

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1508-10 6TH STREET, BERKELEY, CA

Clean and Spacious Gated Property Available in West Berkeley



2-STORY OFFICE BUILDING WITH WAREHOUSE FOR LEASE

SIZE: ± 3,971 rsf | **LEASE RATE:** \$2.25 psf/month Industrial Gross

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WELL-MAINTAINED, FLEXIBLE SPACE. Charming garden leads to office building with large warehouse and parking lot. Amidst numerous businesses and near Fourth Street shopping.

PROPERTY FEATURES

Gated entry through a lovely garden into a spacious office building with direct access to warehouse space at the back of the property. Main lobby area with 3 offices and 2 restrooms downstairs; stairway to 4 offices and 1 bathroom upstairs. Perfect for start-up, light industrial work, manufacturing, winery, studio for artists, engineers or designers (not a live/work space). Located off I-80 via University Avenue, with easy access to both SF Bay Bridge and Richmond-San Rafael Bridge.

- 7 carpeted offices, 3 restrooms
- Lobby entry with inside stairway (no elevator)
- Plentiful natural light from generous wood-trimmed windows
- Numerous skylights and recessed lighting
- Electricity – 400 amp, 3-phase power
- Baseboard heaters in each office
- Wired for Comcast
- Warehouse with 2 roll-up doors (11' W x 10' H) accessible through rear-alley access
- Gated patio/off-street parking lot behind building



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AERIAL VIEW



NEARBY COMPANIES BASED IN BERKELEY

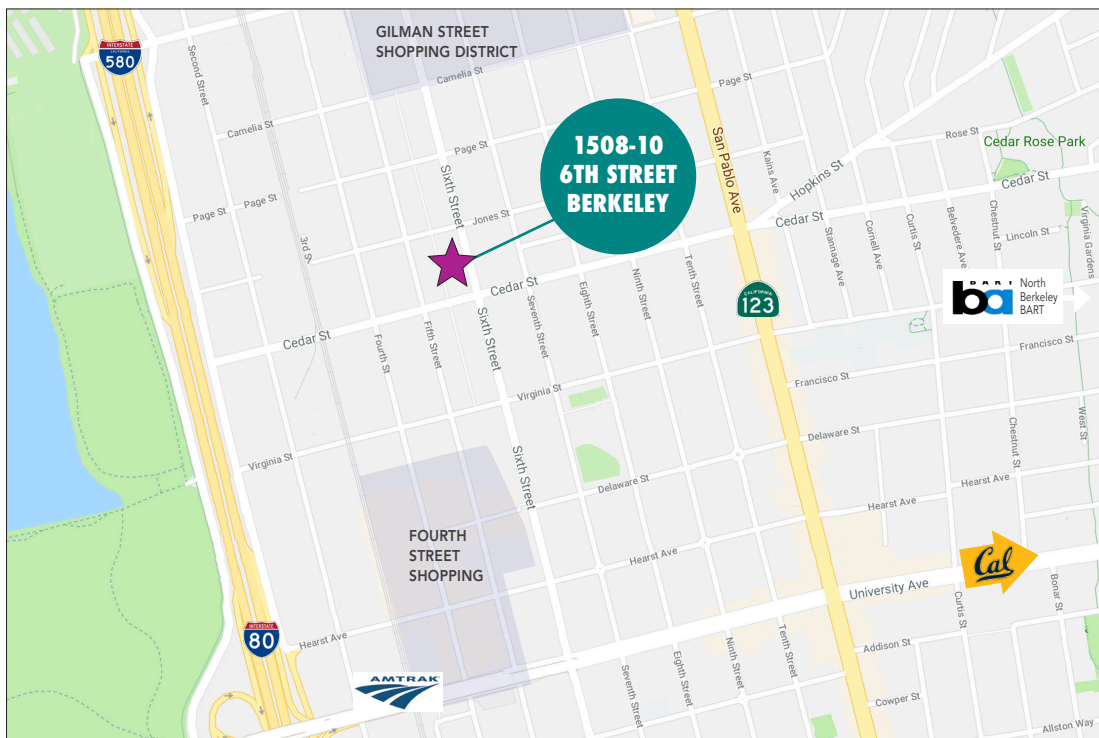
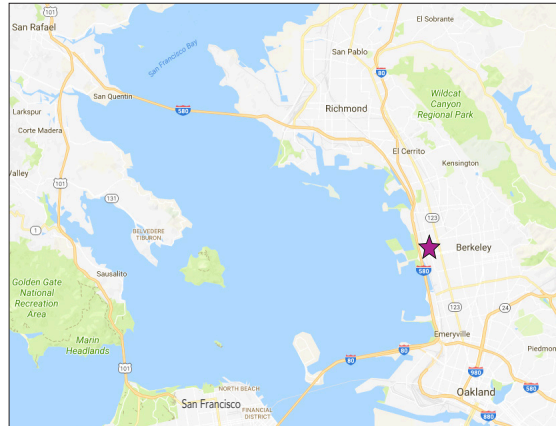
- Fieldwork Brewing Co.
- Oak Barrel Winecraft
- Sierra Nevada Torpedo Room
- Takara Sake USA Inc.
- Donkey & Goat Winery
- Covenant Wines
- Lusu Cellars
- Acme Bread Co.
- 3D Robotics, Inc.
- A1 Sun, Inc.
- All Natural Stone
- Truitt & White
- CEMEX
- Publishers Group West
- Pomegranate Press
- Peachpit Press
- Nolo Press
- East Bay Vivarium
- Envelope Architecture + Design
- Berkeley Potters Guild
- GU Energy Labs
- Cactus Jungle Nursery and Garden
- Broc Cellars
- Windchaser Wine Co.
- Blue Ox Wine Co.
- Vinca Minor Winery
- Cary Q Wines
- Trumer Pils Brewery
- Sconehege
- The Good Bean Snacks

