

OFFICE FOR LEASE

SAN LEANDRO TECH CAMPUS | 1600 ALVARADO ST, SAN LEANDRO, CA 94577



## Transit / Technology / Transformation

The Bay Area's newest Tech Hub Campus

±132,000 SF Available For Lease

Westlake Urban's San Leandro Tech Campus (SLTC) is a 1 million-square-foot, technology-focused, mixed-use development located in the heart of San Leandro and directly adjacent to the Downtown San Leandro BART Station. Developed in partnership with local tech leader OSIsoft, SLTC plays a central role in the city's transformation into a connected, 21<sup>st</sup>-century innovation ecosystem. Designed to support the Bay Area's newest tech hub, the campus features state-of-the-art, LEED Gold buildings with high-performance systems and materials that lower operating costs, maximize occupant satisfaction, and provide easy transit access alongside a vibrant startup culture and room to grow.



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



**SID EWING**  
+1 510 433 5889  
sid.ewing@colliers.com  
Lic. No. 01179264



**MATTHEW NEBEL**  
+1 415 229 8897  
matt.nebel@kidder.com  
Lic. No. 01881807



A development of Westlake Urban

## SLTC Highlights

- › State-of-the-art, cutting-edge building and site design with the latest and fastest broadband internet speeds in the nation at **a blazing fast 10 Gbps!**
- › **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 freeway
- › 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

