

**\$0.80  
NNN/SF**for first 12  
months\*

# For Lease

## San Leandro Business Park

1515-1525 Alvarado Street | San Leandro, CA

### Contact:

**Greig Lagomarsino, SIOR**

+1 510 433 5809

greig.lago@colliers.com

CA License No. 01063817

**Mark Maguire, SIOR**

+1 510 433 5835

mark.maguire@colliers.com

CA License No. 01130139

**Nick Ousman, SIOR**

+1 510 433 5820

nick.ousman@colliers.com

CA License No. 01908981

**Chris Stauber**

+1 510 287 3121

chris.stauber@colliers.com

CA License No. 02167419

### Property Description

Approximately ±62,801-±135,002 sq. ft. portion of a larger warehouse /distribution facility, with the ability to expand within the ±275,975 square foot San Leandro Business Park.

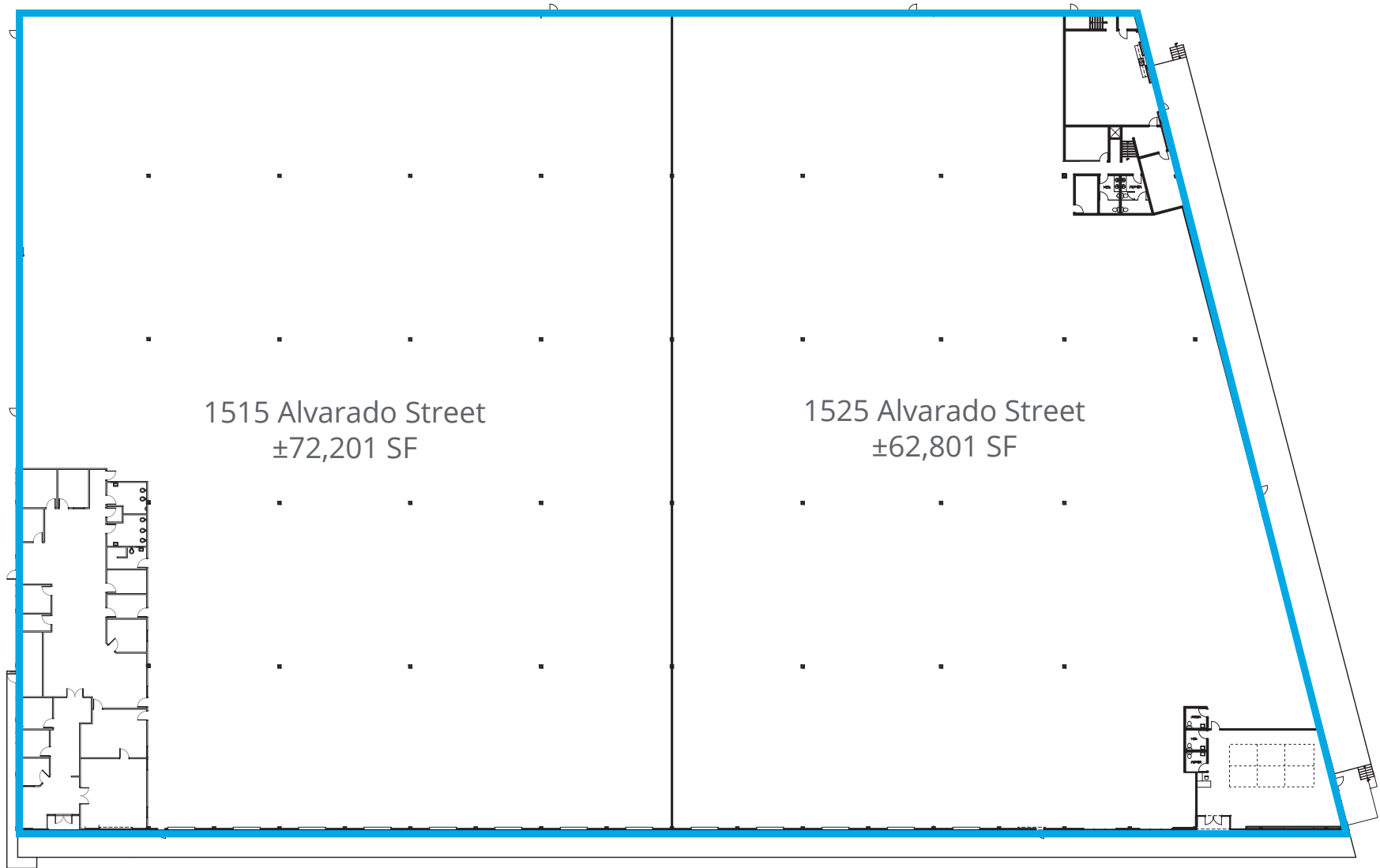
### Property Features

- Approximately 8,000 SF of office - two locations
- Three (3) grade-level doors
- Sixteen (16) dock-high positions
- ±28'-30' interior ceiling clearance
- Fully sprinklered
- Well-landscaped business park setting
- Partially insulated
- Make ready improvements recently completed
- Immediate access to I-880 via Davis St. or Marina Blvd.
