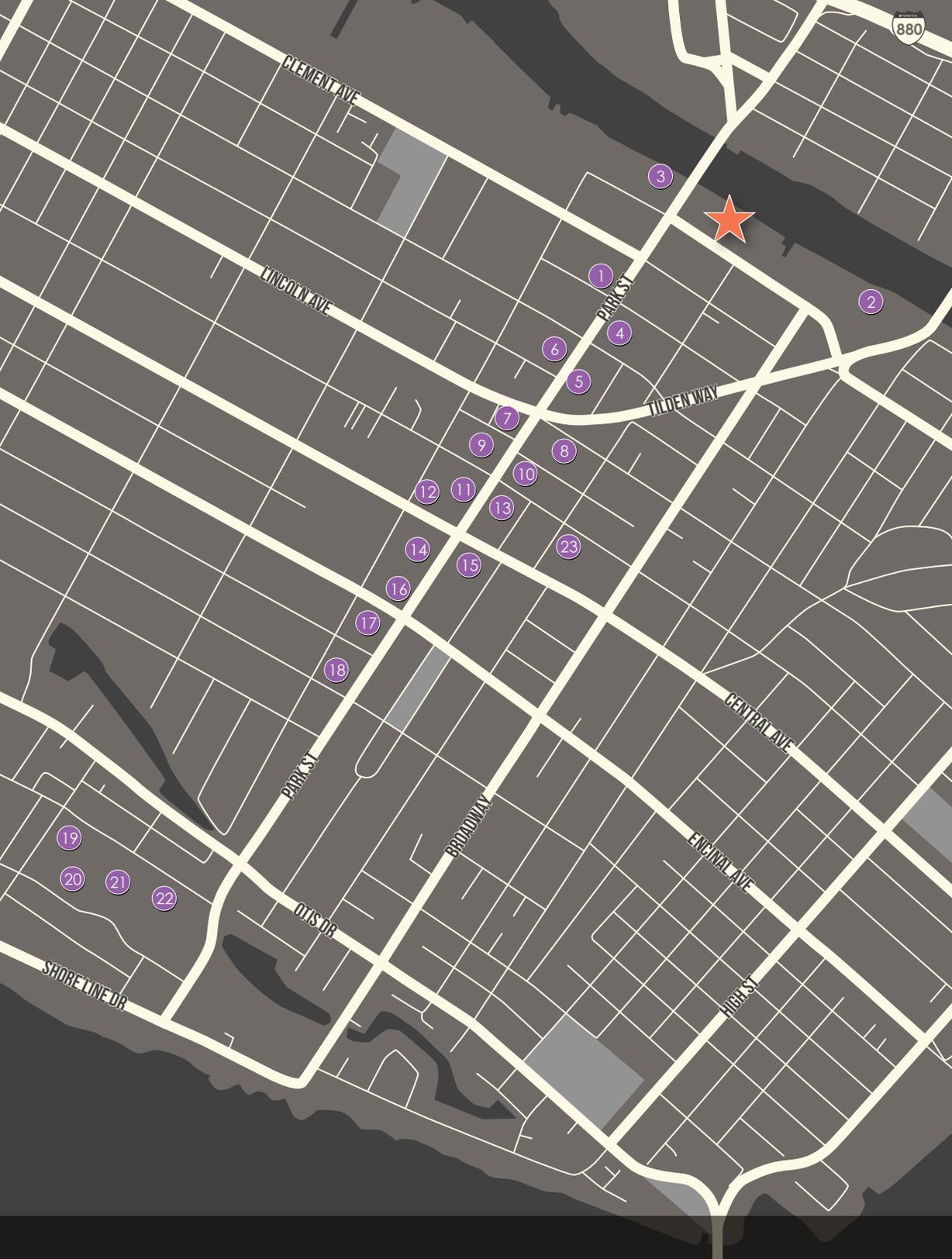
Potential Build-to-Suit Site or Purchase Opportunity