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LOCATION AND AMENITIES

- Centrally located in the SF Bay Area, amidst an excellent transportation network
- According to *Sperling's Best Places*, Berkeley's future job growth over the next 10 years is estimated to be 41.43% (US is 37.98%)
- Exceptional arts and cultural activities, strong commercial/financial core and outstanding education and services
- Year-round mild climate
- Diverse community, vibrant location
- Easy freeway access to I-80 at nearby University Avenue, to SF Bay Bridge and San Rafael; near 2 major airports (16 miles from OAK and 24 miles from SFO)
- Walk to Amtrak station, BART, Gilman District and Fourth Street Shops



GILMAN DISTRICT



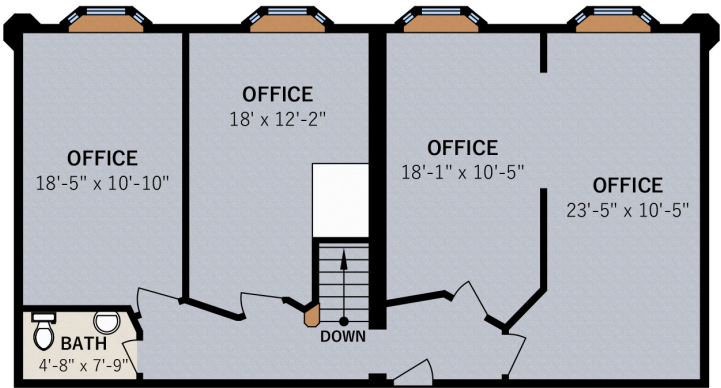
FOURTH STREET SHOPPING