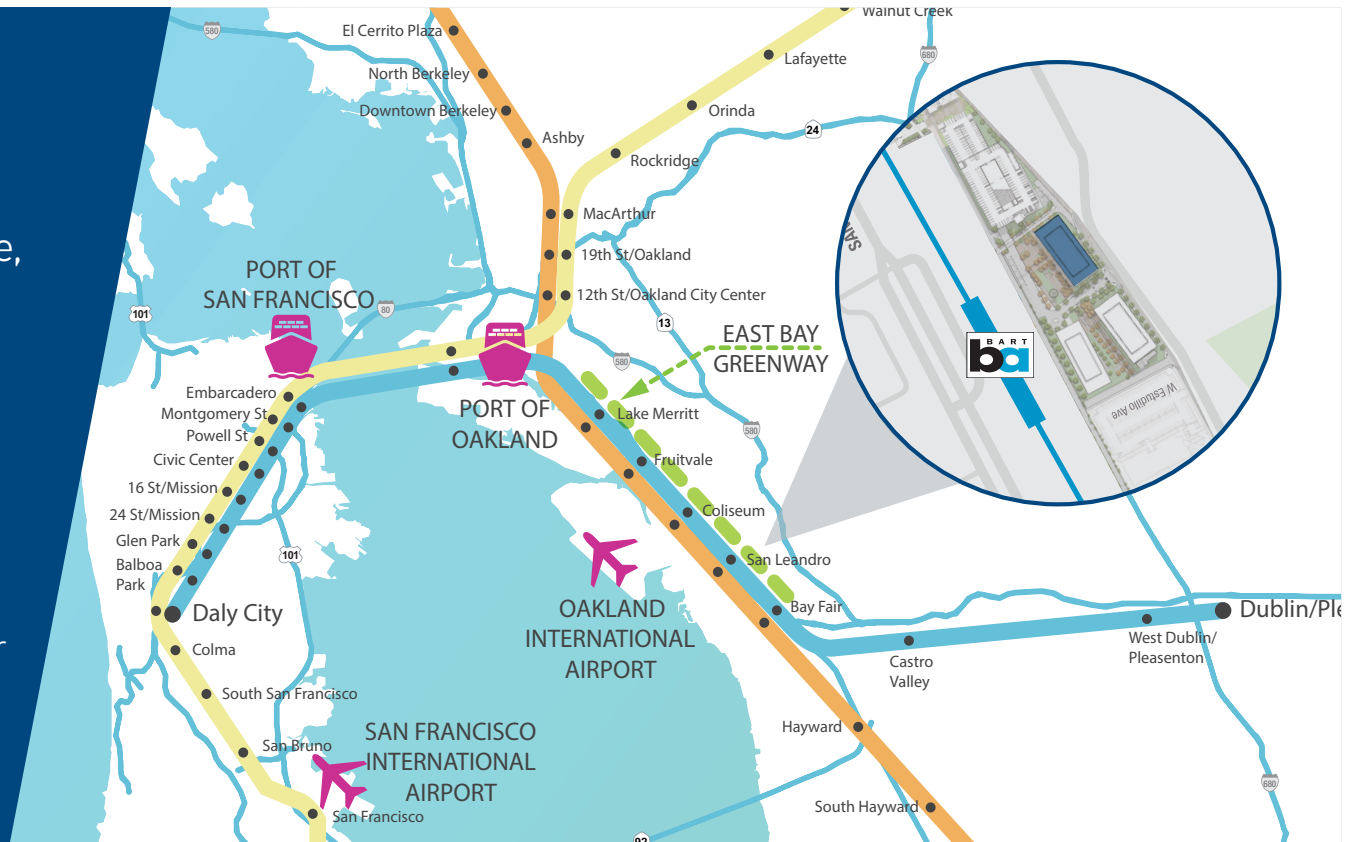


## Transit

SLTC is an exceptionally rare and highly desirable workplace, centrally located in the Bay Area with direct BART access in San Leandro.

Situated between Highway 880 and Highway 580, and directly adjacent to the San Leandro BART Station.

SLTC benefits from convenient vehicular access via two of the East Bay's primary transportation corridors.



### 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.

## Technology

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

SLTC provides tenants with direct access to Lit San Leandro's state-of-the-art fiber optic network, delivering secure, scalable connectivity with upload and download speeds up to 10 Gbps—thousands of times faster than the average U.S. internet connection. Through Lit San Leandro's advanced fiber loop, companies benefit from divergent access to both lit and dark fiber, ensuring redundancy, reliability, and performance. This robust infrastructure is purpose-built to support data-intensive, cutting-edge operations and future technology growth.



### 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.

■ Lit San Leandro ■ BART ■ East Bay Greenway ■ Freeway



### LEED GOLD

SLTC is designed and built to LEED Gold standards including efficient, advanced building systems that use less water and energy, reduce greenhouse gas emissions and minimize utility and operating expenses.

## 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 21<sup>st</sup> 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 Drake’s Brewing and Fieldwork Brewing 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



