



## Tech Focused Office Campus

- > San Leandro is undergoing a remarkable transformation to an innovation and technology-focused future
- > 10,000-100,000 SF of contiguous Class A Office Space
- > Asking \$3.95 FS – Offering a distinct Transit Oriented Development and value play for the region steps to BART.
- > 3 minute walk from the San Leandro Bart Station
- > Built with view dynamic glass, neolith facade and the fastest broadband speeds in the nation
- > 55-foot *Truth is Beauty* sculpture by Marco Cochrane is illuminated with 2,500 multicolored led lights

[WWW.SL-TC.COM](http://WWW.SL-TC.COM)



Colliers International  
1999 Harrison Street, Suite 1750  
Oakland, CA 94612, United States  
[www.colliers.com/oakland](http://www.colliers.com/oakland)

**Sid Ewing**  
Senior Vice President  
+1 510 433 5889  
[sid.ewing@colliers.com](mailto:sid.ewing@colliers.com)  
Lic. No. 01179264

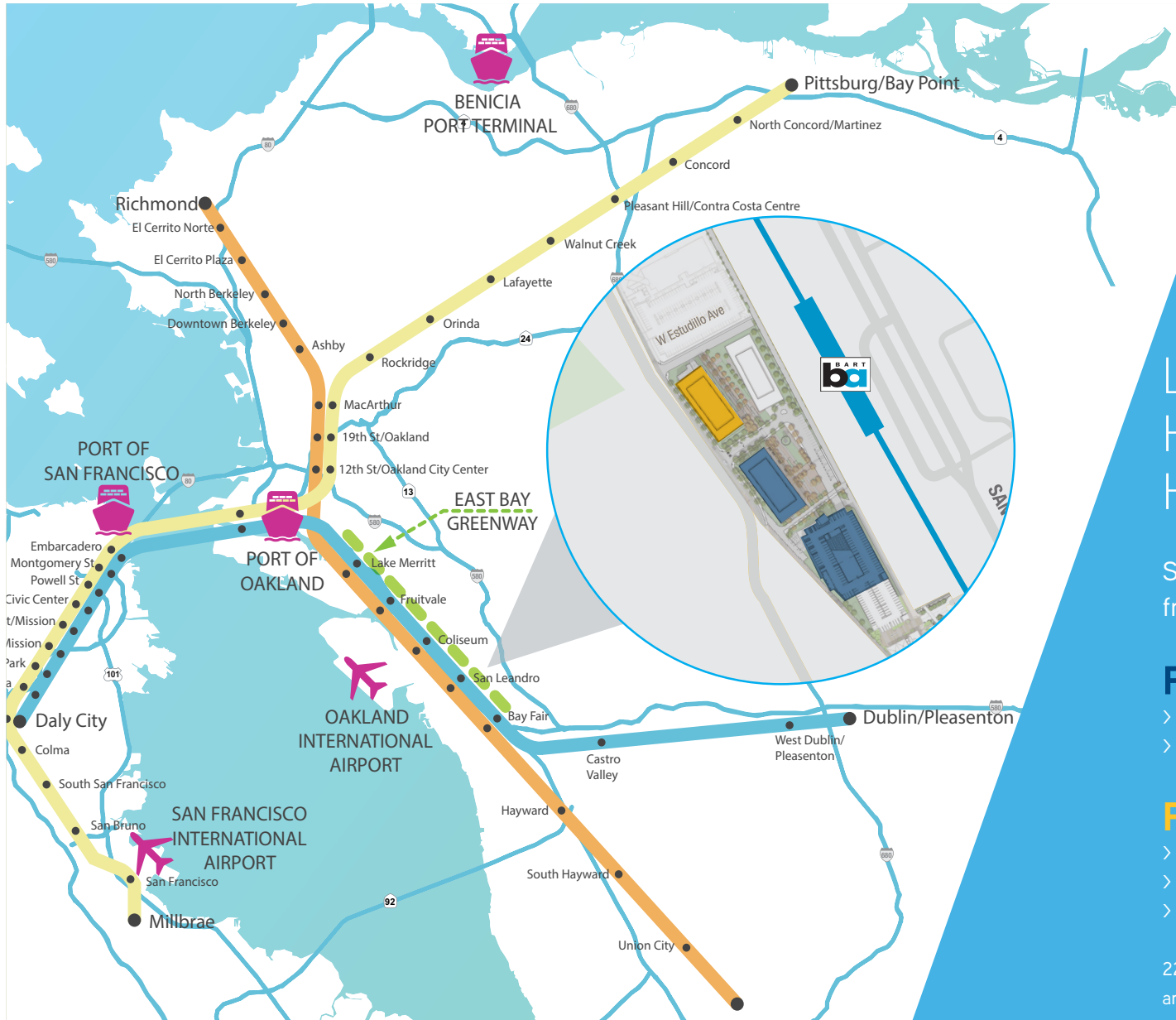
**Matthew Nebel**  
Vice President  
+1 510 433 5834  
[matthew.nebel@colliers.com](mailto:matthew.nebel@colliers.com)  
Lic. No. 01881807



