

ELCO

YARDS

A DISTRICT BY IQHQ



ELCO OVERVIEW

ELCO
YARDS

Total Size **±610K SF**

Ready

**Warm Shell Complete,
Ready for Tenant**

Average Floor
Plate Size

±30-50K SF

Typical Floor
Height

15'

Secured Parking

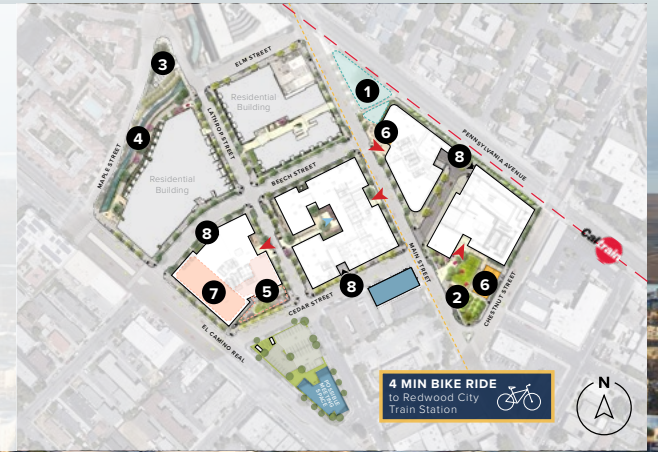
1.9/1,000 SF GFA



DISTRICT BY IOHO

DISTRICT AT A GLANCE

- 1 Dog Park
 - 2 Stage + Event Lawn
 - 3 Community Garden
 - 4 Creek Walk
 - 5 Child Care
 - 6 Retail
 - 7 Retail F&B
 - 8 Bike Parking + Showers
- ▲ Building Main Entry



THE NEST
119,000 SF
200 Lathrop Street
±63,000 SF AVAILABLE

THE SHOP
224,000 SF
1300 Main Street
LEASED

THE LOFT
126,500 SF
1301 Main Street
AVAILABLE

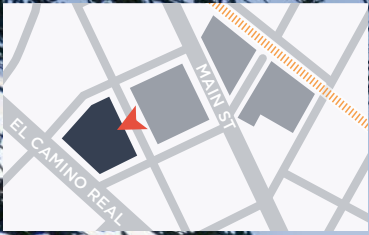
THE MILL
141,000 SF
1401 Main Street
AVAILABLE



1745 ECR
8,000 SF
Hypothetical meeting space design



128 CEDAR
6,000 SF
Hypothetical meeting space design



THE NEST

119,000 SF

200 LATHROP STREET

The Nest features large floor plates with expansive outdoor terraces. The ground floor offers ~17K SF of retail as well as a childcare facility.

- 4 stories
- 2 levels of secured parking, total of 210 passes
- Steel construction
- 18' ground floor & 15' typical floor to floor
- Abundant private outdoor space
- Large efficient floor plates

THE NEST

Stacking Plan

Reflects Office RSF only (including private tenant decks). Does not include Retail or Childcare.

