

I | P | G

INNOVATION  
PROPERTIES  
GROUP

# 1960 Mandela Parkway

OAKLAND, CA 94607

1960 MANDELA

AMERICAN  
STEEL  
BLOCKS

Re-Introducing

## Now Under New Ownership

Convenient Location • Unlimited Potential

[ipgsf.com](http://ipgsf.com)

Address	Flyer	Floorplan	Size (SF)	Rate	OpEx/NNN	Monthly Rate	Monthly Rate (excluding Utilities)	Annual Rent	Tenant Improvement Allowance \$40psf (TIA)
1901 Poplar St. Oakland	<a href="#">Link</a>	<a href="#">Link</a>	14,075	\$2.80	\$0.70	\$3.50	\$49,263	\$591,150	\$563,00
2 tenants (per tenant)	<a href="#">Most likely scenario</a>		7,038	\$2.80	\$0.70	\$3.50	\$24,631	\$295,575	\$281,500
3 tenants (per tenant)			4,692	\$2.80	\$0.70	\$3.50	\$16,421	\$197,050	\$187,667
Delta 2 to 3 tenants			+2,346				\$8,210	\$98,525	

[spreadsheet](#)

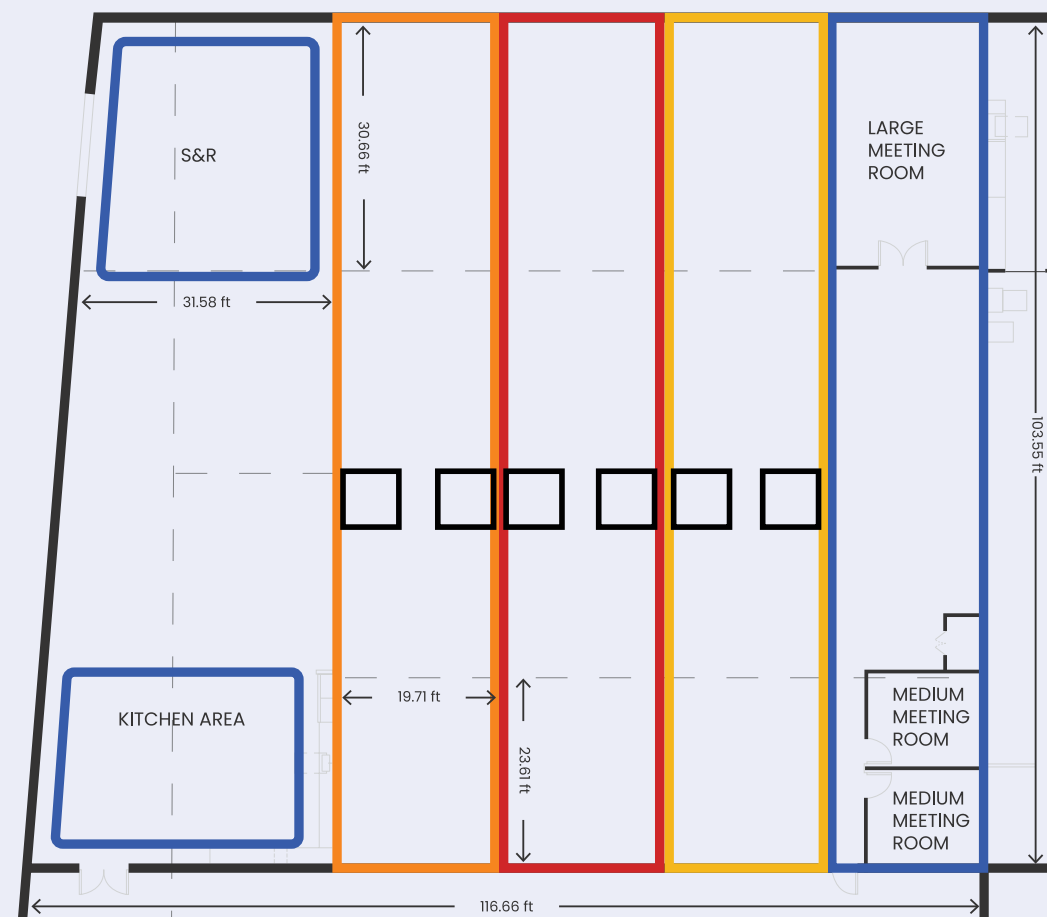
- Communal areas
- Tenant 1
- Tenant 2
- 4-Person  
phone booths



