



CONTACT: LORI ROSENTHAL

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

- **Size:**
±3,547rsf bldg on ±7,505 sf lot
- **Asking Rent:**
\$3.25 psf/month
- **Zoned:**
MU-R (Mixed Use-Residential)

PROPERTY OVERVIEW

- Rare opportunity to work in this stunning Italianate Victorian home, converted into a gracious office environment
- Large open space areas for meetings or conference rooms
- 6 private offices; 2 on each floor
- 2.5 restrooms
- Beautiful design elements include Indonesian wood doors and lighting fixtures, hardwood flooring, soaring ceilings, nice light
- Huge rear yard – flat, large and filled with fruit trees
- Driveway for off-street parking
- Completely renovated in 2000, and permitted for Live/Work

LOCATION

- Adjacent to the Fourth Street Shopping District – fine shops and outdoor dining
- Just off I-80 and University Avenue
- Transportation options abound with AMTRAK and North Berkeley BART both a short walk away
- Easy street parking
- Excellent freeway access
- Neighborhood amenities include: Apple Store, The Gardener, Kiehl's, Sephora, Anthropologie, Lululemon, Madewell, Sur la Table, Market Hall, Sephora, Warby Parker, Cafe M, Peet's Coffee, Paper Source, CB2, and Oceanview Diner

LANDMARKED HEYWOOD HOUSE OF 1878 COMPLETELY RENOVATED IN 2000, AND PERMITTED FOR LIVE/WORK

GROUND FLOOR

Open workspace plus 2 private offices, half bath, kitchenette, storage, and mechanical room. Concrete flooring. Opens onto the side yard for indoor/outdoor use