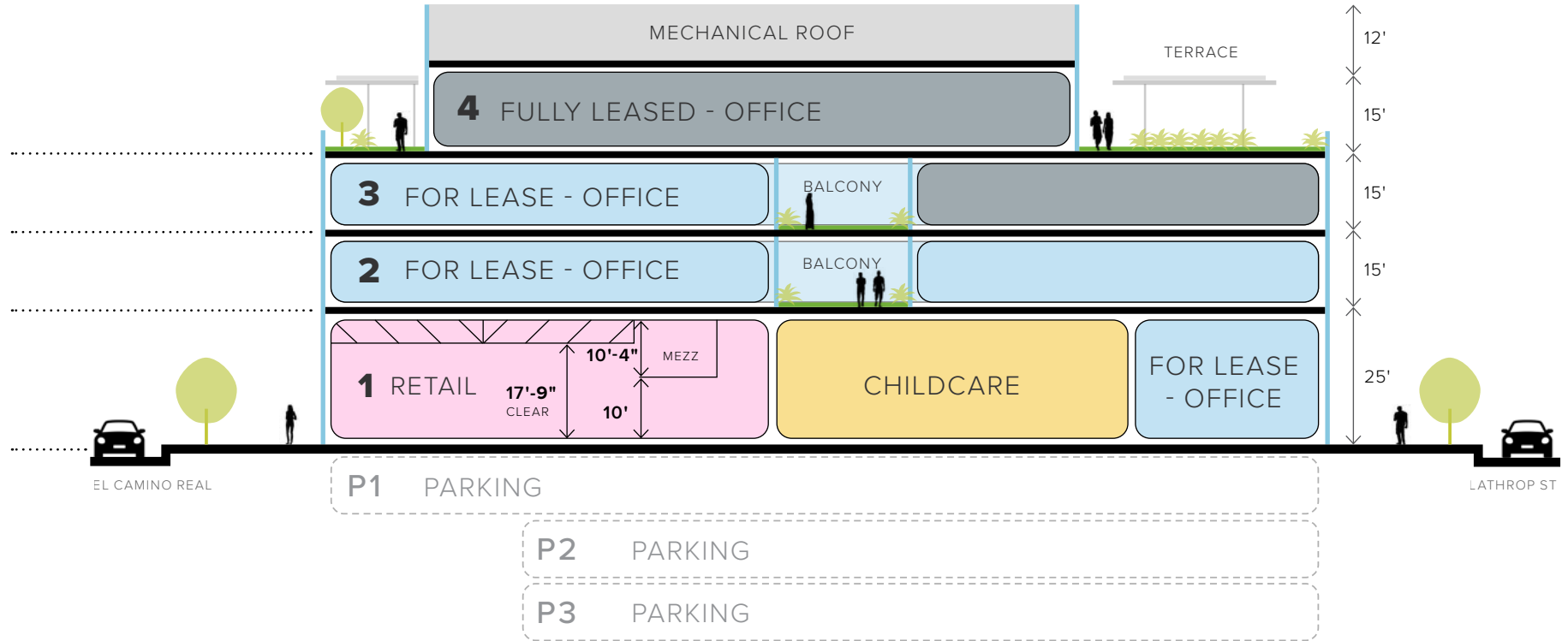
LEVEL 4 - 29,900 RSF
FULLY LEASED

LEVEL 3 - 42,000 RSF
15,018 SF AVAILABLE

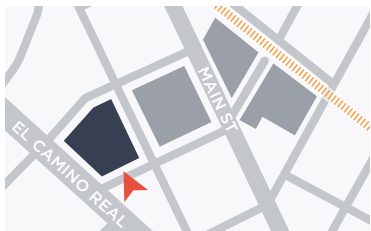
LEVEL 2 - 44,000 RSF
44,000 SF AVAILABLE

LEVEL 1 - 4,000 RSF
4,000 SF AVAILABLE

TOTAL - 119,000 RSF
63,000 SF AVAILABLE

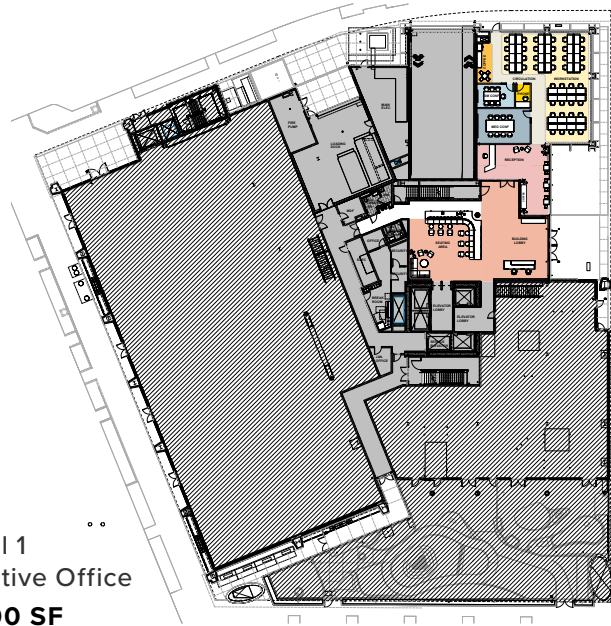


Sections are for diagrammatic purposes only. Due to rounding, sums may not equate to total.