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



### HOUSING



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



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



### EAST BAY COMMUTE PATTERNS



44% Live and work in East Bay



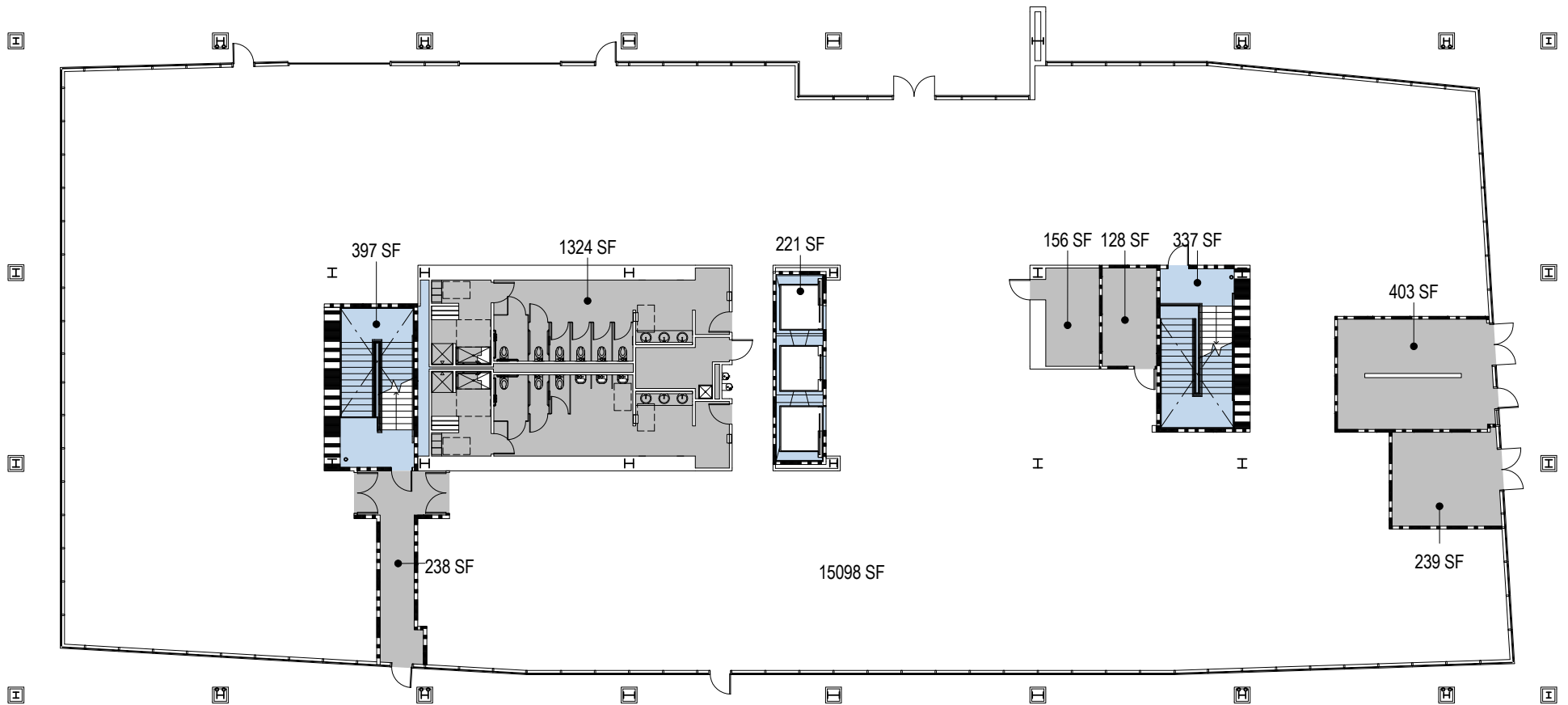
31% Live inside and work outside the East Bay