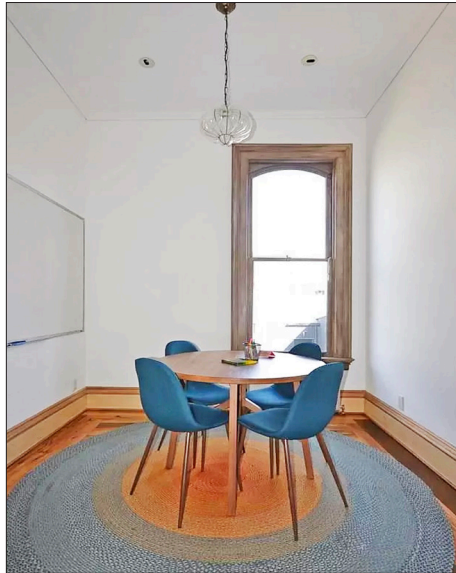
FIRST FLOOR

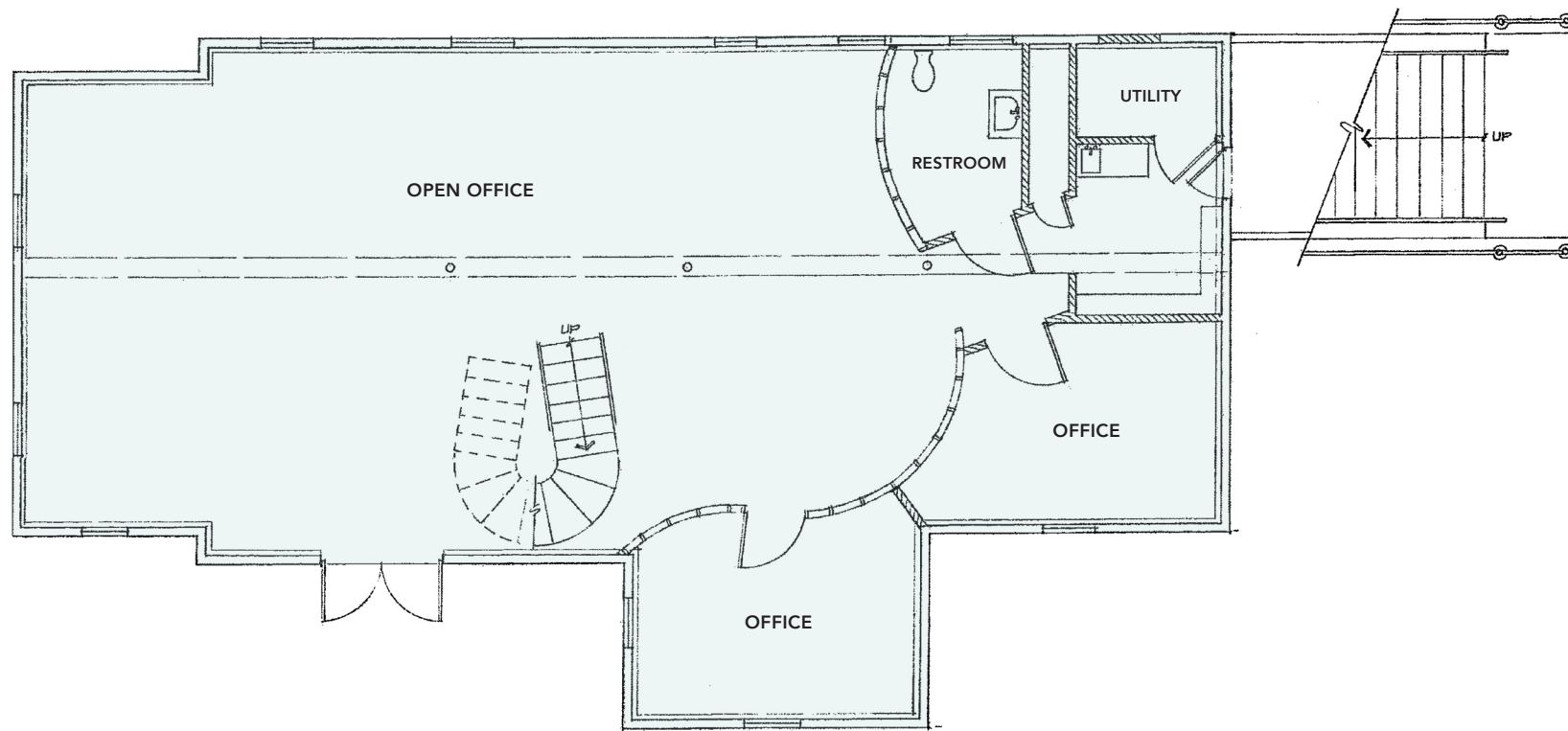
Large parlor or open work space, soaring ceilings, 2 private offices, renovated kitchen with high-end appliances, full bath

