

**:: MEDICAL/THERAPY OFFICES FOR LEASE ::**

917 THE ALAMEDA, BERKELEY, CA



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## 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  
**\$950 per month Full Service**
- **Back Suite:** ±165 rsf  
**\$950 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 R-1H

### 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

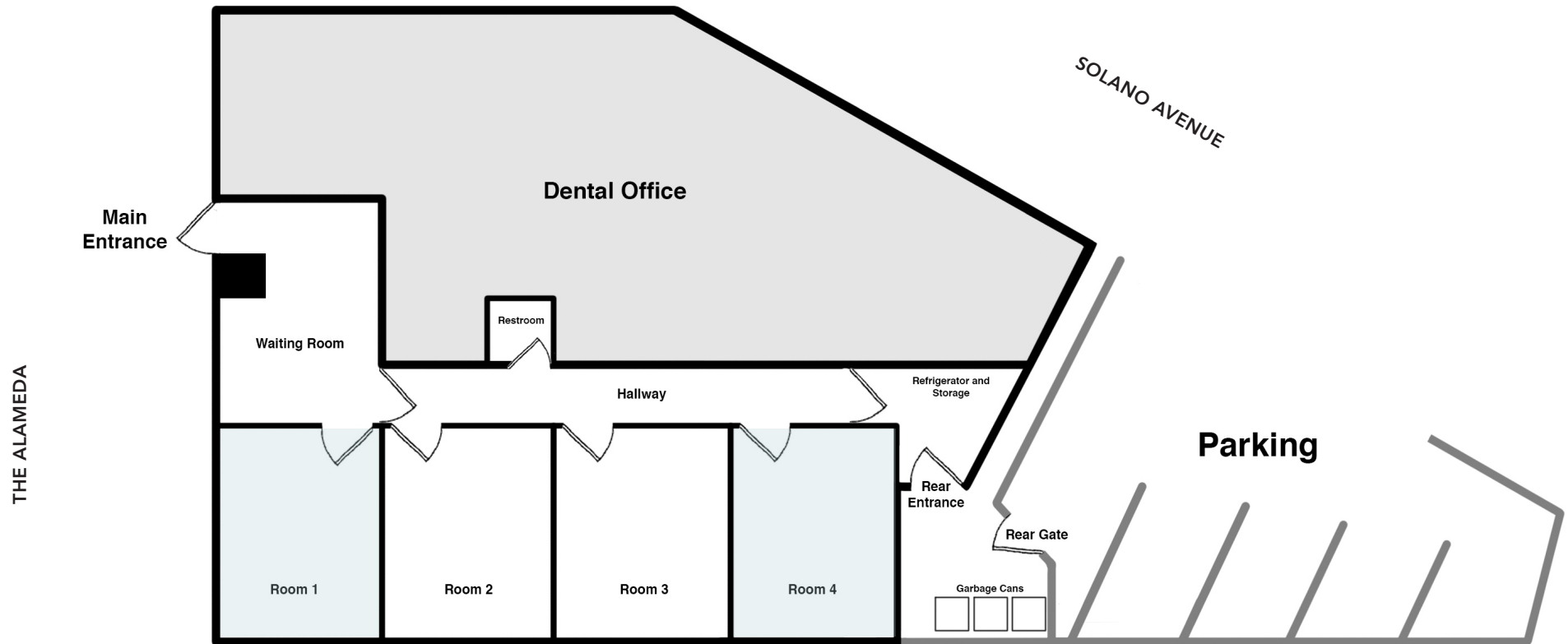
	1-MILE	3-MILE	5-MILE
Population	36,173	181,722	340,756
Average Household Income	\$140,242	\$113,773	\$112,597
Median Age	42	35%	37
College Degree or Above	33%	29%	27%
Daytime Employees	101,922		