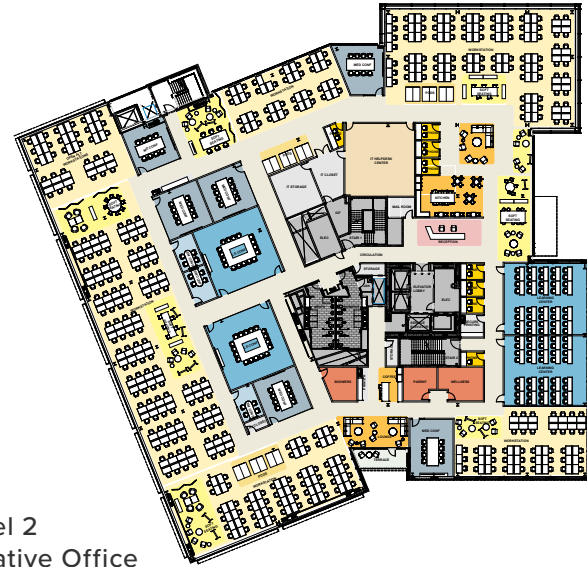


THE NEST

Floor Plans
Level 1-4



Level 1
Creative Office
4,000 SF



Level 2
Creative Office
44,000 SF

Creative Office Opportunity
44,000 SF to 63,000 SF

Professional Service Opportunity
15,018 SF



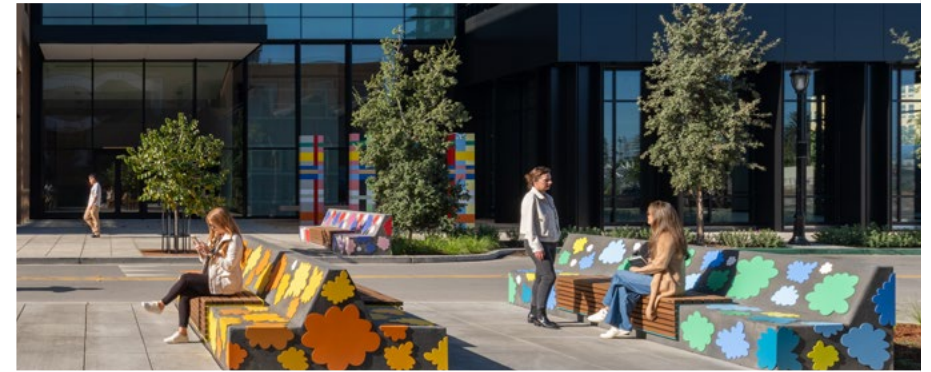
Level 3
Professional Service
15,018 SF

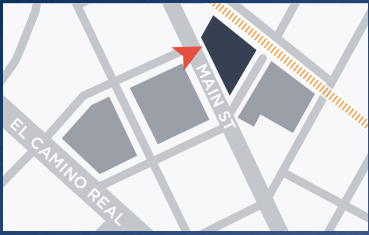


Level 3
Creative Office
15,018 SF



THE NEST





THE LOFT

126,500 SF

1301 MAIN STREET

The Loft features the largest outdoor terrace and roof deck at Elco Yards for maximum outdoor work space, team events, and wellness activities. The exposed concrete building also features a retail space, perfect for a dog park-adjacent cafe.

- 4 stories
- 2 levels of secured parking
- # of parking passes: 240
- Concrete construction
- 18' ground floor & 15' typical floor to floor
- Abundant private outdoor space
- Large efficient floor plates

THE LOFT

Stacking Plan

Reflects Office RSF only (including private tenant decks). Does not include Retail.