Address	Flyer	Floorplan	Size (SF)	Rate	OpEx/NNN	Monthly Rate	Monthly Rate (excluding Utilities)	Annual Rent	Tenant Improvement Allowance \$40psf (TIA)
1901 Poplar St. Oakland	<a href="#">Link</a>	<a href="#">Link</a>	14,075	\$2.80	\$0.70	\$3.50	\$49,263	\$591,150	\$563,00
2 tenants (per tenant)	<a href="#">Most likely scenario</a>		7,038	\$2.80	\$0.70	\$3.50	\$24,631	\$295,575	\$281,500
3 tenants (per tenant)			4,692	\$2.80	\$0.70	\$3.50	\$16,421	\$197,050	\$187,667
Delta 2 to 3 tenants			+2,346				\$8,210	\$98,525	

[spreadsheet](#)

- Communal areas
- Tenant 1
- Tenant 2
- Tenant 3
- 4-Person phone booths



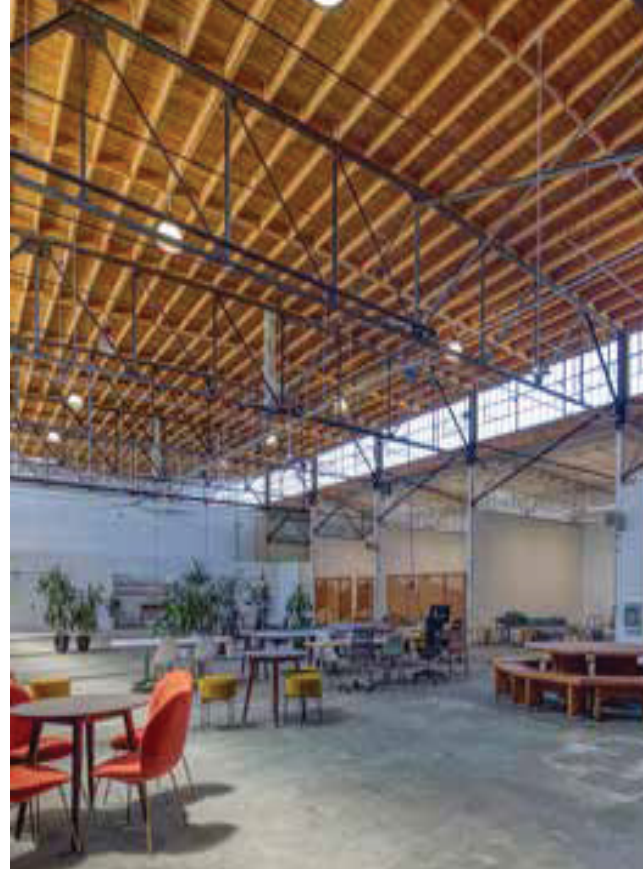


## Space Features:

- Multi-tenant advanced manufacturing Flex/R&D campus
- Approximately 440,000 rentable sq ft urban industrial
- 1-10 Gig internet speeds available
- In the epicenter of West Oakland — one of the Bay Area's leading manufacturing, bioengineering and research locations.

## Extensive property investment planned

- Centralized 6,000 sq ft vibrant, multi-functional amenity space
- Functional amenity space
- Interior and exterior renovations throughout
- Dedicated surface parking
- Additional amenity spaces planned



## Join an Innovative R&D Ecosystem

### Access to Talent

- Over 135,000 R&D and Engineering Professionals
- Over 35,000 Production and Fabrication Professionals
- Close proximity to UC Berkeley and Berkeley Lab and highly-educated talent pool