25% live outside and work inside the East Bay

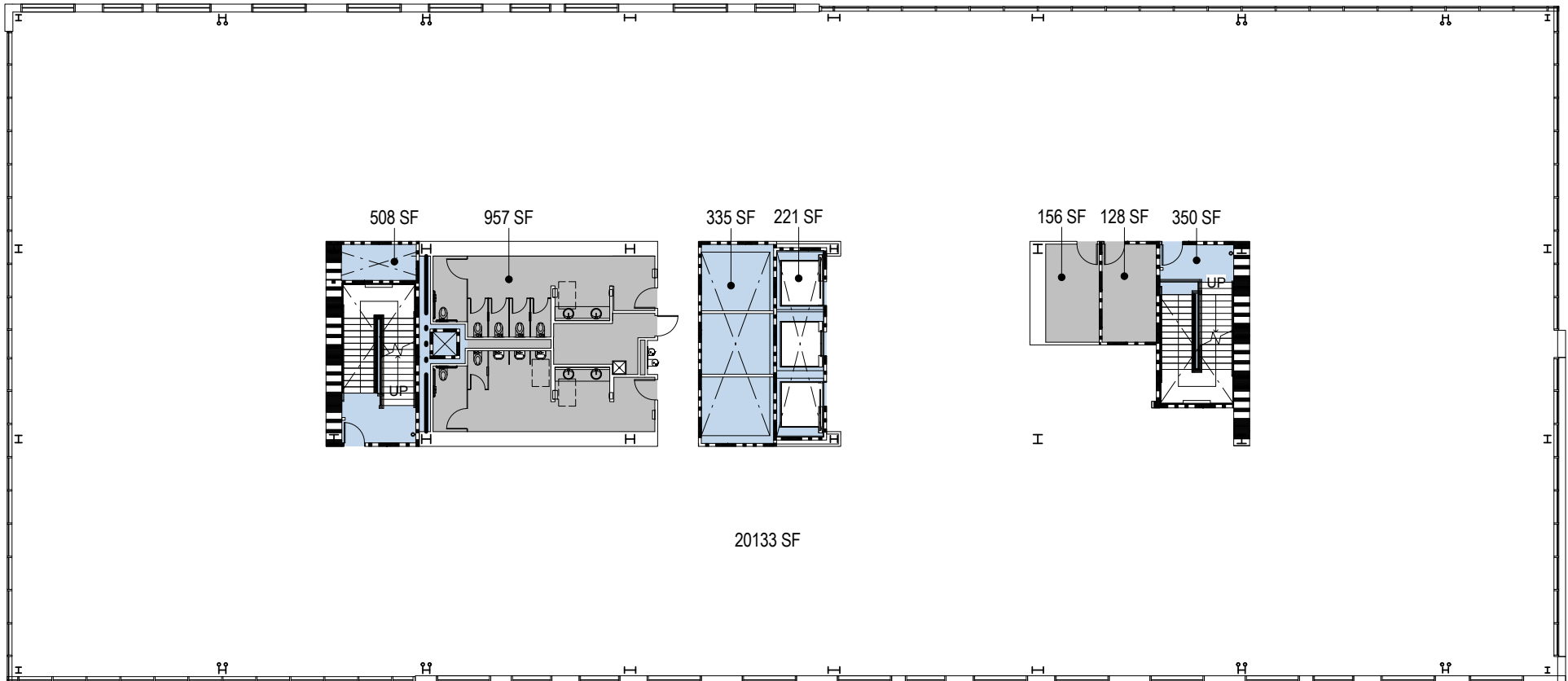
# Floor 1 - ±18,541 RSF

RMW As-Builts T.I. [PDF](#) ↓