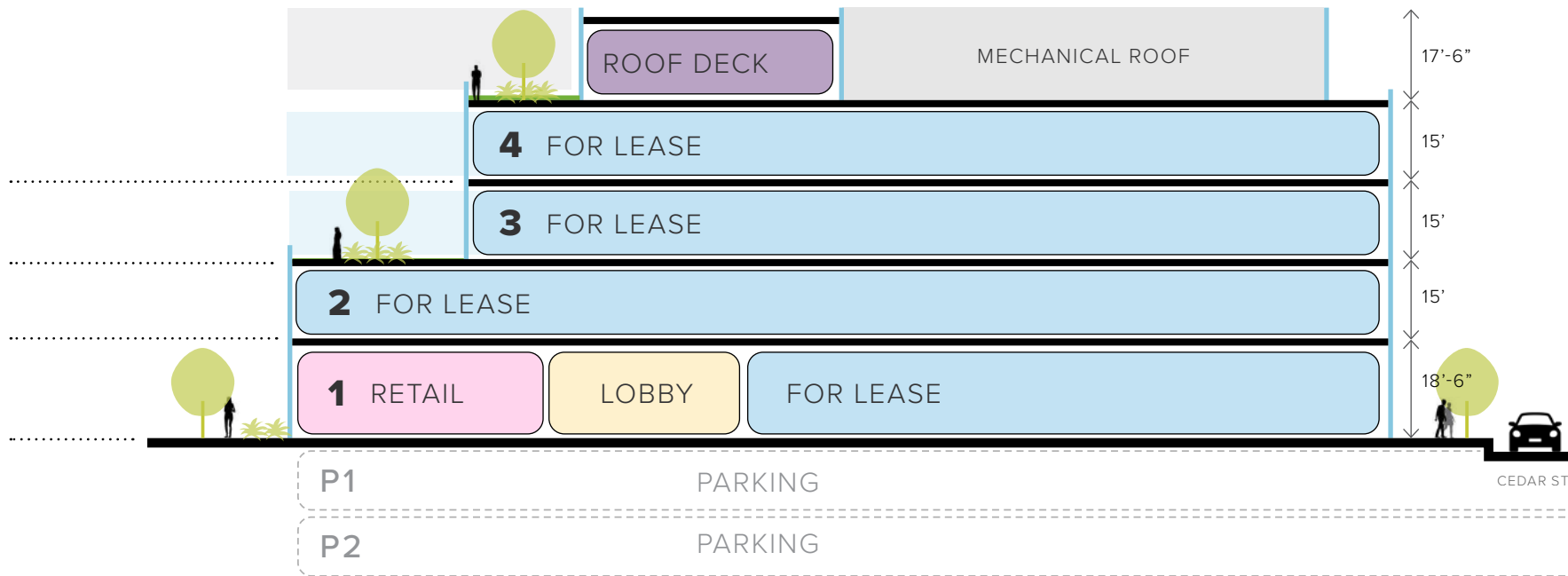
LEVEL 4 - 35,500 RSF
35,500 SF AVAILABLE

LEVEL 3 - 36,700 RSF
36,700 SF AVAILABLE

LEVEL 2 - 36,600 RSF
36,600 SF AVAILABLE

LEVEL 1 - 18,000 RSF
18,000 SF AVAILABLE

TOTAL - 126,500 RSF
126,500 SF AVAILABLE

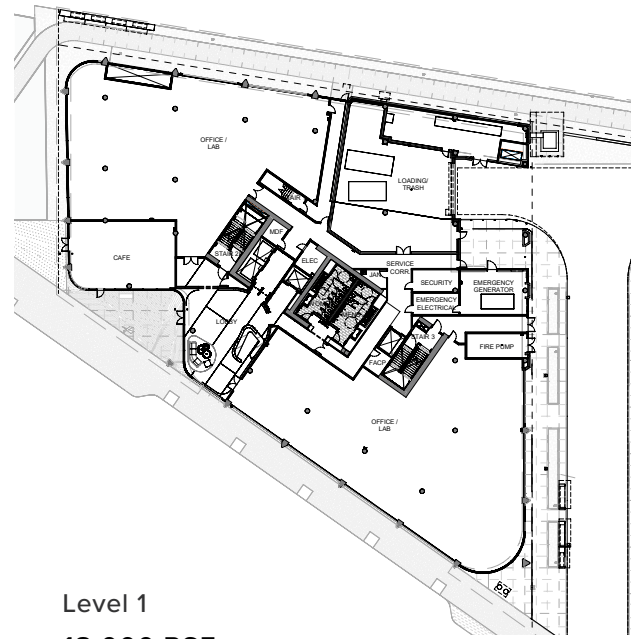


Sections are for diagrammatic purposes only. Due to rounding, sums may not equate to total.