# PROXIMITY TO EVERYTHING: YOUR IDEAL LOCATION.



## DISTANCE

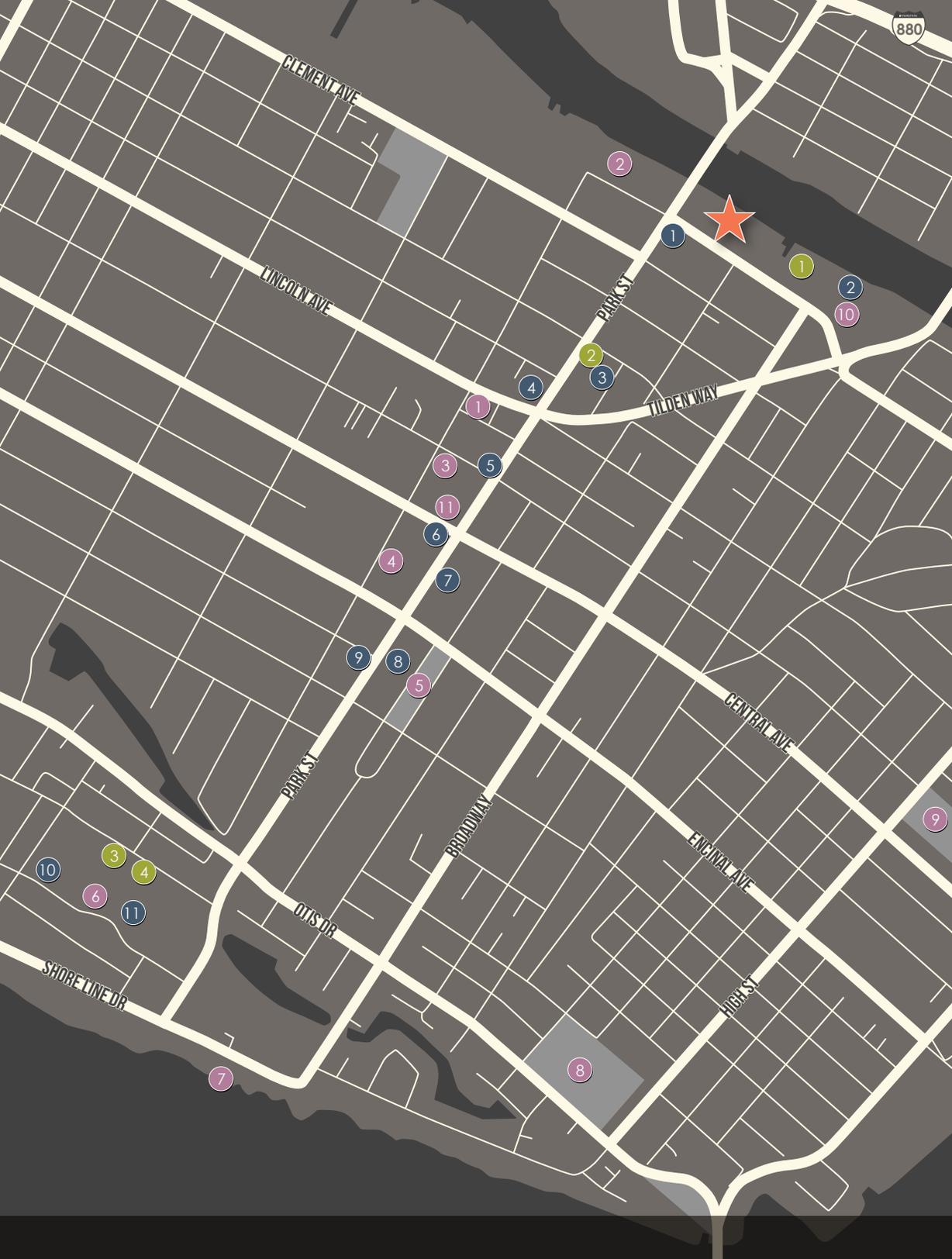
- Park Street Alameda - 0.5 miles
- 880 On-Ramp - 0.5 miles
- Fruitvale Bart Station - 1.1 miles
- Oakland Coliseum - 2.9 miles
- Lake Merritt - 2.9 miles
- Downtown Oakland - 3.7 miles
- Main St Ferry Terminal - 4.1 miles
- Oakland Airport - 5.9 miles
- Emeryville - 7.9 miles
- Berkeley - 8.8 miles
- San Francisco - 12.5 miles



## NEARBY AMENITIES

### RESTAURANTS/BARS

- |                               |                             |
|-------------------------------|-----------------------------|
| 1. The Park Street Tavern     | 14. Troy                    |
| 2. Round Table Pizza          | Home Skillet                |
| Wingstop                      | Spice I Am                  |
| 3. Dragon Rouge Bistro        | Burma Superstar             |
| 4. Alameda Island Brewing Co. | Cholita Linda               |
| Crispian Bakery               | 15. Poke Koma               |
| 5. East End                   | House of Bagels             |
| 6. McGee's                    | Tomatina                    |
| The Preacher's Daughter       | Alley & Wine                |
| 7. Gim's Chinese Kitchen      | 16. Monkey King Pub & Grill |
| Vietnam House                 | The Hobnob                  |
| 8. Speisekammer               | Scolari's Good Eats         |
| Genghis Khan                  | Lucky 13                    |
| New York Pizza                | 17. Sidestreet Pho          |
| 9. Island Taqueria            | Wild Ginger                 |
| Pho Nation                    | 18. Yojimbo                 |
| Ole's Waffle House            | Spinning Bones              |
| Wine and Waffles              | 19. Applebee's              |
| Hang Ten Alameda              | Bowl'd BBQ Alameda          |
| 10. Kokolo Donburi            | 20. Monkey Thai             |
| Capullo Cocina                | Subway                      |
| Sandwich Board                | Bagel Street Cafe           |
| 11. Town Tavern               | 21. Trabocco Kitchen        |
| Toomie's Thai                 | Ohgane Alameda              |
| Hong Kong City                | 22. Panera Bread            |
| Lola's Chicken Shack          | Five Guys                   |
| Director's Cut                | MOD Pizza                   |
| Ark Chinese                   | Chipotle                    |
| Taqueria Viva Mexico          | 23. Asena                   |
| 12. Alameda Cinema Grill      |                             |
| 13. Pho Sinh Alameda          |                             |
| Sakura Sushi                  |                             |
| La Penca Azul                 |                             |
| Tasty Point                   |                             |
| Utzutzu                       |                             |
| The Star on Park              |                             |



