

∴ **MEDICAL/THERAPY OFFICES FOR LEASE** ∴

917 THE ALAMEDA, BERKELEY, CA



CONTACT: LORI ROSENTHAL

510 524-2344 • lori@gordoncommercial.com • DRE# 01946676

GREAT CORNER LOCATION ON THE ALAMEDA, AT THE TOP OF SOLANO AVENUE

Co-tenants in building include dentist and therapists. Many other professional services nearby. Close to numerous restaurants and cafes, retail shops, fitness and services. Easy parking.

OVERVIEW

- **Front Suite:** ±150 rsf
\$1,100 per month Full Service
- **Back Suite:** ±165 rsf
\$1,100 per month Full Service

SUITE FEATURES

- Shared waiting room, kitchen, breakroom, and restroom
- Join other therapists, body worker and adjacent Dental office
- Ample natural light, HVAC, operable windows for airflow
- 1 parking space per suite in rear lot
- Zoned C-SO (Solano Ave Commercial)

SOLANO AVENUE COMMERCIAL DISTRICT RUNS A FULL MILE

Encompassing two cities, Berkeley and Albany, Solano Avenue is a highly walkable and diverse commercial district. Filled with independently-owned shops, an enchanting array of restaurants (most of them Zagat rated), personal services and professionals.



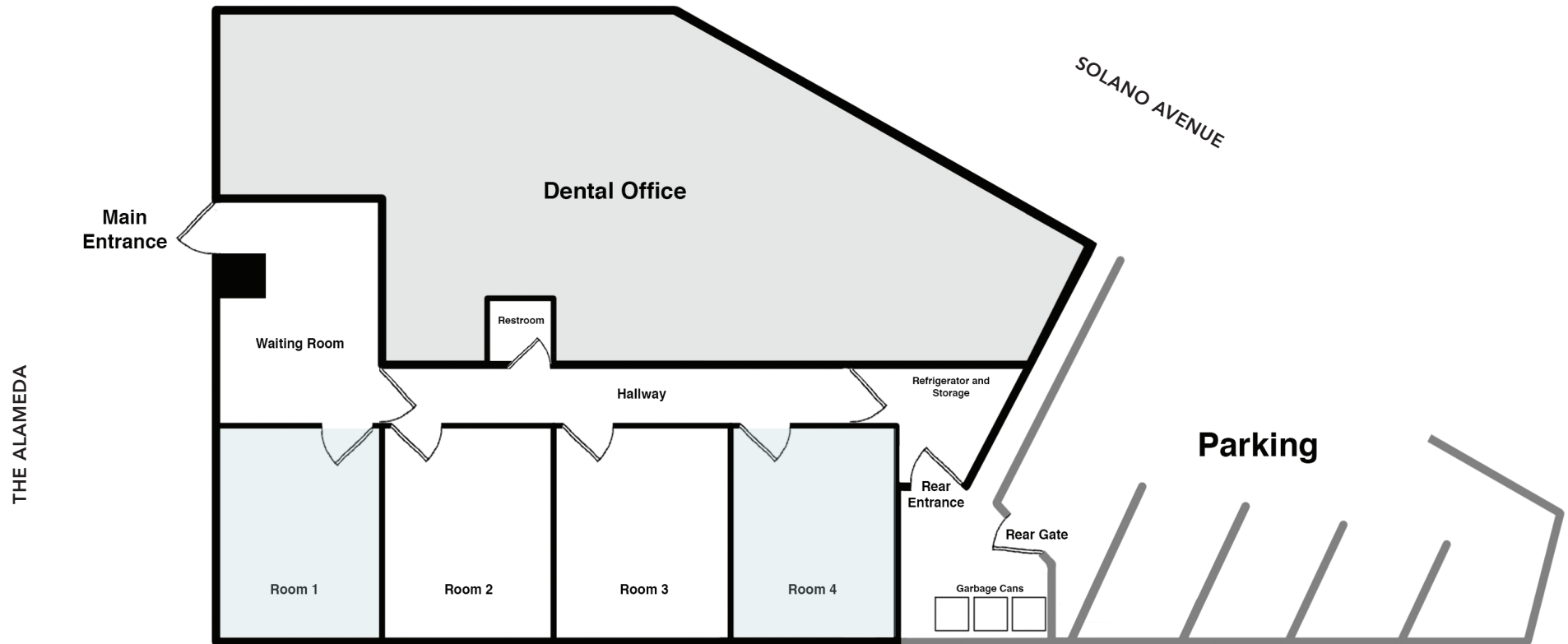
AREA DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	36,173	181,722	340,756
Average Household Income	\$140,242	\$113,773	\$112,597
Median Age	42	35%	37
College Degree or Above	33%	29%	27%
Daytime Employees	101,922		