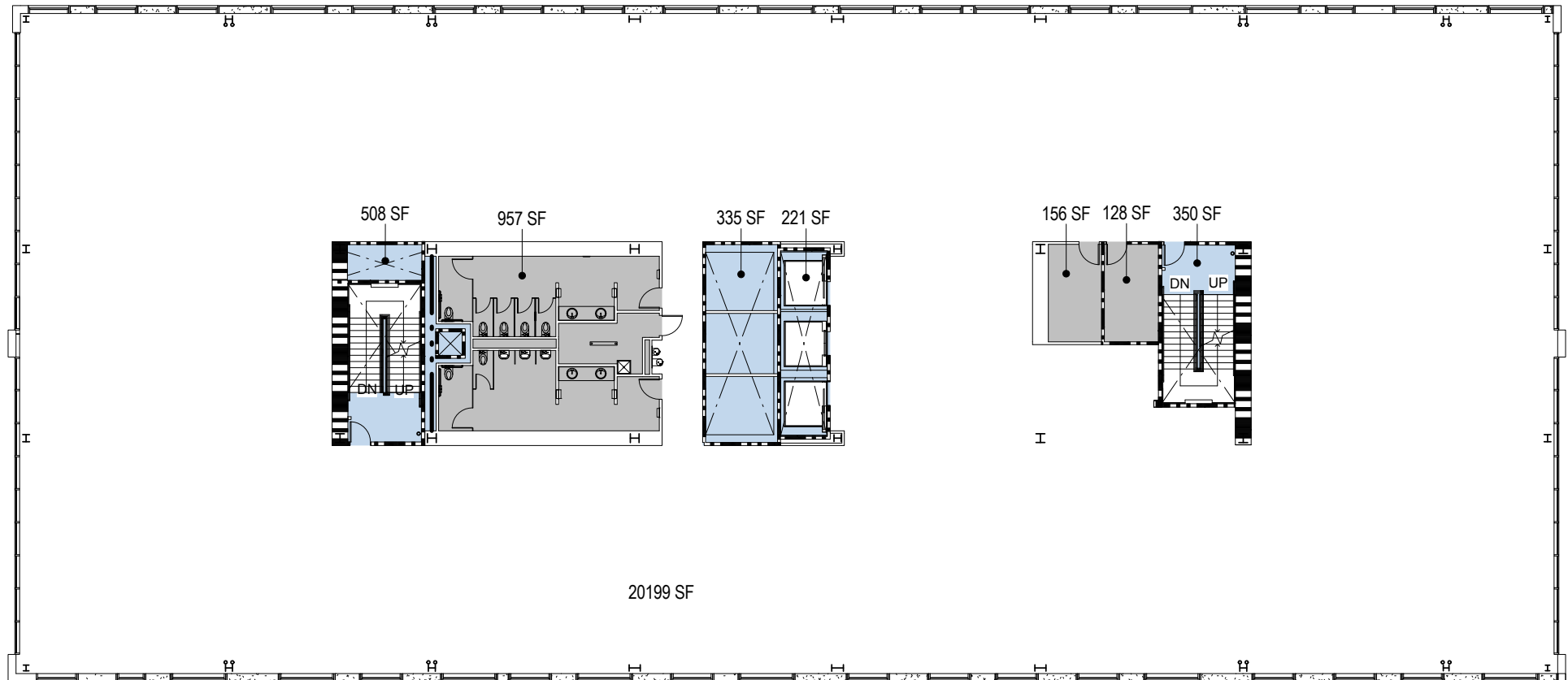
## Floor 2 - ±22,788 RSF

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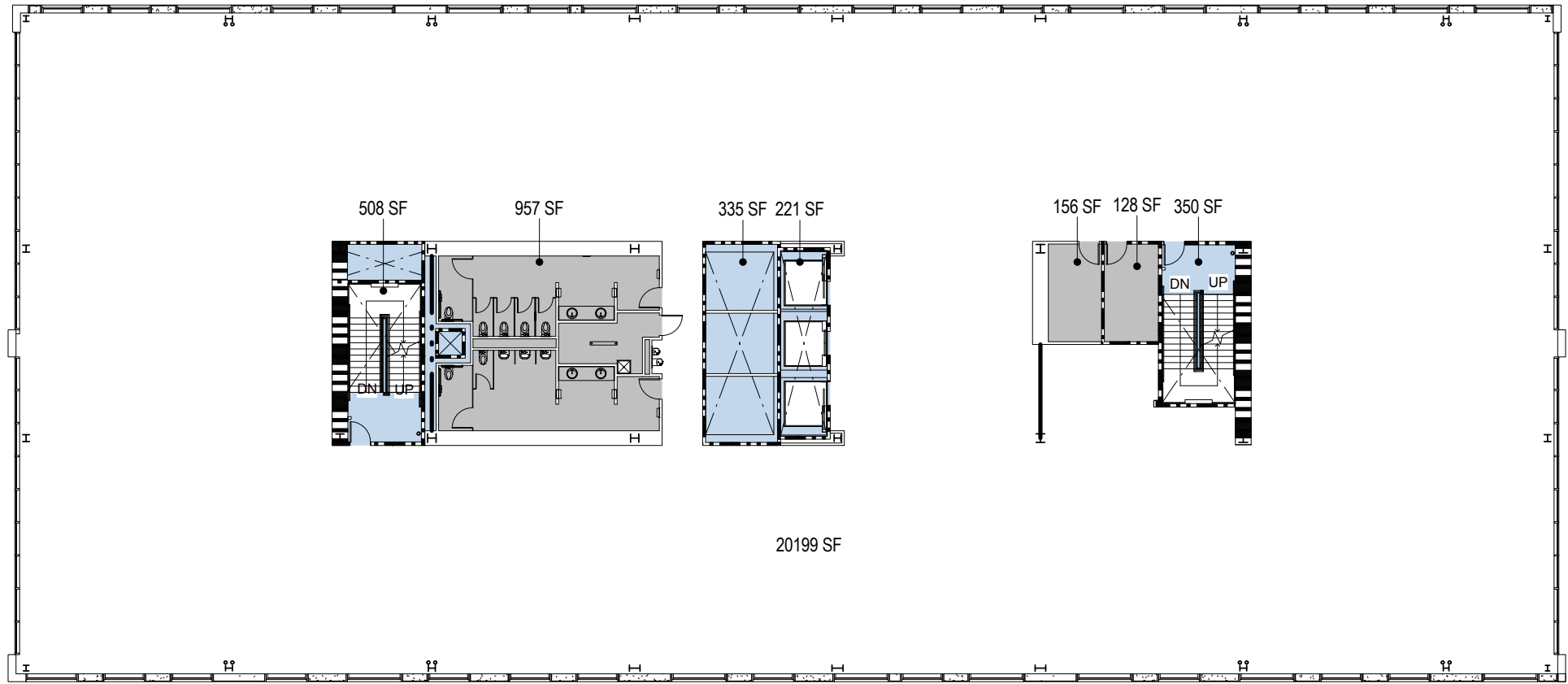
## Floor 3 - ±22,854 RSF