SECOND FLOOR

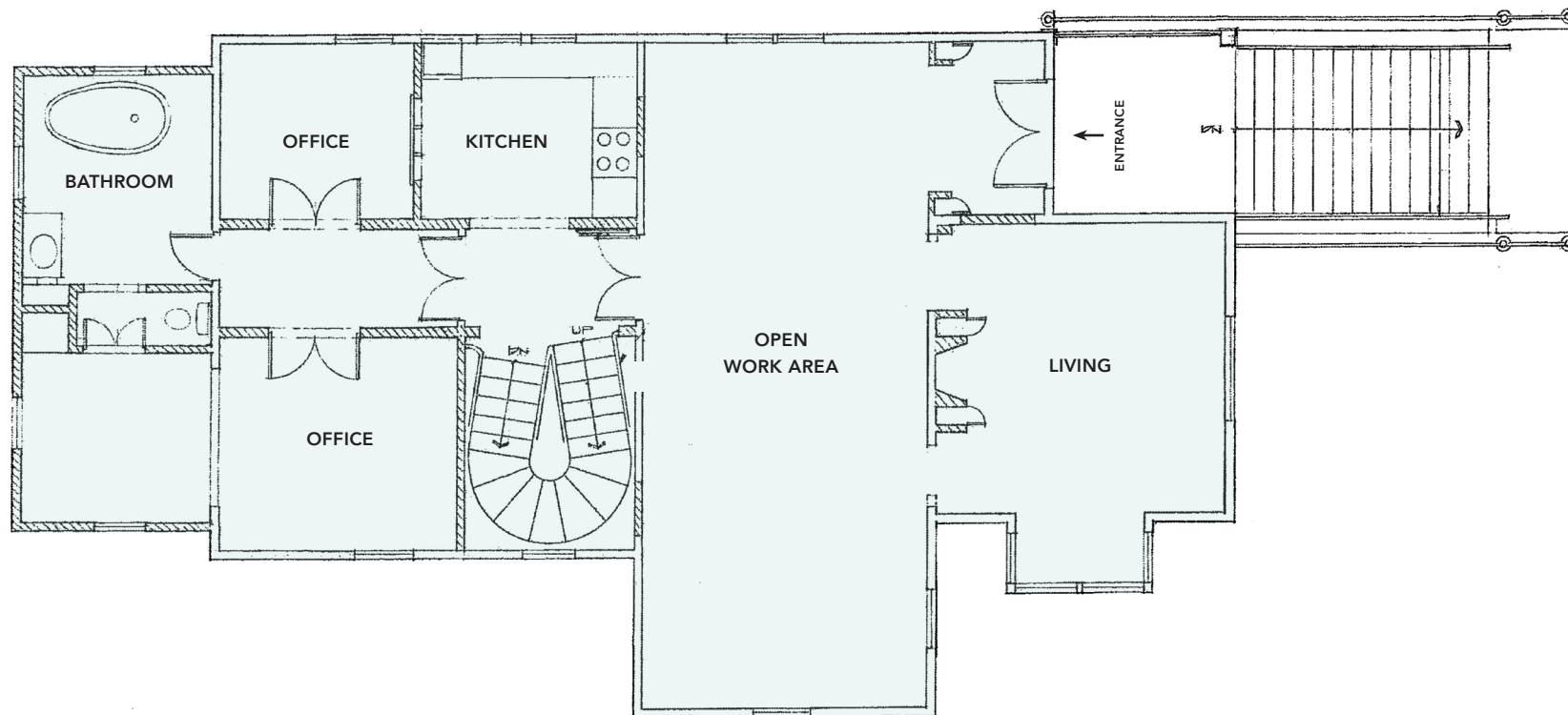
2 private offices, skylights, full bath with laundry facilities, large attic storage space