- Close proximity to the Port of Oakland and Oakland Int'l Airport
- Available Now
- Call Brokers for tour

\*Incentive applies with a minimum 60 month deal signed before 9/30/26.  
Month 13 starting at \$1.10 NNN/SF\*

# For Lease

Colliers



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International. March 2025.

# For Lease

Colliers



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International. March 2025.

# For Lease

Light Industrial/Office Space

## San Leandro Business Center

1645 Alvarado Street  
San Leandro, CA

Colliers

LBA Logistics 

**Nick Ousman, SIOR**  
Executive Vice President  
+1 510 433 5820  
nick.ousman@colliers.com  
CA Lic. No. 01908981

**Mark Maguire, SIOR**  
Executive Vice President  
+1 510 433 5835  
mark.maguire@colliers.com  
CA License No. 01190597

**Greig F. Lagomarsino, SIOR**  
Vice Chairman  
+1 510 433 5809  
greig.lago@colliers.com  
CA Lic. No. 01063817

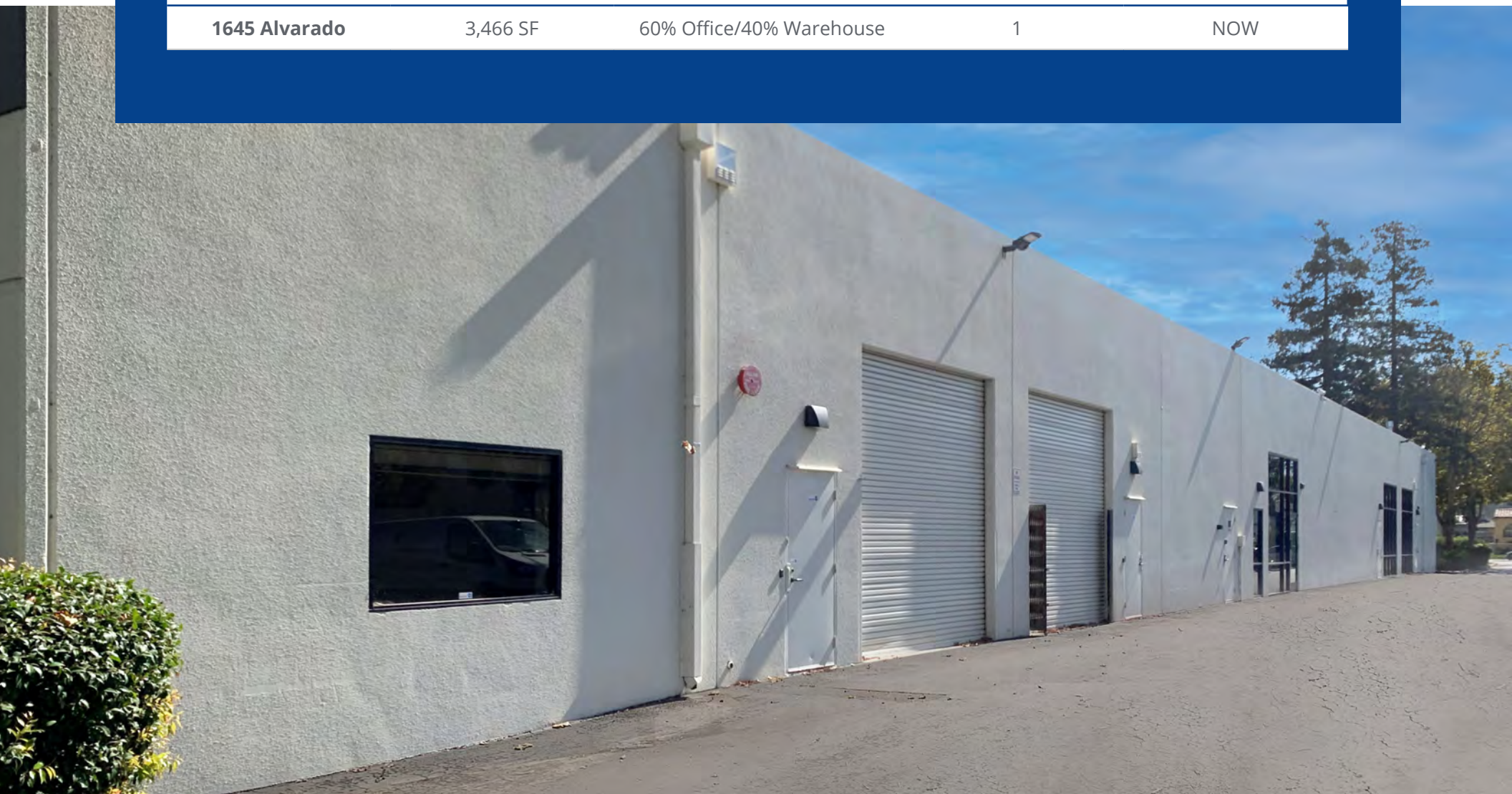
**Chris Stauber**  
Senior Associate  
+1 510 287 3121  
chris.stauber@colliers.com  
CA Lic. No. 02167419