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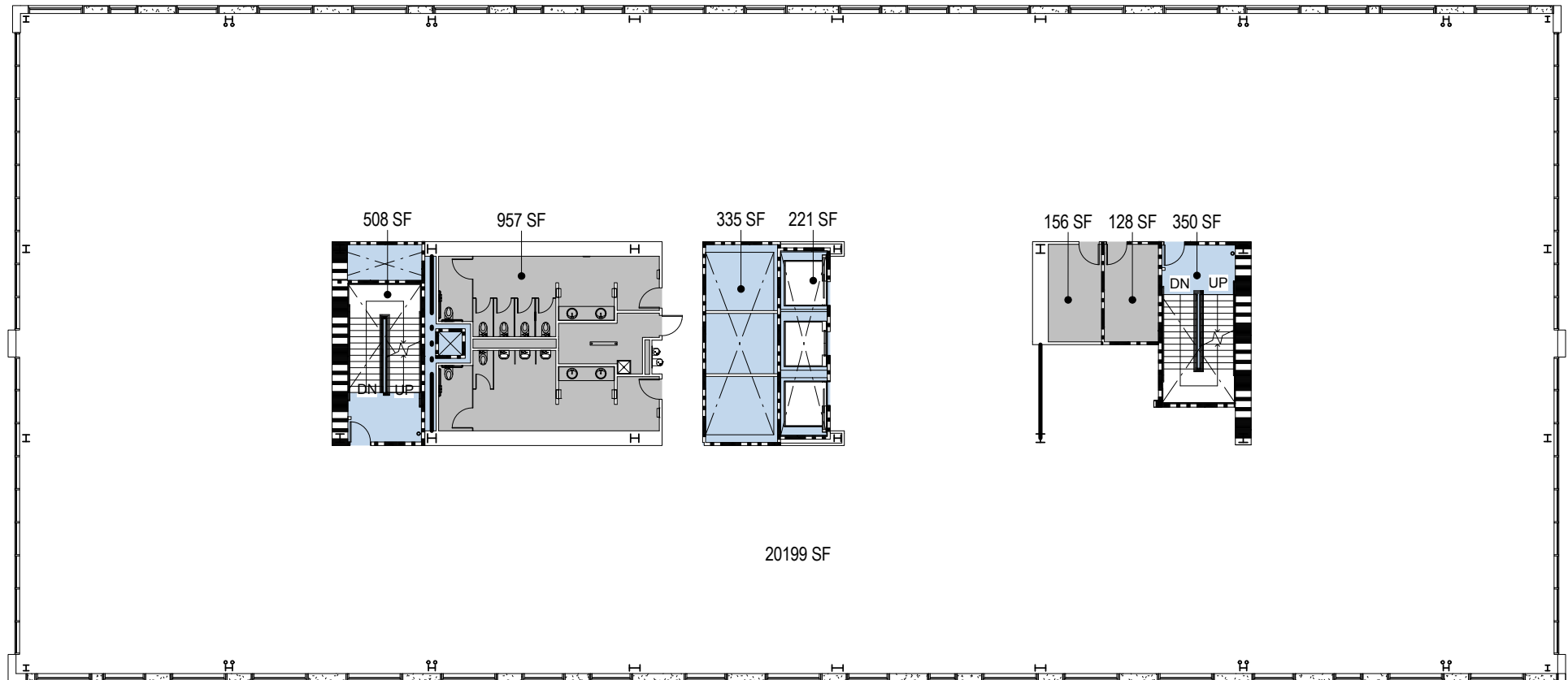
## Floor 4 - ±22,854 RSF