## Catering To A Diverse Set Of Tenants And Industries:



Bio-engineering



Drone technology



Medical devices



Space/satellite communications



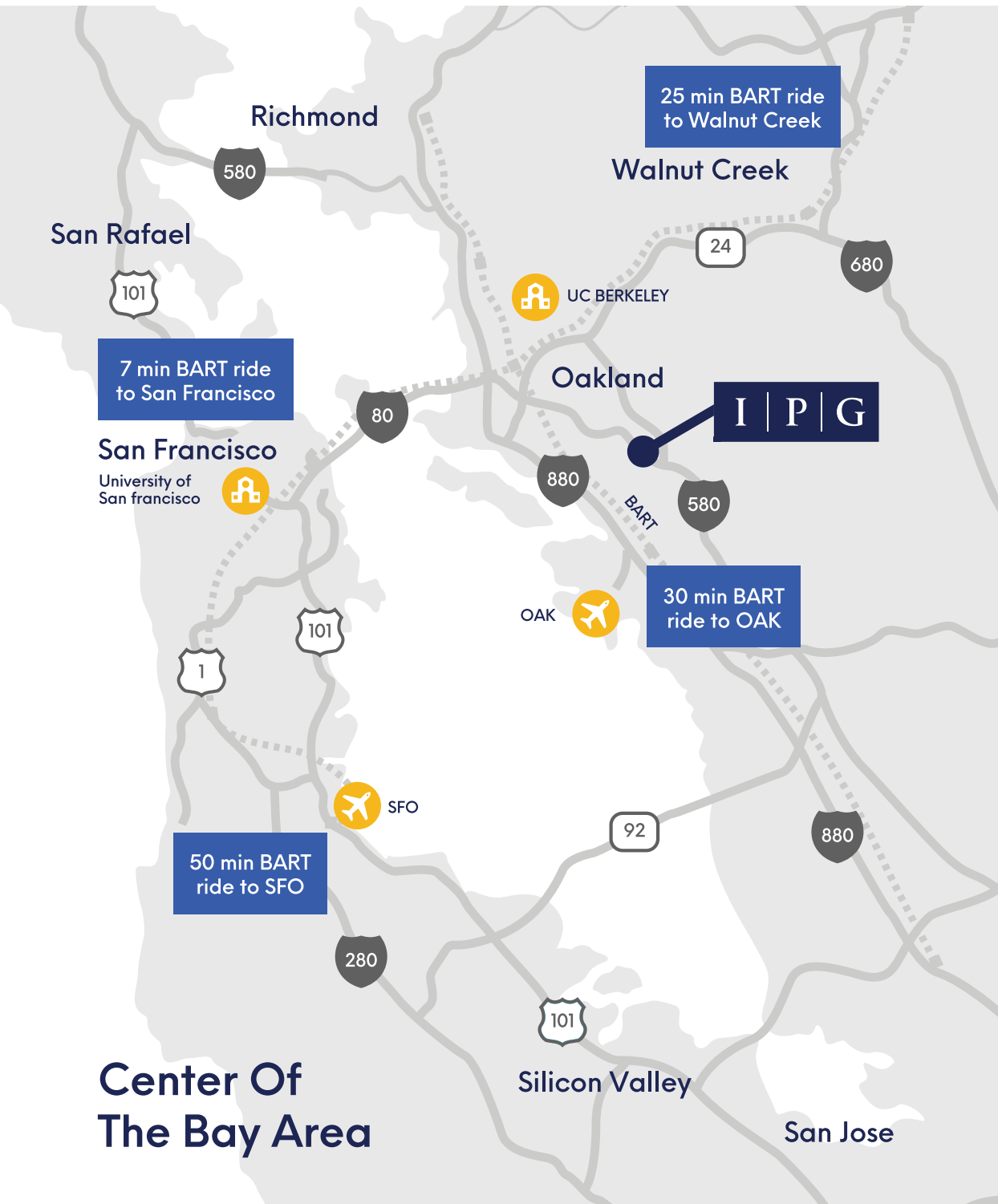
R&D



Advanced manufacturing







- **25 Minute**  
Drive to Oakland International Airport
- **45 Minute**  
Drive to SFO Airport



- **25 Minute**  
Drive to University of San Francisco
- **15 Minute**  
Drive to UC Berkeley



- **1 Mile**  
To West Oakland Bart Station
- **3 Minute**  
Bart Ride to 12th Street/City Center Station



- **7 Minute**  
Bart ride to Embarcadero Station
- **25 Minute**  
Bart Ride to Walnut Creek Station