PHOTO TOUR

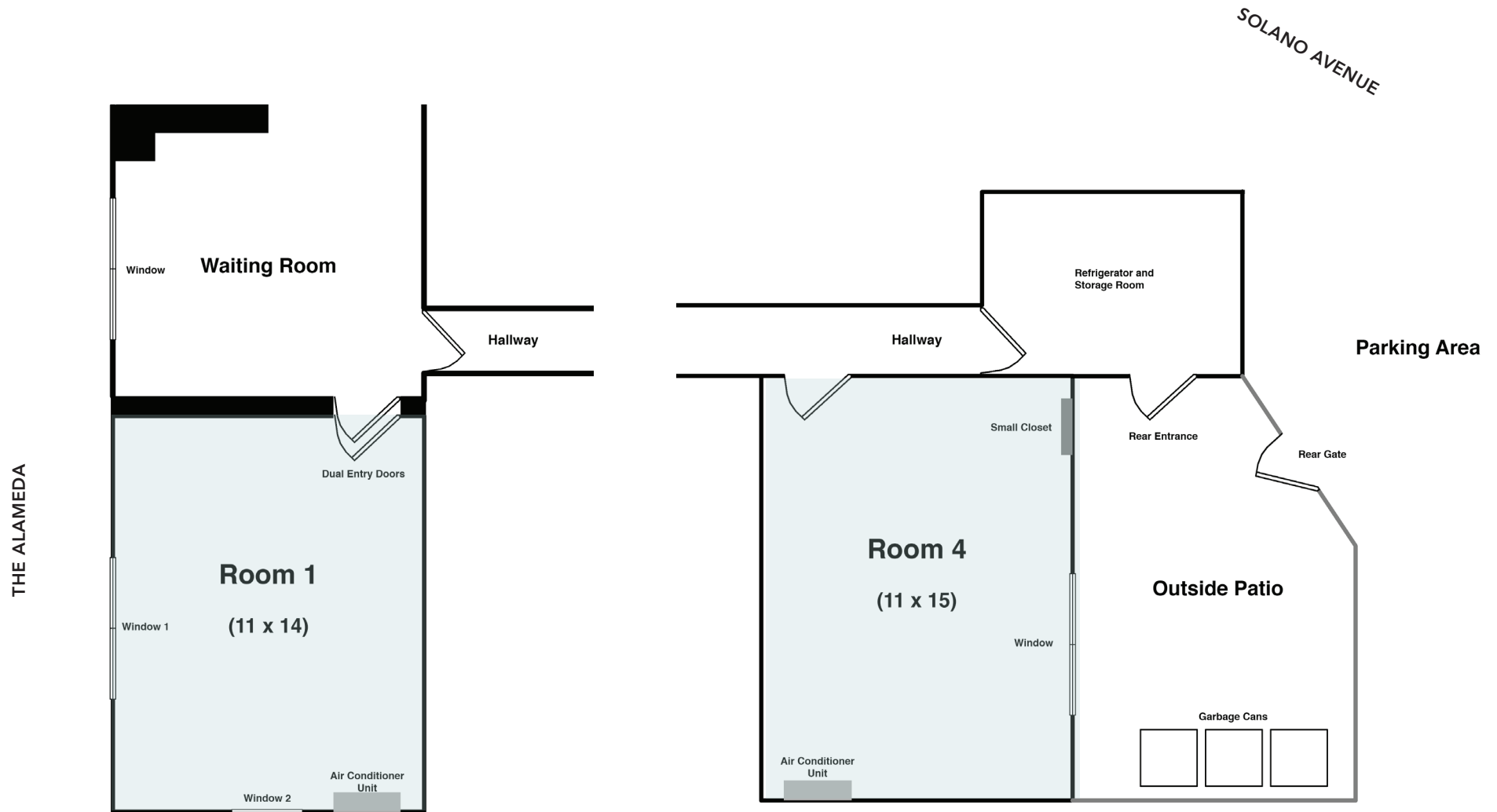


FLOOR PLAN



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.

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PROXIMITY AND AMENITIES

Solano Avenue's large commercial district spans over 26 blocks and boasts over 250 businesses – a combination of local operators, service-based businesses, 1 movie theater, 2 Post Offices, modern boutiques, coffeeshops, and more than 55 cafés and restaurants. Walk to Peet's Coffee, Flowerland Nursery, Orangetheory Fitness, Gordo's Taqueria, Anytime Fitness, Fonda Tapas Restaurant, Ensler Lighting, Zachary's Pizza, Starbucks, Solano Cellars Wine Bar, Noah's Bagels, Bikes On Solano, Barney's Gourmet Hamburgers, Pegasus Books, iScream!, and the new Oaks Climbing Gym (opening soon).

RESTAURANTS, CAFÉS AND BARS

Rivoli Restaurant	Barney's Gourmet Hamburgers
Schmidt's Pub	Suzette Crêpe Café
Gordo Taquería	As You Wish Frozen Yogurt
Fonda Tapas Restaurant	Little Star Pizza
Sunny Side Up Café	Boss Burger
House of Curries	Zaytoon Mediterranean
Bowl'd Korean Rice Bar	Mr. Dewie's Cashew Creamery
Solano Yogurt & Ice Cream	Kirin Chinese Restaurant
Taqueria Talavera	Café Raj Asian Restaurant
Cugini Italian Restaurant	Bua Luang Thai Cuisine
Highwire Coffee Roasters	Solano Cellars Wine Bar
Kim's Café & Sandwiches	AKEMI Japanese Restaurant
Oori Rice Triangles	Troy Greek Restaurant
Sweet Basil Thai	Zachary's Chicago Pizza
Mountain Mike's Pizza	iScream
Starbucks	Noah's NY Bagels
Ajanta Indian Restaurant	Peet's Coffee

RETAIL

Safeway
 Transports
 Bikes on Solano
 Pharmaca Integrative Pharmacy
 CVS Pharmacy
 Matsu Fine Natural Bedding
 Solano Lighting
 Fish First Fly Fishing Store
 Avenue Yarns
 Five Little Monkeys Toy Store
 Oaktown Spice Shop
 Morningtide Curated Gifts
 Oaks Jewelers
 Bikes on Solano
 Flowerland Nursery
 Pegasus Books
 Shoes On Solano

Sue Johnson Custom Lamps
 Lava9 Handbags & Clothing
 Ensler Lighting
 Sottovoce Women's Clothing
 Solano Florist

FITNESS

Orangetheory Fitness
 Anytime Fitness
 Sweat Gym
 Happy Hour Fitness Studio
 Oaks Climbing Gym

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BERKELEY**



NEIGHBORHOOD



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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