## BUILDING HIGHLIGHTS

- › State-of-the-art, cutting-edge building and site design with the latest and fastest broadband internet speeds in the nation (10 Gigabits per second)
  - *LIT San Leandro – Pulled and created a fiber optic loop to support the business community and economic development of the City. The end result bringing lightning-fast options to the business community.*
- › Multi building campus adjacent and connected to San Leandro BART, AC Transit and close to 880 and 580 freeways.
- › 10 minutes BART ride to downtown Oakland and 20 minutes to downtown San Francisco
- › Exceptional views of the SF Bay, San Francisco, Oakland and San Leandro hills.
- › On-site security, gated parking garage and bike parking.
- › Exterior building signage available
- › Close proximity to amenities and services
- › Affordable and centrally located to housing
- › Safe, walkable, bikable, Bartable and an overall welcoming community





Located between  
Hwy 880 and  
Hwy 580.

SLTC also enjoys easy vehicle access  
from two of the major East Bay arterials

### Phase 1

- > Fully leased to OSIsSoft
- > 132,000 sf office building

### Phase 2

- > 132,000 sf office building
- > Now available
- > Top floor leased to Ghirardelli Global HQ

225,000 SF (±800 stalls) parking garage serves Phase 1  
and Phase 2



## Technology

### THE FASTEST INTERNET/BROADBAND SPEEDS IN THE NATION

SLTC connects directly to Lit San Leandro's fiber optic network, offering broadband connection speeds up to 10 Gbps.

### BUILT WITH VIEW DYNAMIC GLASS

SLTC provides a comfortable, customizable indoor climate for occupants while conserving energy and saving money.

### DESIGNED WITH NEOLITH FAÇADE

SLTC is built with an efficient ventilated façade designed to help naturally heat and cool the building—an advantage when it comes to reducing energy costs.

SLTC is an extremely rare and highly desirable workplace located in the center of the bay area, on BART in San Leandro.



## Transit

### PEOPLE USE PUBLIC TRANSIT WHEN JOBS ARE NEAR IT

A commitment to transit-oriented development gives San Leandro a growing competitive advantage as a hub for the lifestyle and job opportunities of tomorrow.

SLTC's working community gets door-to-door service from transit-served areas around the Bay Area. Just one exit away on Highway 880 from the Oakland Airport means that businesses at SLTC can connect with their national clients with ease.

With close proximity to the Port of Oakland, the third busiest port on the West Coast, businesses at SLTC can connect with materials from the rest of the world and bring their products to international markets.

## Transformation

San Leandro is in the midst of a transformation from a city with a celebrated manufacturing history to an innovation and technology-focused future. San Leandro is leading a resurgence in fabrication and innovation in the Bay Area, with a commitment to a 21st century ecosystem that promotes both “making” and “thinking” workplaces.

The city has become a vibrant hotbed for manufacturing and technology businesses and is home to a growing craft beer industry, with three market leaders Drake’s Brewing, 21st Amendment Brewery and Cleophus Quealy Beer Co. expanding their production facilities and opening tasting rooms and restaurants in the city.

“San Leandro’s downtown area is in full growth mode and booming with building projects, improved services and a long-term strategy.”