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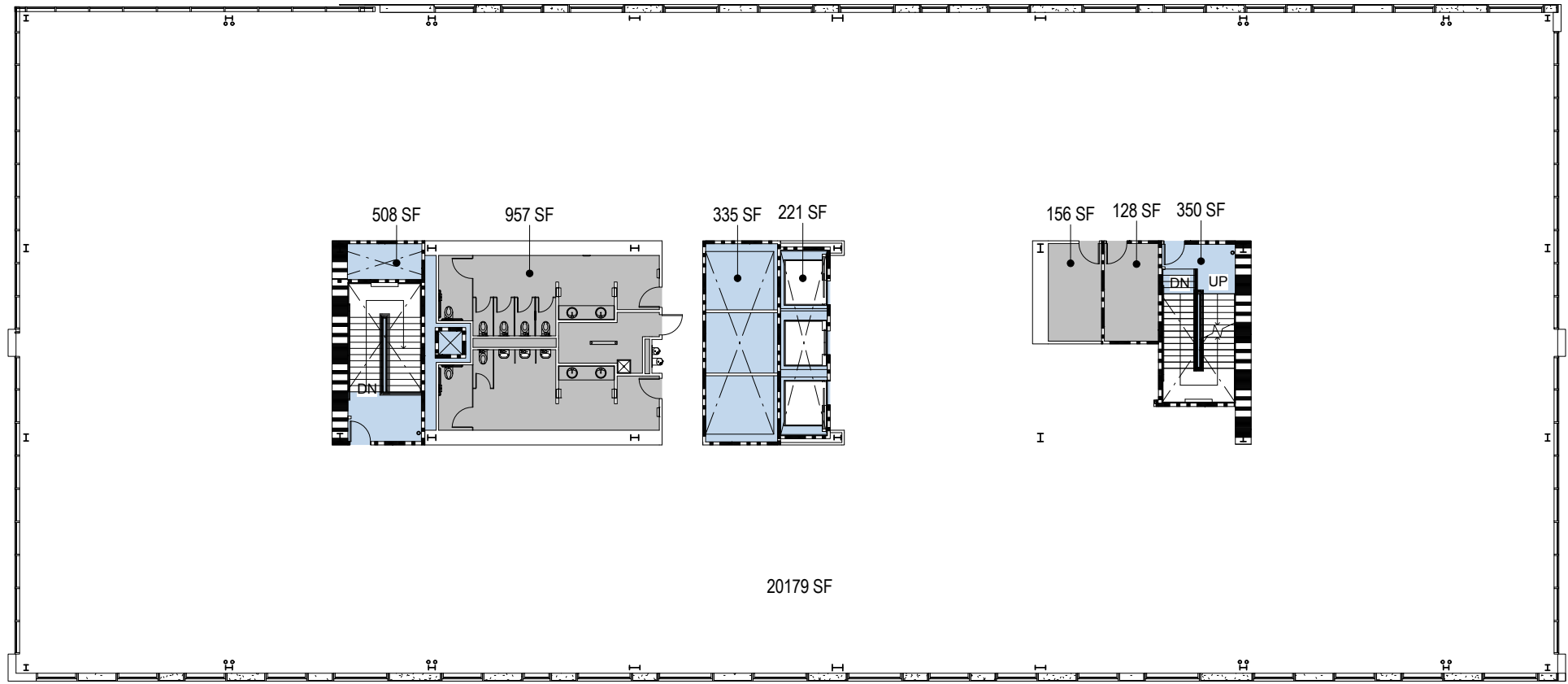
## Floor 5 - ±22,854 RSF