- Ability to expand within the ±275,975 square foot business park
- Immediate access to San Leandro BART
- Easy access to I-880
- Close to the Port of Oakland and the Oakland International Airport

## Features & Amenities

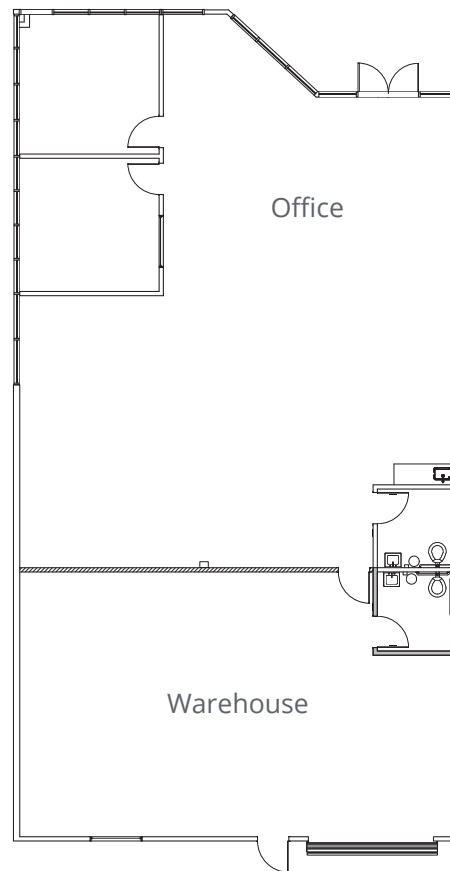
Colliers

| Unit          | SF       | Office                   | GL | Avail. |
|---------------|----------|--------------------------|----|--------|
| 1645 Alvarado | 3,466 SF | 60% Office/40% Warehouse | 1  | NOW    |



| Unit          | SF       | Office                   | GL | Avail. |
|---------------|----------|--------------------------|----|--------|
| 1645 Alvarado | 3,466 SF | 60% Office/40% Warehouse | 1  | NOW    |

Proposed Floor Plan



**Nick Ousman, SIOR**  
 Executive Vice President  
 +1 510 433 5820  
[nick.ousman@colliers.com](mailto:nick.ousman@colliers.com)  
 CA Lic. No. 01908981

**Mark Maguire, SIOR**  
 Executive Vice President  
 +1 510 433 5835  
[mark.maguire@colliers.com](mailto:mark.maguire@colliers.com)  
 CA License No. 01190597