## NEARBY AMENITIES CONT.

### GROCERY STORES

- |   |                 |
|---|-----------------|
| 1. Nob Hill Foods                                 | 3. Trader Joe's |
| 2. Alameda Marketplace<br>Alameda Natural Grocery | 4. Safeway      |

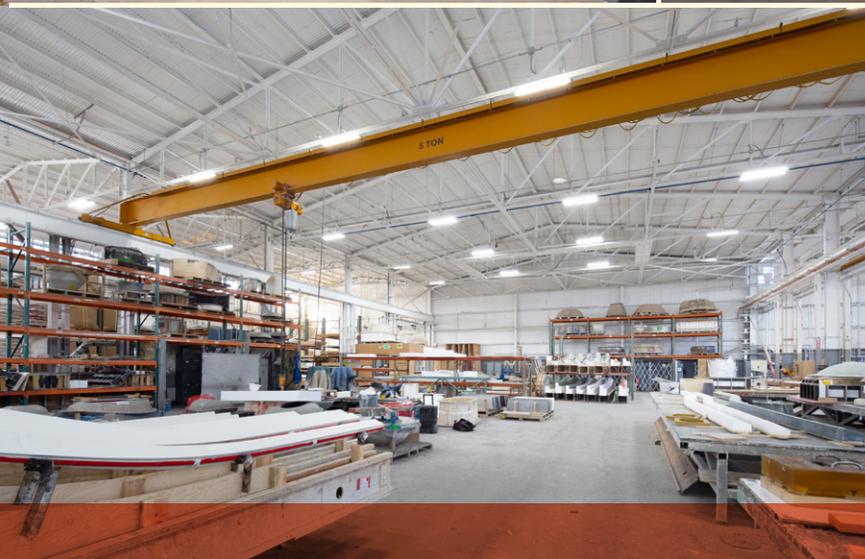
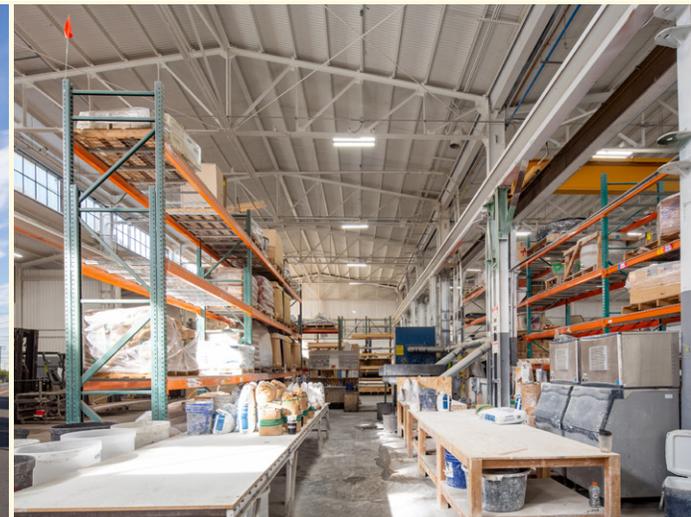
### COFFEE/TEA

- |  |                                |
|--|--------------------------------|
| 1. Coffee Cultures                         | 6. Signal Coffee Roasters      |
| 2. Peet's<br>Local Boy Coffee<br>Starbucks | Peet's<br>Mandro Teahouse      |
| 3. Beanery of Alameda<br>Itea              | 7. Ding Tea<br>Starbucks       |
| 4. Jim's Coffee Shop                       | 8. Highwire Coffee             |
| 5. Gong Cha                                | 9. Julie's Coffee & Tea Garden |
|  | 10. Starbucks                  |
|  | 11. Yifang Taiwan Fruit Tea    |

### ENTERTAINMENT/MISC.

- |                         |                         |
|-------------------------|-------------------------|
| 1. Alameda Free Library | 7. Alameda Beach        |
| 2. Dollar Tree          | 8. Krusi Park           |
| 3. CVS                  | 9. Lincoln Park         |
| 4. Alameda Museum       | 10. Bridgeside Shopping |
| 5. Chochenyo Park       | 11. Center              |
| 6. South Shore Center   | 12. Alameda Theatre     |

# PHOTO GALLERY





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**DIVE INTO  
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where industry meets the water's edge

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**TIDEWATER**



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