**THE SAN FRANCISCO CHRONICLE**  
February 15, 2016

Del Monte Cannery SLTC SITE, 1899



## Why San Leandro

In just 10 years, millennials will make up 75% of the workforce so companies are looking for locations that fit their employees’ urban lifestyles and SLTC offers what millennials want.



### BART RIDERSHIP

31%

East Bay ridership up 31% vs 25% for non-East Bay Stations from 2000-2015



### HOUSING

20%

Only 20% of SF and San Mateo County (combined) households can afford a median-priced home

40%

More than 40% of East Bay households can afford a median-priced home



### EAST BAY COMMUTE PATTERNS

44%

44% Live and work in East Bay

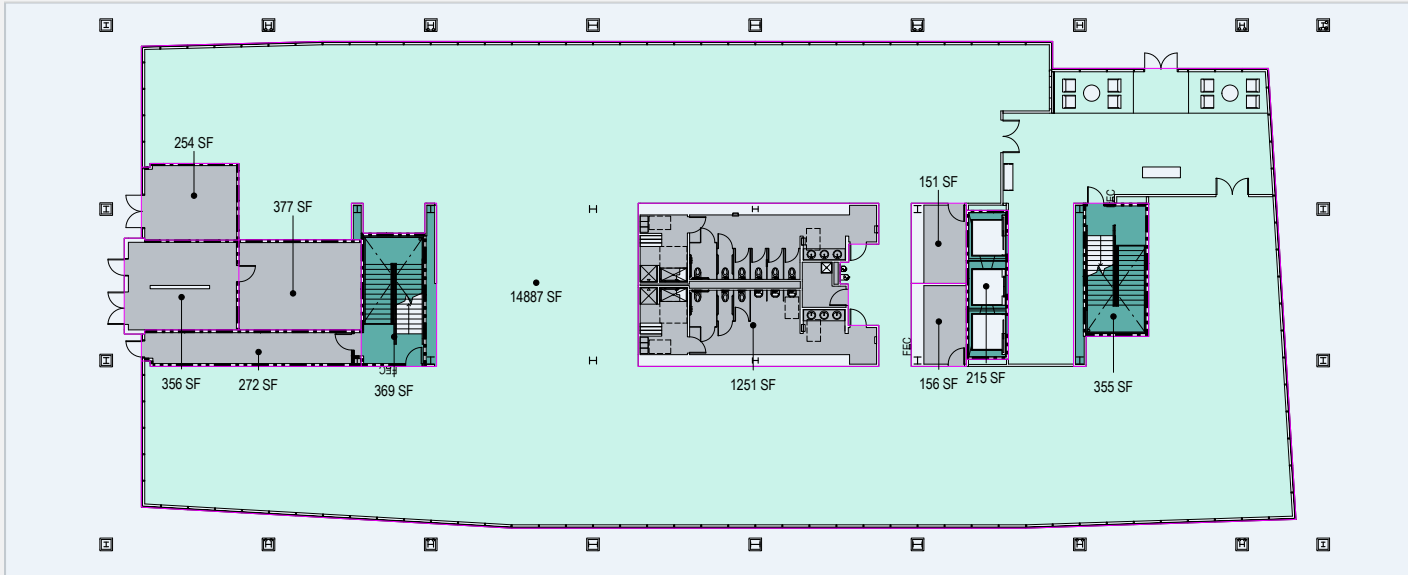
31%

31% Live inside and work outside the East Bay

25%

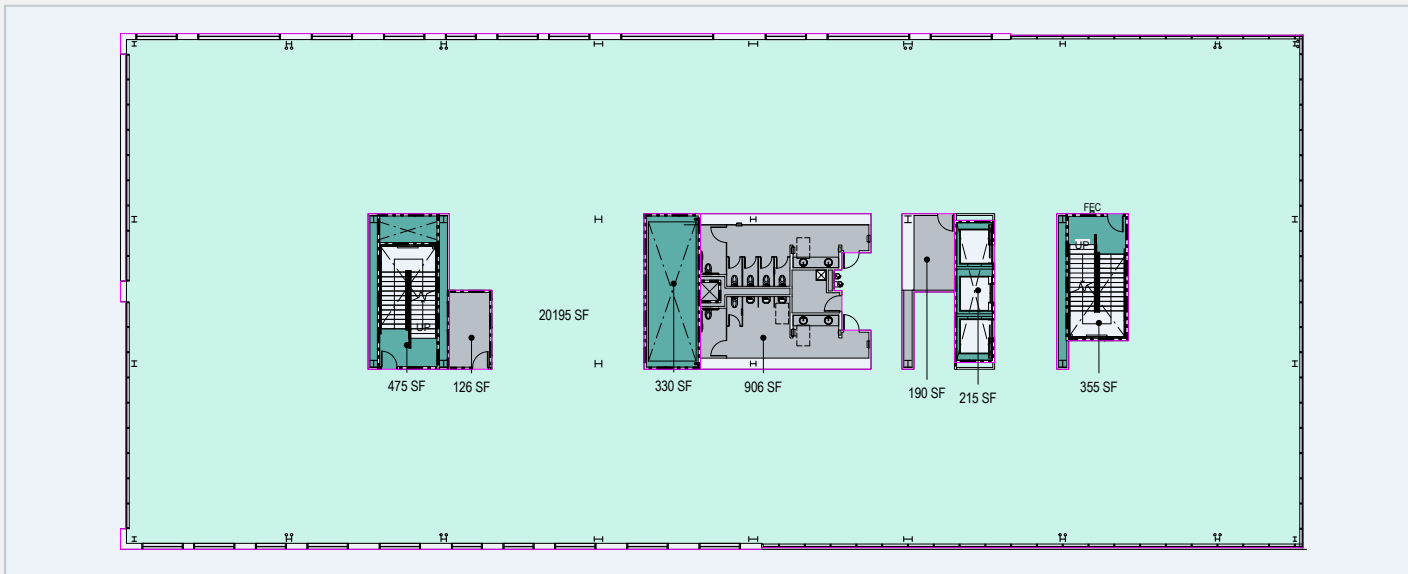
25% live outside and work inside the East Bay

## Floor Plans



**BUILDING B**  
FIRST FLOOR

Landlord can deliver to tenant's specifications with Build to Suit option.