**Greig F. Lagomarsino, SIOR**  
 Vice Chairman  
 +1 510 433 5809  
[greig.lago@colliers.com](mailto:greig.lago@colliers.com)  
 CA Lic. No. 01063817

**Chris Stauber**  
 Senior Associate  
 +1 510 287 3121  
[chris.stauber@colliers.com](mailto:chris.stauber@colliers.com)  
 CA Lic. No. 02167419

The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue rounded rectangle with a yellow and red horizontal stripe at the bottom.**Colliers**

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

**Nick Ousman, SIOR**

Executive Vice President  
+1 510 433 5820  
nick.ousman@colliers.com  
CA Lic. No. 01908981

**Mark Maguire, SIOR**

Executive Vice President  
+1 510 433 5835  
mark.maguire@colliers.com  
CA License No. 01190597

**Greig F. Lagomarsino, SIOR**

Vice Chairman  
+1 510 433 5809  
greig.lago@colliers.com  
CA Lic. No. 01063817

**Chris Stauber**

Senior Associate  
+1 510 287 3121  
chris.stauber@colliers.com  
CA Lic. No. 02167419

## San Leandro Business Center

1645 Alvarado Street  
San Leandro, CA

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2024 Colliers. October 2024.

# For Lease

Industrial and Office Space

## San Leandro Business Center

1670 Alvarado Street  
San Leandro, CA 94577



**Nick Ousman, SIOR**  
Executive Vice President  
+1 510 433 5820  
nick.ousman@colliers.com  
CA Lic. No. 01908981

**Chris Stauber**  
Associate Vice President  
+1 510 287 3121  
chris.stauber@colliers.com  
CA Lic. No. 02167419

**John Lagomarsino**  
Associate  
+1 510 433 5843  
john.lago@colliers.com  
CA Lic. No. 02348024



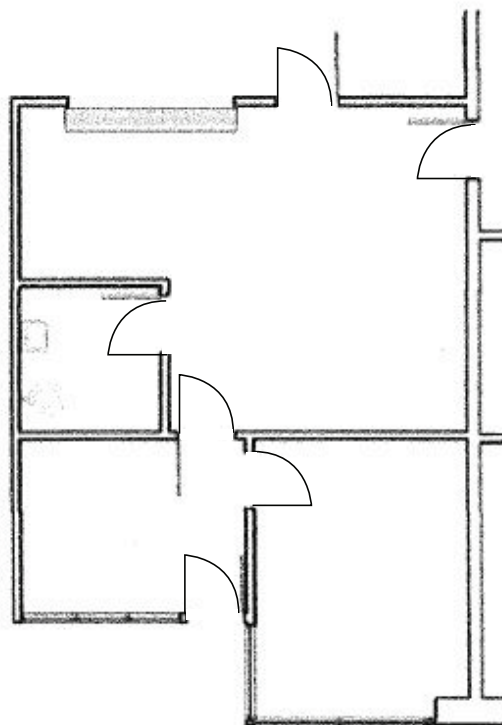
- Ability to expand within the ±275,975 square foot business park
- Immediate access to San Leandro BART
- Easy access to I-880
- Close to the Port of Oakland and the Oakland International Airport

## Features & Amenities

| Unit                          | SF       | Office                   | GL | Avail. | Rate                 |
|-------------------------------|----------|--------------------------|----|--------|----------------------|
| <b>1670 Alvarado, Unit 2</b>  | 785 SF   | 40% Office/60% Warehouse | 1  | NOW    | \$1.45 psf/month NNN |
| <b>1670 Alvarado, Unit 8</b>  | 1,212 SF | 20% Office/80% Warehouse | 1  | NOW    | \$1.45 psf/month NNN |
| <b>1670 Alvarado, Unit 9</b>  | 1,017 SF | 30% Office/70% Warehouse | 1  | NOW    | \$1.45 psf/month NNN |
| <b>1670 Alvarado, Unit 10</b> | 1,830 SF | 100% Office              | 0  | NOW    | \$1.45 psf/month NNN |



| Unit                  | SF     | Office                   | GL | Avail. | Rate                 |
|-----------------------|--------|--------------------------|----|--------|----------------------|
| 1670 Alvarado, Unit 2 | 785 SF | 40% Office/60% Warehouse | 1  | NOW    | \$1.45 psf/month NNN |