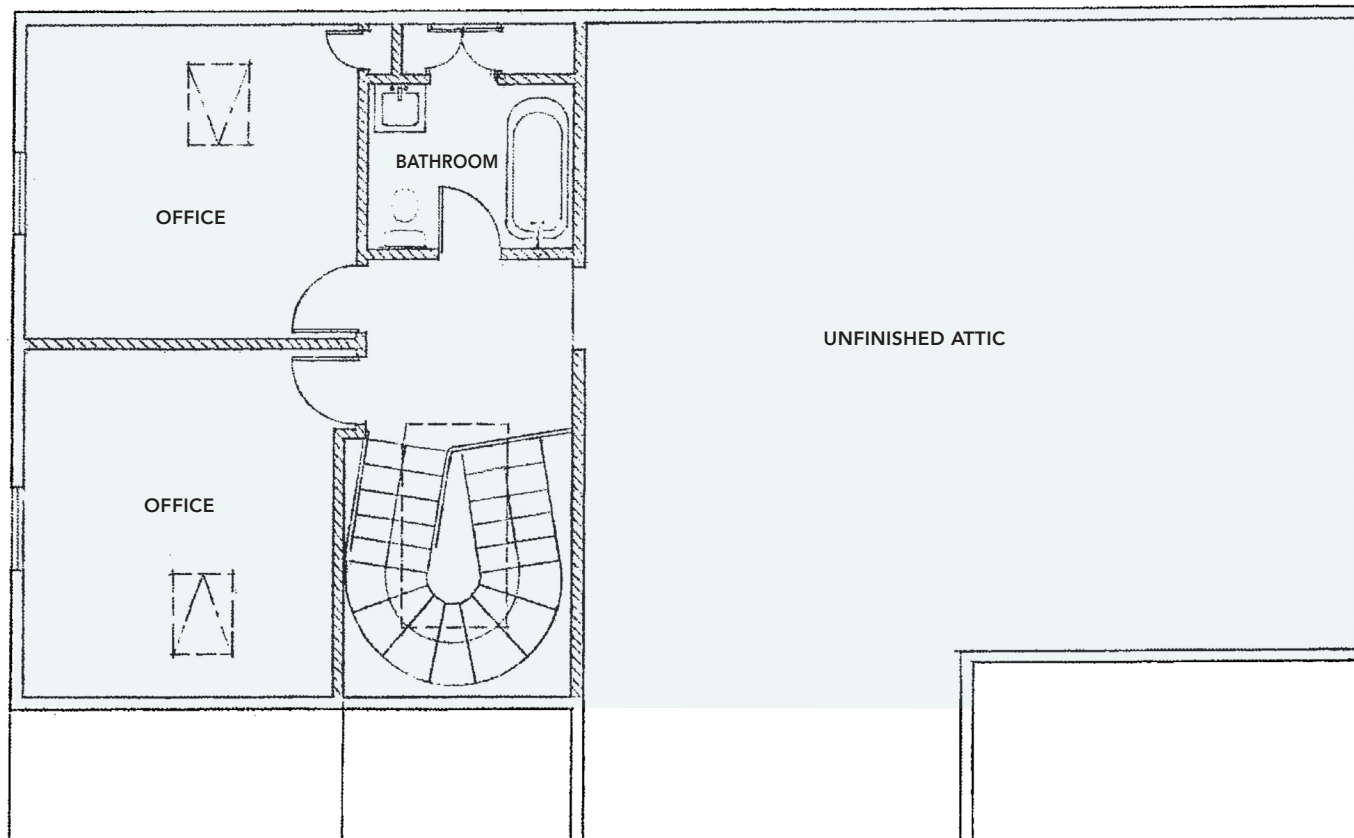


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



FIFTH STREET

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.



FIFTH STREET

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.

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1808 FIFTH STREET, BERKELEY, CA NEARBY AMENITIES MAP

FOOD + DRINKS

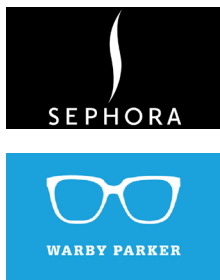
Peet's Coffee
Oceanview Diner
Zut!
Cafe M
Artis Coffee
Lyasare
Fieldwork Brewing
Gilman Brewery
Chipotle
Bartavelle Coffee & Wine Bar
Paisan Italian Restaurant
Longbranch Saloon
Caffè Chiave
Standard Fare
Viks Chaat
Anthony's Cookies
The Rare Barrel Brewery
Subway
Everett & Jones BBQ
Westbrae Biergarten
Acme Bar & Company
Gaumenkitzel
Highwire Coffee
Luca Cucina Italiana
La Marcha Tapas Bar

RETAIL

Apple Store
Design Within Reach
Vans
Sephora
CB2
Lululemon
The Gardener
Anthropologie
Madewell
Warby Parker
Athleta
Paper Source
Sur la Table
Benefit Cosmetics
Kiehl's
Berkeley Bowl West
Serena & Lily Outlet
Outdoor Supply
Hardware
East Bay Nursery
Office Depot
Sprouts Market
Metro Lighting
Keetsa Mattress Store
Rad Electric Bikes
Weatherford BMW



STEPS TO THESE FOURTH STREET SHOP DESTINATIONS:



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1808 FIFTH STREET, BERKELEY, CA
NEIGHBORHOOD



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.