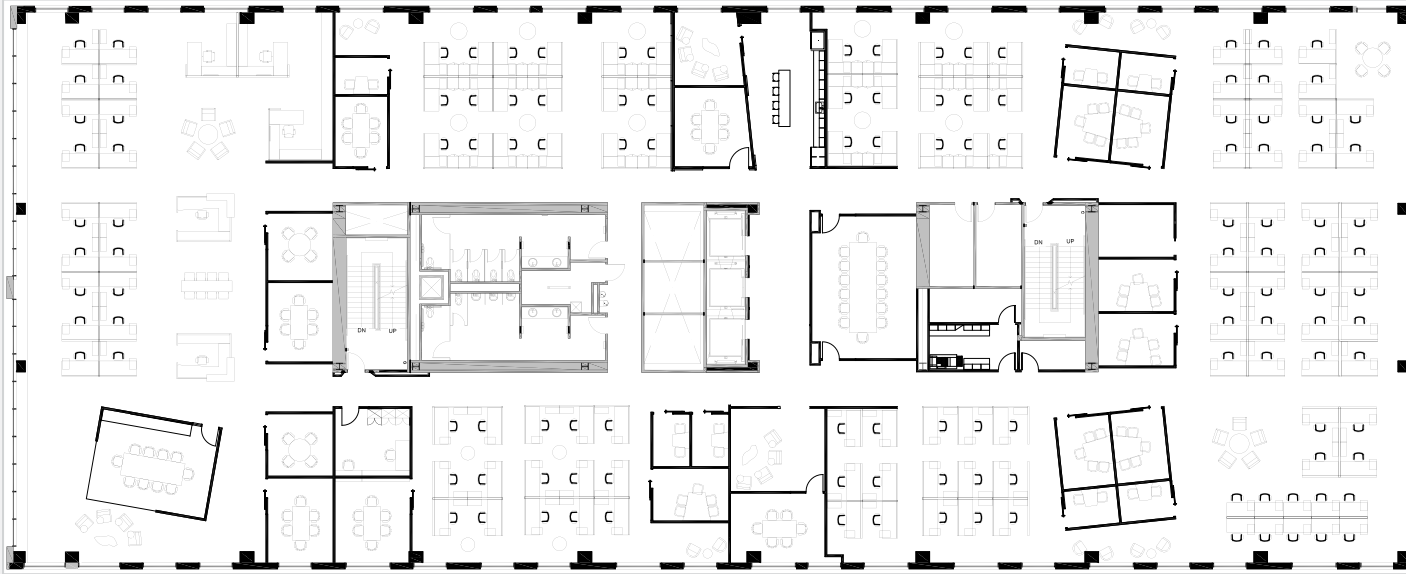


**BUILDING B**  
TYPICAL 2-5



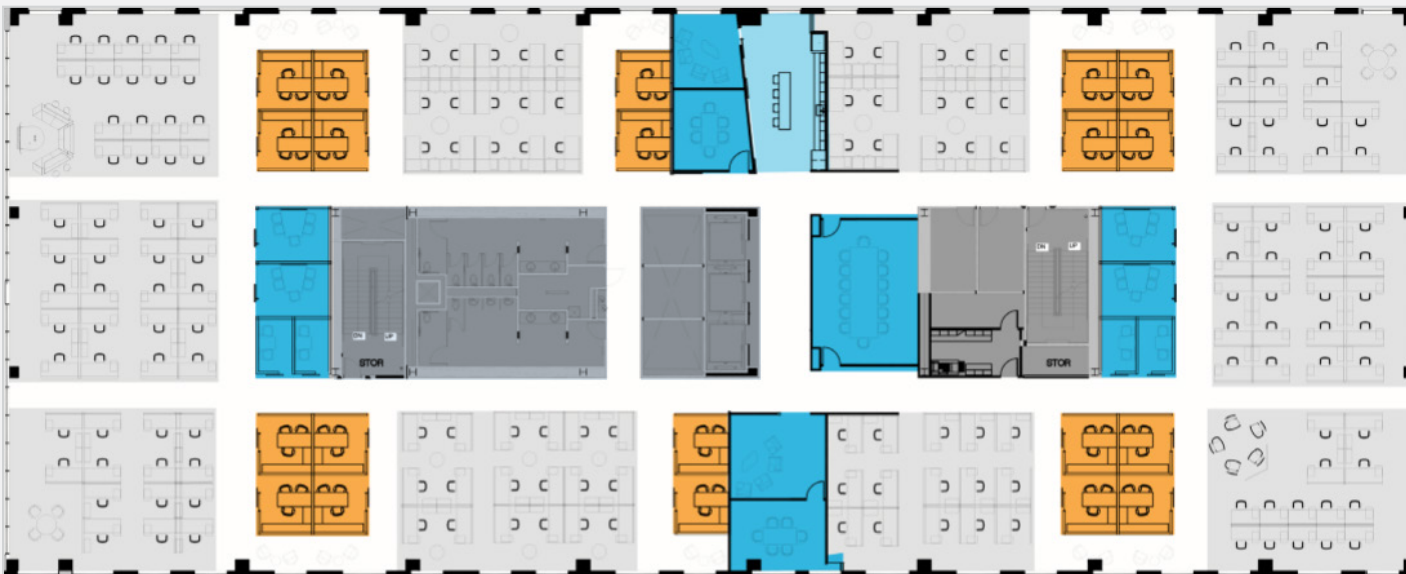
## Phase 2 Building 1

■ Private Office ■ Open Office ■ Conference ■ Break Room



**HYPOTHETICAL 1**  
Private Office Scheme  
22,000 square Feet

Landlord can deliver to tenant's specifications with Build to Suit option.



**HYPOTHETICAL 2**  
Open Office Scheme  
22,000 square Feet





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Senior Vice President  
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Vice President  
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matthew.nebel@colliers.com  
Lic. No. 01881807

**WESTLAKE  
URBAN**

A development of Westlake Urban

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Colliers International  
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