

2ND FLOOR OFFICE SPACE FOR LEASE :: 1407-1417 ADDISON STREET, BERKELEY, CA

NEXT TO TARGET WITH ON-SITE PARKING AND EASY FREEWAY ACCESS



OFFICE SPACE WITH ON-SITE PARKING, CENTRALLY LOCATED OFF UNIVERSITY AVENUE – BERKELEY'S MOST-TRAVELED CORRIDOR

SIZE AVAILABLE

- ±5,710 rsf total
- Office suite sizes available, from ±892 to ±3,888 rsf

LEASE RATE

- See floor plan with pricing on following page

- Elevator and stairway to second floor offices
- Excellent window frontage with operable windows
- Abundant natural light, HVAC, new carpet
- ADA restrooms
- Newly painted, well-maintained building
- Fully-sprinklered
- Intercom buzz-in entry system

- 5 blocks to North Berkeley BART
- 1/2 mile to Trader Joe's
- Less than a mile to Downtown Berkeley amenities and UC Berkeley
- 1 mile to UC Berkeley
- AC Transit bus stops all along University Avenue
- Zoned C-C (Corridor Commercial District)



OFFICE SUITES

OFFICE 1407: ± 892 rsf, \$2.50 psf/month + Utilities/Trash/Data/Janitorial

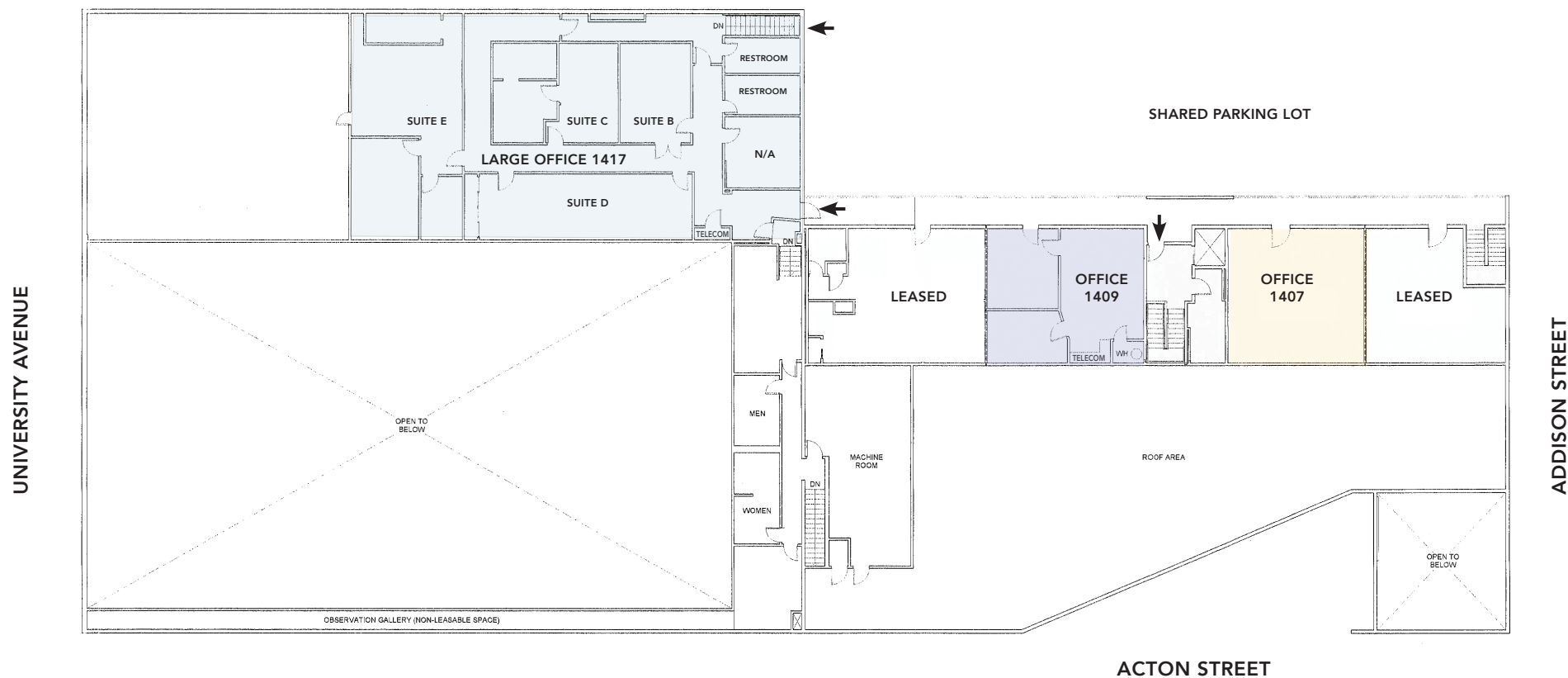
OFFICE 1409: ± 930 rsf, \$2.50 psf/month + Utilities/Trash/Data/Janitorial

OFFICE 1417:

Entire Suite: ± 3,880 rsf, \$2.25 psf/month + Utilities/Trash/Data/Janitorial

PARKING
LOT
ENTRY
FROM
UNIVERSITY
→

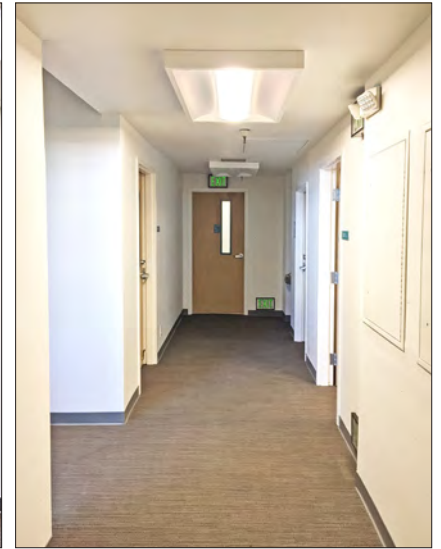
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PARKING
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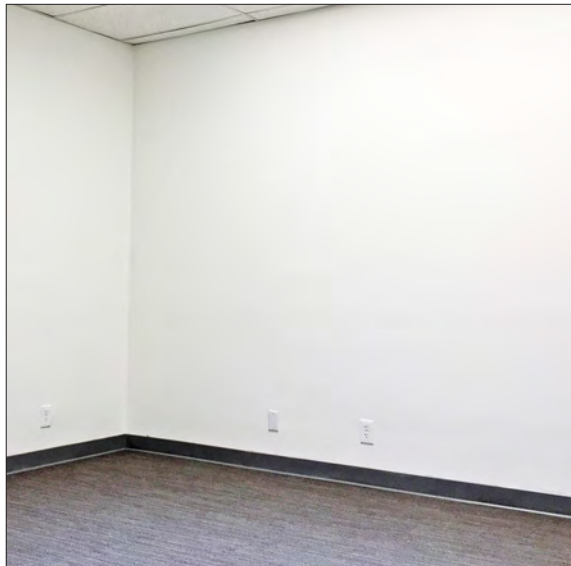
This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



Suite B >



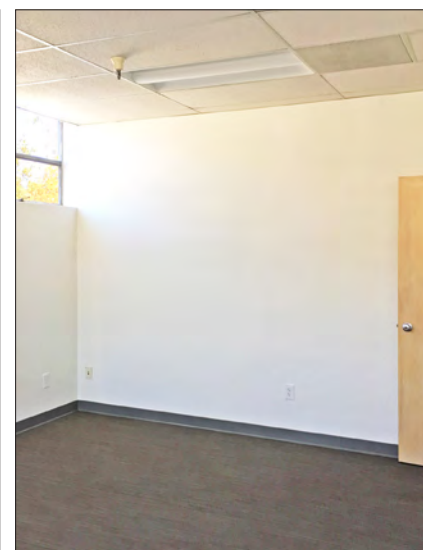
Suite C >



Suite D >



Suite E >



- Adjacent to Target with in-house CVS and Starbucks
- Entry from University Avenue or Addison Street
- On-site parking
- Across from La Mission, Bangkok Thai Cuisine, Taqueria Monte Cristo, and Bay Strength Fitness. Close to Noor Indian Fusion Kitchen, Bageltopia, Belmo Café, and Lee's Florist & Nursery
- 2 blocks to West Campus Swim Center
- 3 blocks to vibrant San Pablo Avenue with US Post Office, and popular eateries including La Marcha, Sweet Bites Bakery, Everett & Jones Barbeque, Luca Cucina Italiana, La Marcha, Heads and Tails Barbecue, Rainbow Donuts, and Califa's Greens



EATERIES

Starbucks
Taqueria Monte Cristo
Bageltopia
Jaffa Coffee Roasters
Bangkok Thai Cuisine
Noor Indian Fusion Kitchen
La Mission
Belmo Café
Heads and Tails Barbecue
Long Life Vegi House
Café Etoile
Bench Café - Pâtisserie

Nation's Giant Hamburgers
Rose Pizzeria
The Butcher's Son
Fellini Coffeebar
Bigotes Pizza
Pizza Guys
The Hidden Cafe
Luca Cucina Italiana
La Marcha Tapas Bar
Everett & Jones Barbeque
Acme Bar & Company
Califa's Greens

**1407-1417
ADDISON STREET
BERKELEY**

FITNESS

Berkeley Barbell Conditioning
Fitness
Cyclebar West
Bay Strength Fitness
West Campus Swim Center

Bodyrok Berkeley
Aikido of Berkeley
Addison Yoga Loft
West Berkeley Fencing Club
Berkeley Yoga Center

RETAIL

Target
Halmar Work Clothes
Lee's Florist & Nursery
Trader Joe's

Talavera Ceramics & Tile
Mi Tierra Foods
Mike's Bikes of Berkeley
Omega Lighting & Design

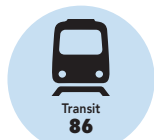
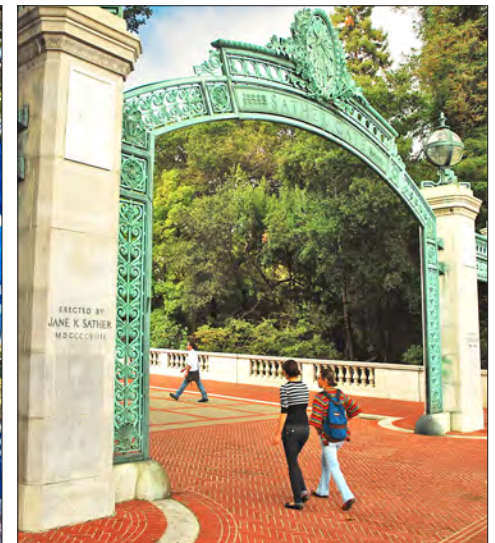


GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1407-1417 ADDISON STREET, BERKELEY, CA
NEIGHBORHOOD

- Home to UC Berkeley
- Centrally located in the SF Bay Area, amidst an excellent transportation network
- Exceptional arts and cultural activities, strong commercial/financial core
- Outstanding education and services
- Year-round mild climate
- Diverse community, vibrant location
- Easy freeway access to I-80 at University Avenue – to both SF Bay Bridge and Richmond San Rafael Bridge
- Near 2 major international airports (OAK and SFO)



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.