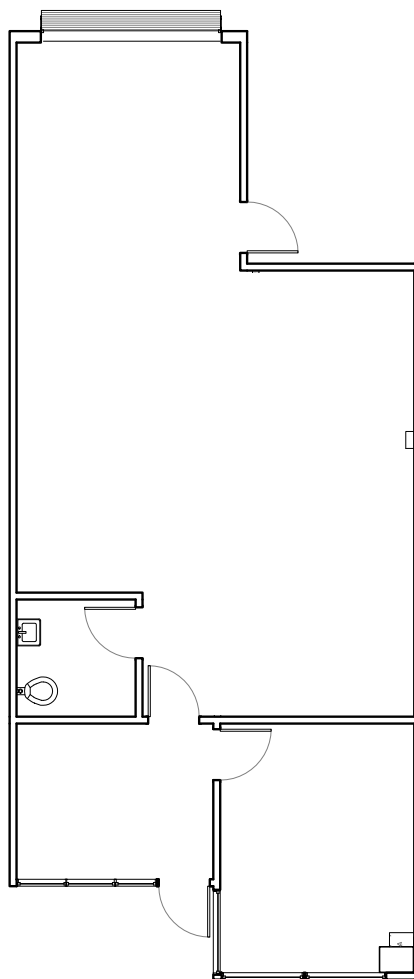
**Nick Ousman, SIOR**  
Executive Vice President  
+1 510 433 5820  
nick.ousman@colliers.com  
CA Lic. No. 01908981

**Chris Stauber**  
Associate Vice President  
+1 510 287 3121  
chris.stauber@colliers.com  
CA Lic. No. 02167419

**John Lagomarsino**  
Associate  
+1 510 433 5843  
john.lago@colliers.com  
CA Lic. No. 02348024



| Unit                  | SF       | Office                   | GL | Avail. | Rate                 |
|-----------------------|----------|--------------------------|----|--------|----------------------|
| 1670 Alvarado, Unit 8 | 1,212 SF | 20% Office/80% Warehouse | 1  | NOW    | \$1.45 psf/month NNN |



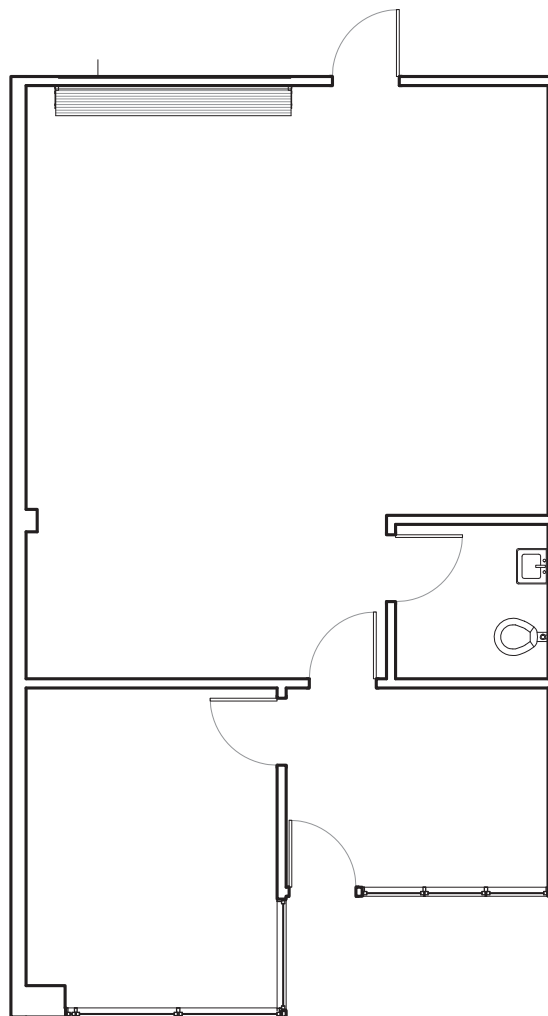
**Nick Ousman, SIOR**  
Executive Vice President  
+1 510 433 5820  
nick.ousman@colliers.com  
CA Lic. No. 01908981