## PHOTO TOUR



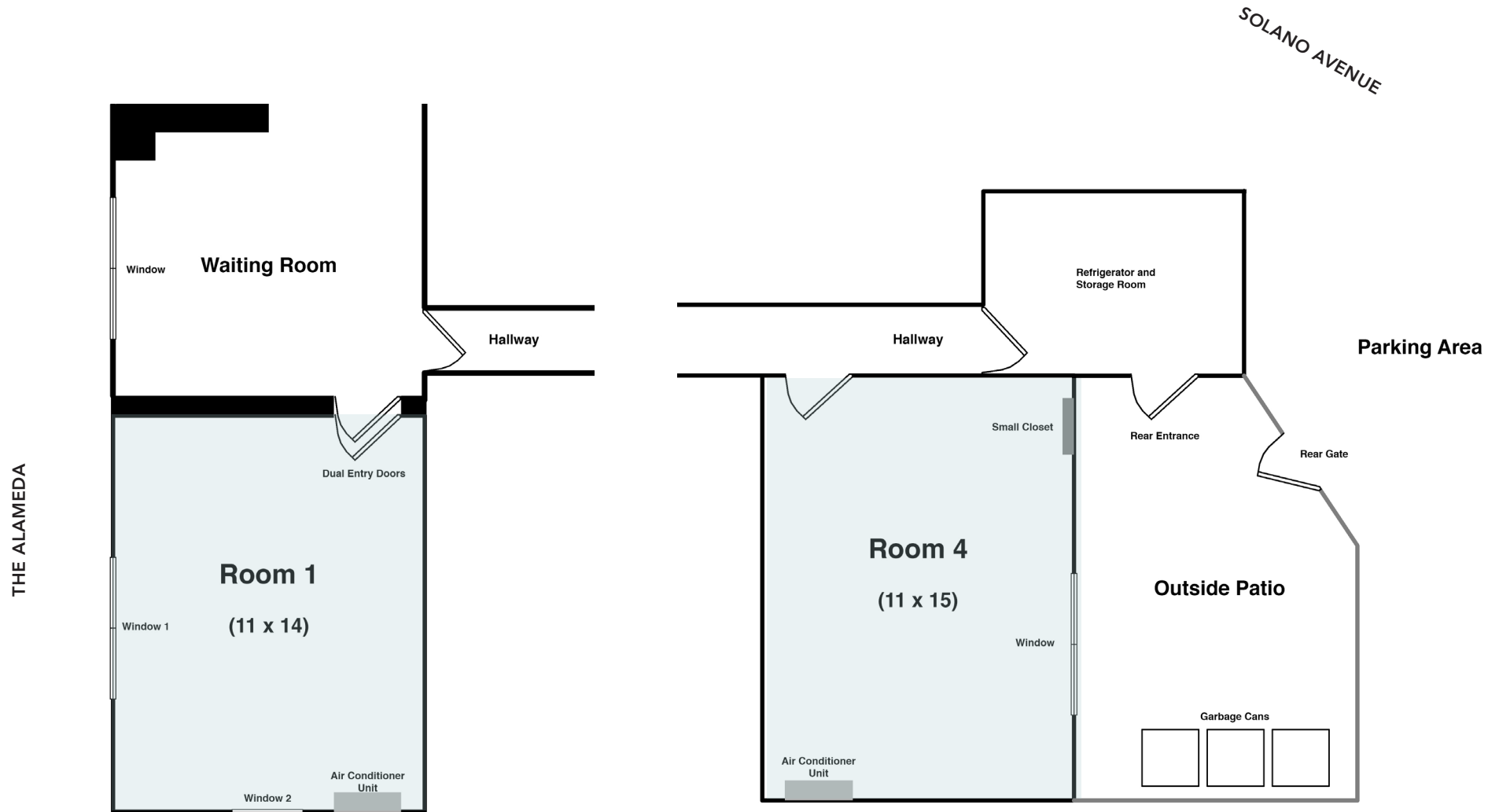
## FLOOR PLAN



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 Taqueria	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

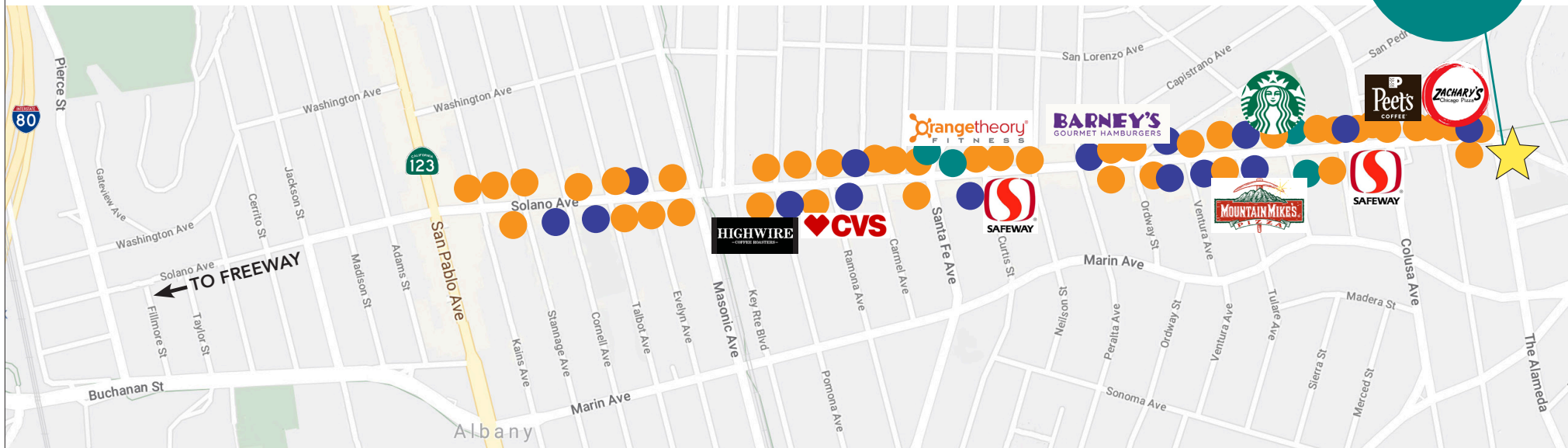
Safeway  
 Transports  
 Bikes on Solano  
 Pharmaca Integrative Pharmacy  
 CVS Pharmacy  
 Matsu Fine Natural Bedding  
 Solano Lighting  
 Fish First Fly Fishing Store  
 Avenue Yarns  
 Five Little Monkeys Toy Store  
 Oaktown Spice Shop  
 Morningtide Curated Gifts  
 Oaks Jewelers  
 Bikes on Solano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