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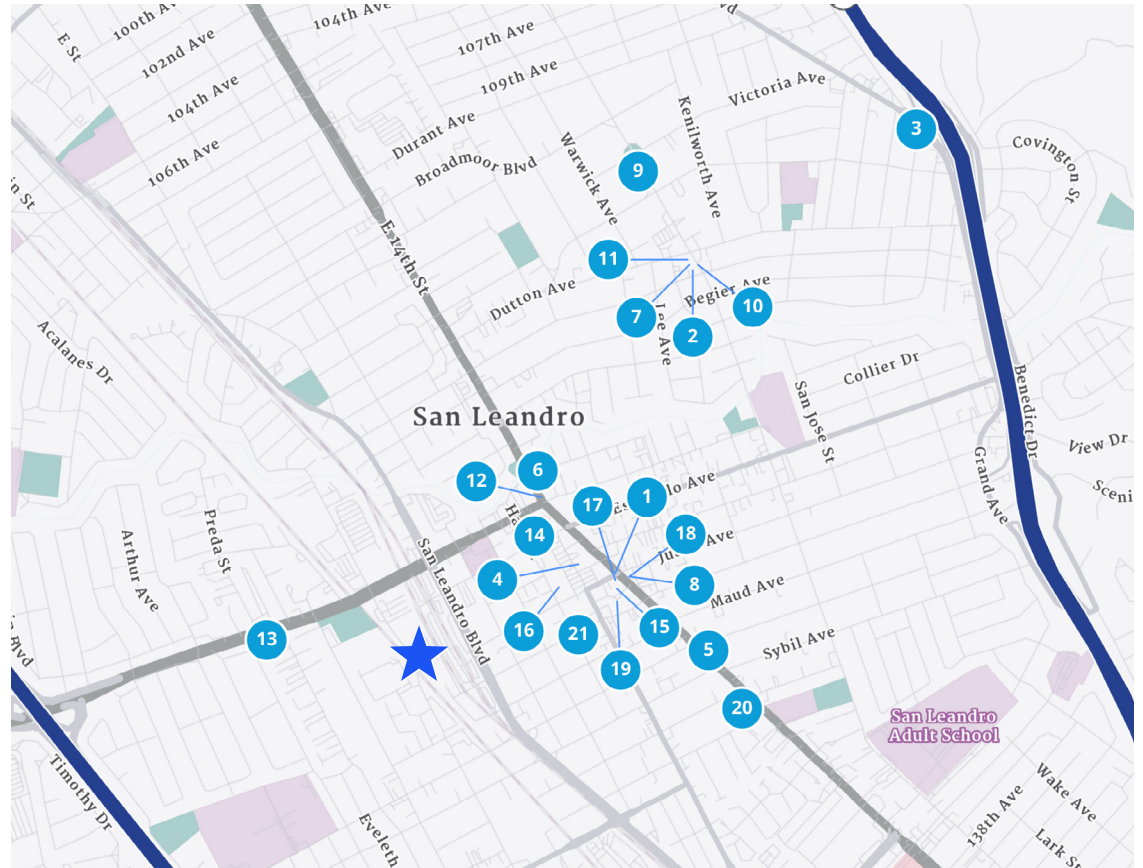
## Floor 6 - ±22,834 RSF

RMW As-Builts T.I. [PDF](#) ↓



## Amenities

ID	Retail	Address
1	Fieldwork Brewing Co.	100A W Juana Ave
2	Paradiso	685 Bancroft Ave
3	Top Hatters	855 MacArthur Blvd
4	Sons Of Liberty Alehouse	150 W Juana Ave
5	Smack Burger	160 W Juana Ave
6	Sprouts Farmers Market	1188 E 14th St
7	Zocalo Coffeehouse	645 Bancroft Ave
8	Peets	1500 E 14th St
9	As Kneaded Bakery	585 Victoria Ct
10	Lavanta Mediterranean	599 Dutton Ave
11	Philz Coffee	1194 E 14th St
12	Wendy's	1185 Davis St
13	McDonald's	1287 Washington St
14	Makiyaki	134 Pelton Center Way
15	Starbuck's	1499 Washington Ave
16	Chipotle Mexican Grill	1505 E 14th St
17	The Habit Burger Grill	1540 E 14th St
18	Kendejah Restaurant	197 Pelton Center Way
19	Ana Rosa's	2089 E 14th St
20	Lotus Leaf Vietnamese	277 Parrott St





## Contact



**Sid Ewing**

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