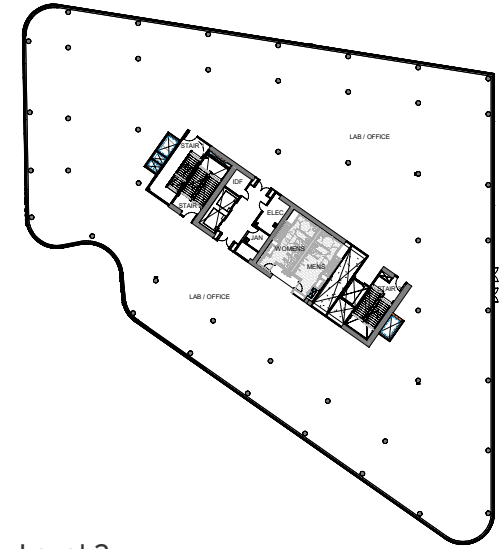


THE LOFT

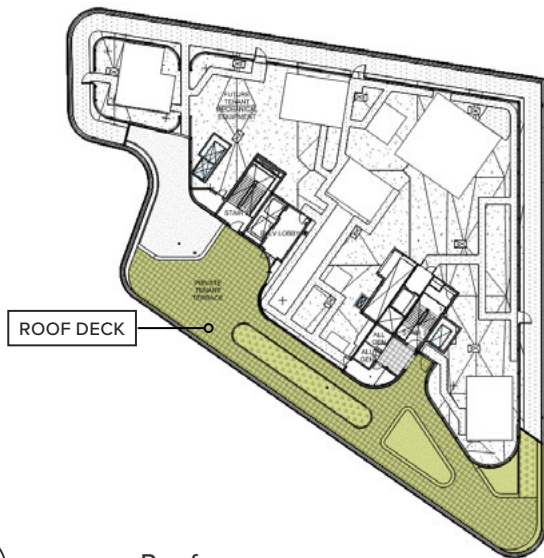
Floor Plans Level 1-4, Roof



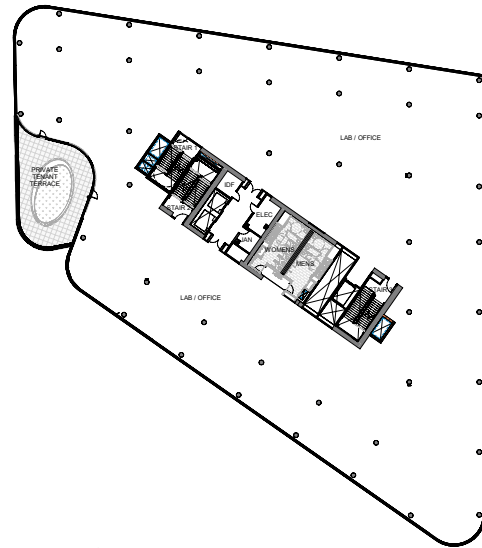
Level 1
18,000 RSF



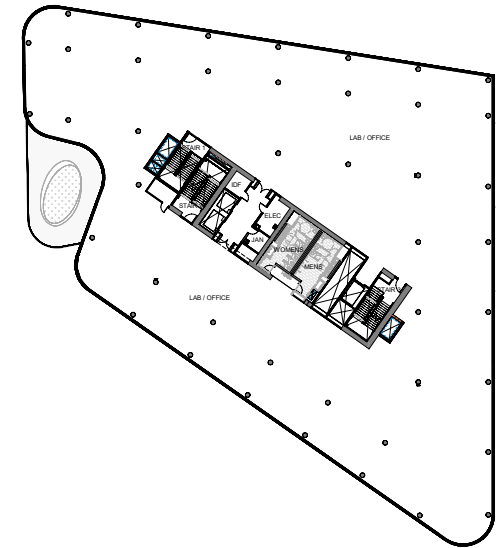
Level 2
36,600 RSF



Roof



Level 3
36,700 RSF

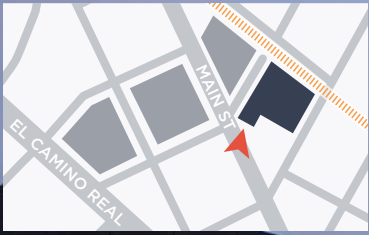


Level 4
35,500 RSF



THE LOFT





THE MILL

141,000 SF

1401 MAIN STREET

The Mill features the centerpiece of outdoor space at Elco Yards. Anchored by the iconic modern shed and its outdoor park, this open space is ideal for fitness, lunch, coffee and live music. The craft eatery will be a prime gathering spot for food, drinks, and local activities.

- 4 stories
- 2 levels of secured parking
- # parking garage passes: 280
- Concrete construction
- Abundant private outdoor space
- Large efficient floor plates
- The Shed Restaurant (±5,000 SF)



THE MILL

Stacking Plan

Reflects Office RSF only (including private tenant decks). Does not include Retail.