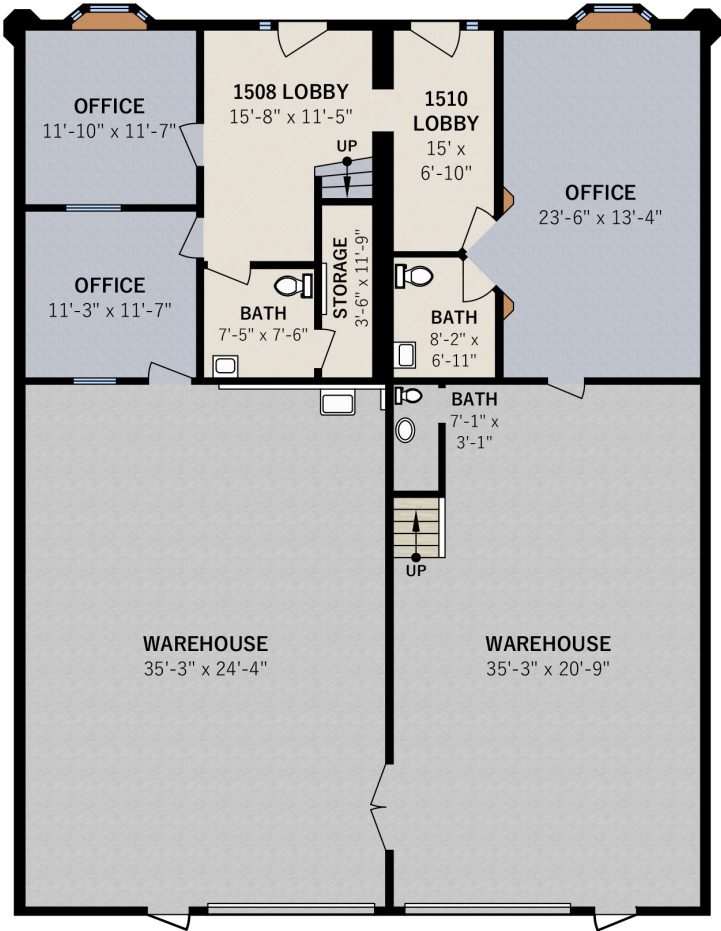
FLOOR PLAN



Upper Level
approx. 1,144 sqft



Lower Level
approx. 2,827 sqft

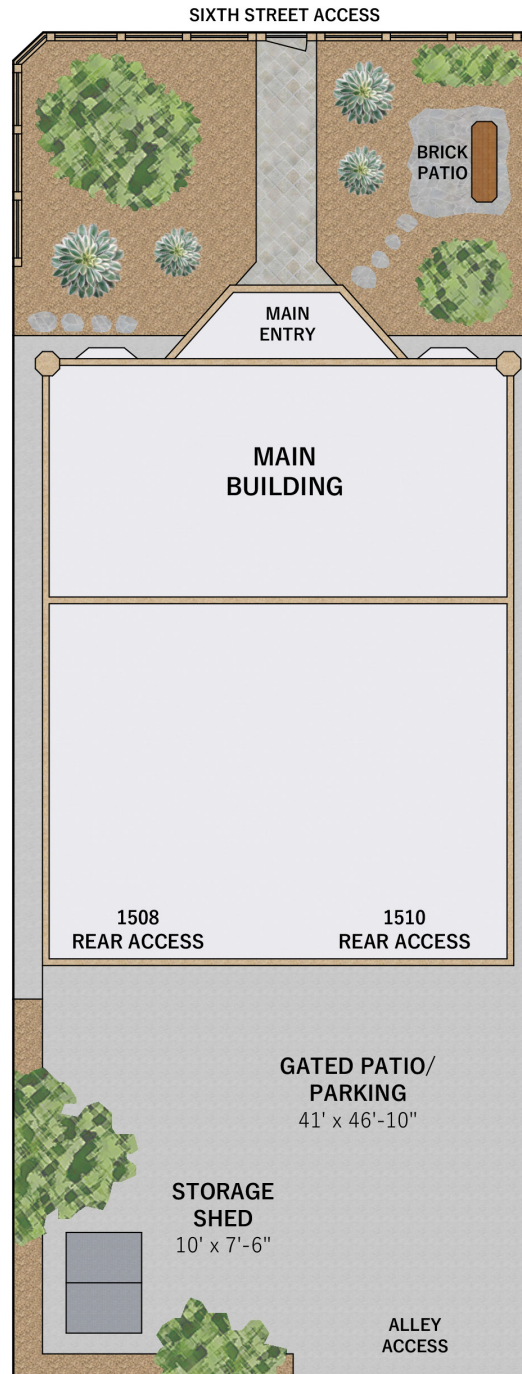


ESTIMATED TOTAL FINISHED SQUARE FOOTAGE: 2,293 sqft
1508 Upper Level: 588 sqft
1508 Lower Level: 609 sqft
1510 Upper Level: 556 sqft
1510 Lower Level: 540 sqft
ESTIMATED TOTAL UNFINISHED SQUARE FOOTAGE: 1,678 sqft
1508 Warehouse: 901 sqft
1510 Warehouse: 777 sqft

All square footage measured from outside perimeter of exterior walls, and mid-wall for shared walls.

Not to scale. 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.

SITE PLAN



Site Plan

lot size approx. 6,500 sqft

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PHOTOS



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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.