**Chris Stauber**  
Associate Vice President  
+1 510 287 3121  
chris.stauber@colliers.com  
CA Lic. No. 02167419

**John Lagomarsino**  
Associate  
+1 510 433 5843  
john.lago@colliers.com  
CA Lic. No. 02348024



| Unit                  | SF       | Office                   | GL | Avail. | Rate                 |
|-----------------------|----------|--------------------------|----|--------|----------------------|
| 1670 Alvarado, Unit 9 | 1,017 SF | 30% Office/70% Warehouse | 1  | NOW    | \$1.45 psf/month NNN |



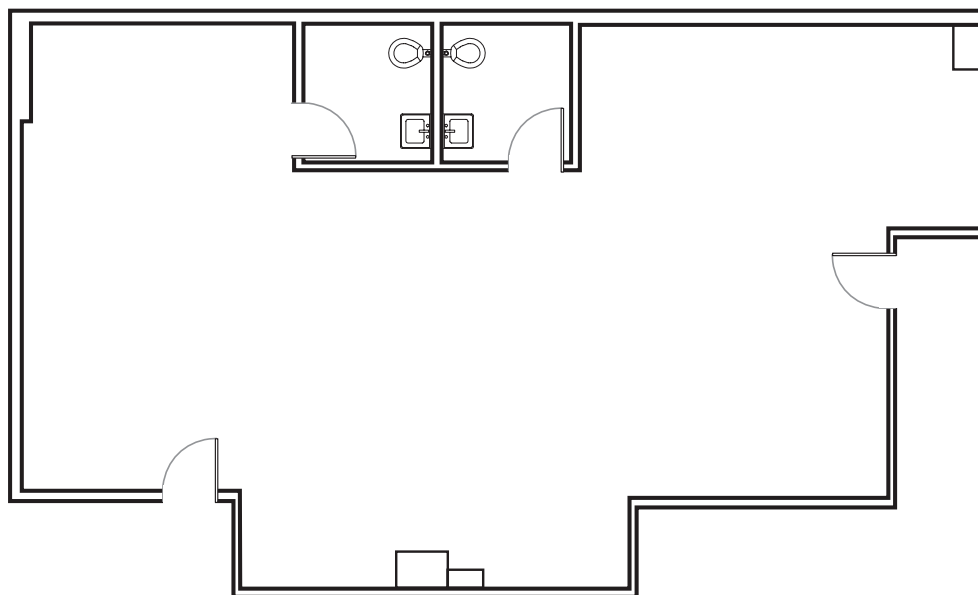
**Nick Ousman, SIOR**  
Executive Vice President  
+1 510 433 5820  
nick.ousman@colliers.com  
CA Lic. No. 01908981

**Chris Stauber**  
Associate Vice President  
+1 510 287 3121  
chris.stauber@colliers.com  
CA Lic. No. 02167419

**John Lagomarsino**  
Associate  
+1 510 433 5843  
john.lago@colliers.com  
CA Lic. No. 02348024



| Unit                   | SF       | Office      | GL | Avail. | Rate                 |
|------------------------|----------|-------------|----|--------|----------------------|
| 1670 Alvarado, Unit 10 | 1,830 SF | 100% Office | 0  | NOW    | \$1.45 psf/month NNN |



**Nick Ousman, SIOR**  
Executive Vice President  
+1 510 433 5820  
nick.ousman@colliers.com  
CA Lic. No. 01908981

**Chris Stauber**  
Associate Vice President  
+1 510 287 3121  
chris.stauber@colliers.com  
CA Lic. No. 02167419

**John Lagomarsino**  
Associate  
+1 510 433 5843  
john.lago@colliers.com  
CA Lic. No. 02348024



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2026 Colliers International. April 2026.

## San Leandro Business Center

1670 Alvarado Street  
San Leandro, CA

**Colliers**

**Colliers**

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

**Nick Ousman, SIOR**

Executive Vice President  
+1 510 433 5820  
nick.ousman@colliers.com  
CA Lic. No. 01908981

**Chris Stauber**

Associate Vice President  
+1 510 287 3121  
chris.stauber@colliers.com  
CA Lic. No. 02167419

**John Lagomarsino**

Associate  
+1 510 433 5843  
john.lago@colliers.com  
CA Lic. No. 02348024



**LBA**Logistics