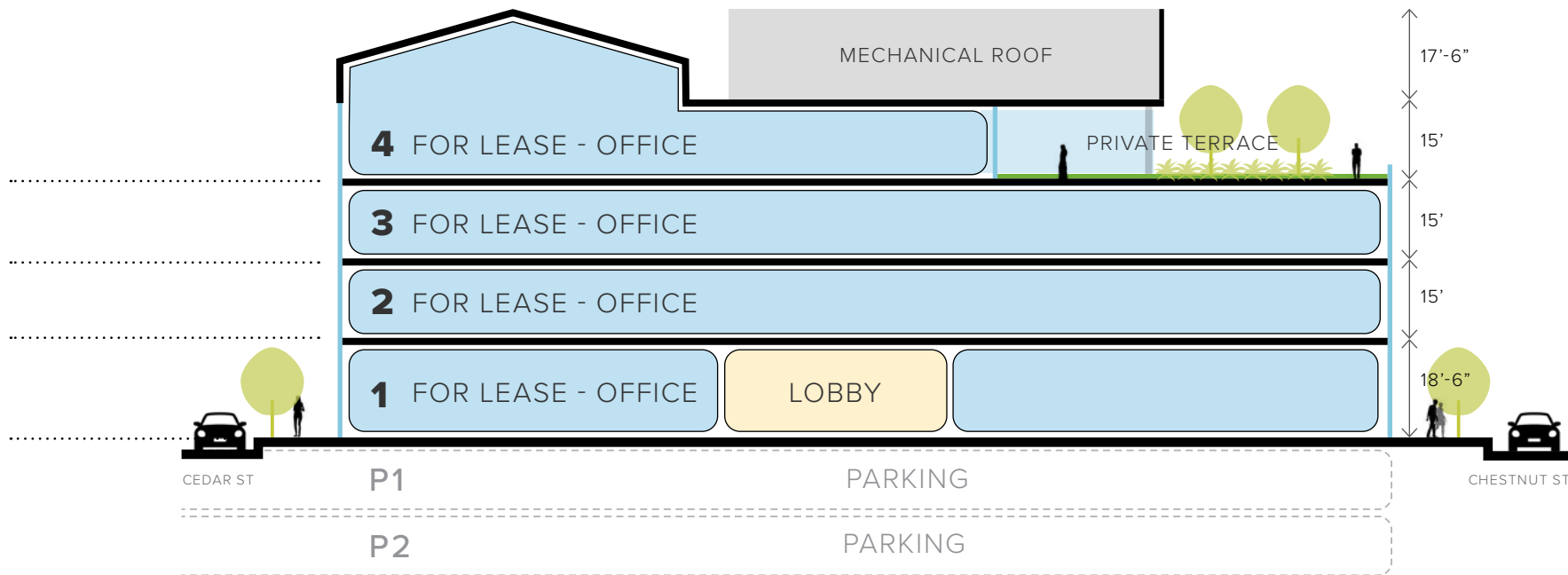
LEVEL 4 - 37,000 RSF
37,000 SF AVAILABLE

LEVEL 3 - 40,600 RSF
40,600 SF AVAILABLE

LEVEL 2 - 40,600 RSF
40,600 SF AVAILABLE

LEVEL 1 - 22,500 RSF
22,500 SF AVAILABLE

TOTAL - 141,000 RSF
141,000 SF AVAILABLE

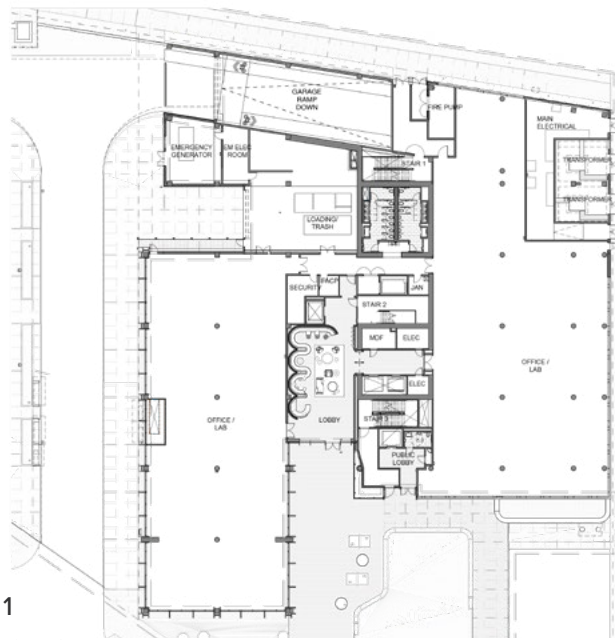


Sections are for diagrammatic purposes only. Due to rounding, sums may not equate to total.

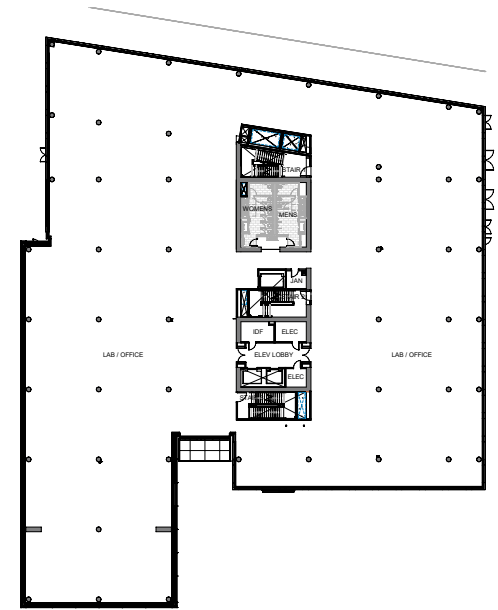


THE MILL

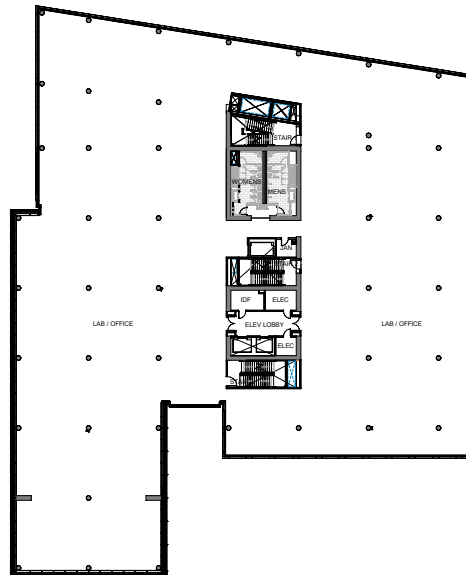
Floor Plans Level 1-4



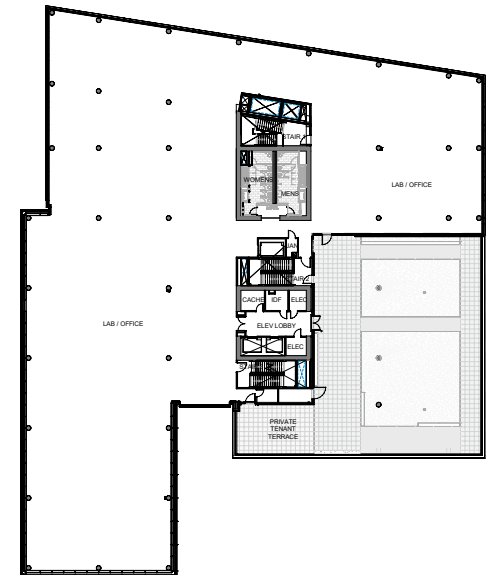
Level 1
22,500 RSF



Level 2
40,600 RSF



Level 3
40,600 RSF



Level 4
37,000 RSF



THE MILL



ACCESS

Nearby Travel



TRAVEL TIME (IN MINUTES)

36

30

SAN FRANCISCO

34

34

SAN JOSE

20

SFO

30

EAST BAY

8

DUMBARTON BRIDGE

12

SAN MATEO / HAYWARD BRIDGE



AMENITIES

Neighborhood

NEIGHBORHOOD

-  ENTERTAINMENT
-  SHOPPING
-  RESTAURANTS
-  BARS & NIGHTLIFE
-  COFFEE & TEA
-  PARKS

WITHIN A 15-MINUTE WALK



96

WALK SCORE

60+

RESTAURANTS & BARS NEARBY

2+

ACRES OF ON-SITE OPEN SPACE

2,500

TRANSIT-ADJACENT HOMES

500

NEW HOME UNITS BUILT
ALONGSIDE ELCO YARDS



CONTACT



BEN PAUL
650.401.2123 | ben.paul@cushwake.com



MATT GRIFFIN
415.215.0699 | mgriffin@iqhqreit.com

JEFF OESTERBLAD
858.349.1911 | joesterblad@iqhqreit.com

