

**FOR LEASE :: 1995-1997 EL DORADO AVENUE, BERKELEY, CA**  
**Light-Filled Office Space with High Ceilings and Beautiful Interiors**



**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

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## Spectacular Space, High Ceilings, Large Windows, Great Light

### GROUND FLOOR, SUITE A – OFFICE OR SERVICE COMMERCIAL

**SIZE:** ±1,023 rsf

**PRICE:** \$3.00 psf/month NNN

- Well-suited to office or service commercial use
- Open area with soaring ceilings
- Full wall of windows, abundance of natural light
- Radiant floor heating, A/C
- Shared lobby, kitchenette, ADA restrooms
- Potential to add large conference room (extra fee)
- Fob entry system and security system in place

### LOCATION

- Easy street parking
- Quick freeway access via Marin Avenue
- 9 minute walk to Solano Avenue filled with popular eateries, retail shops and services
- 15 minute walk to North Shattuck's gourmet corridor
- 8 minute bus ride to Downtown Berkeley
- Superb public transportation network to all SF Bay Area

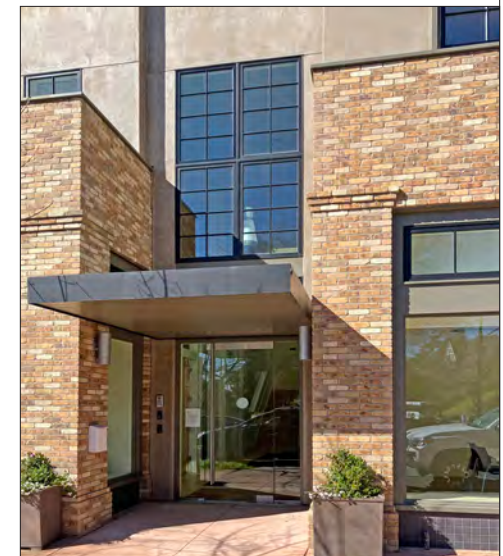
Close to  
Several Eateries  
and Shopping  
Destinations

### SECOND FLOOR – OFFICE SPACE

**SIZE:** ±3,103 rsf

**PRICE:** \$3.00 psf/month NNN

- Large open area with 20 work stations
- 1 private office and conference room /office
- High-end custom furniture and fixtures – can be included
- Full wall of windows, great natural light, skylights
- HVAC system with multiple zones
- Carpeted
- Kitchen seating for 8. Kitchen opens to large, level patio
- 2 restrooms, Storage space
- No elevator
- Potential to add large ground floor conference room (extra fee)

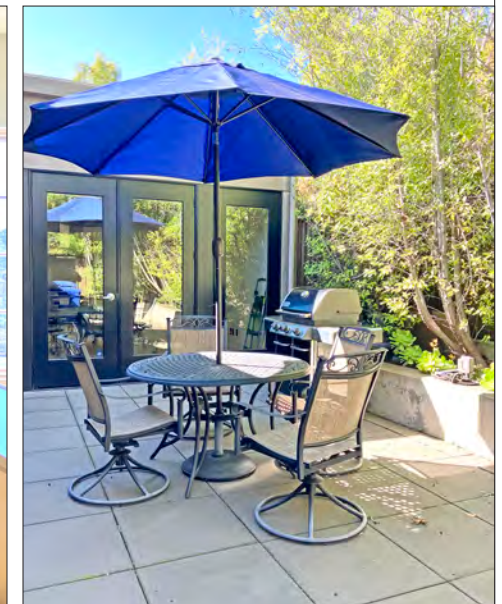


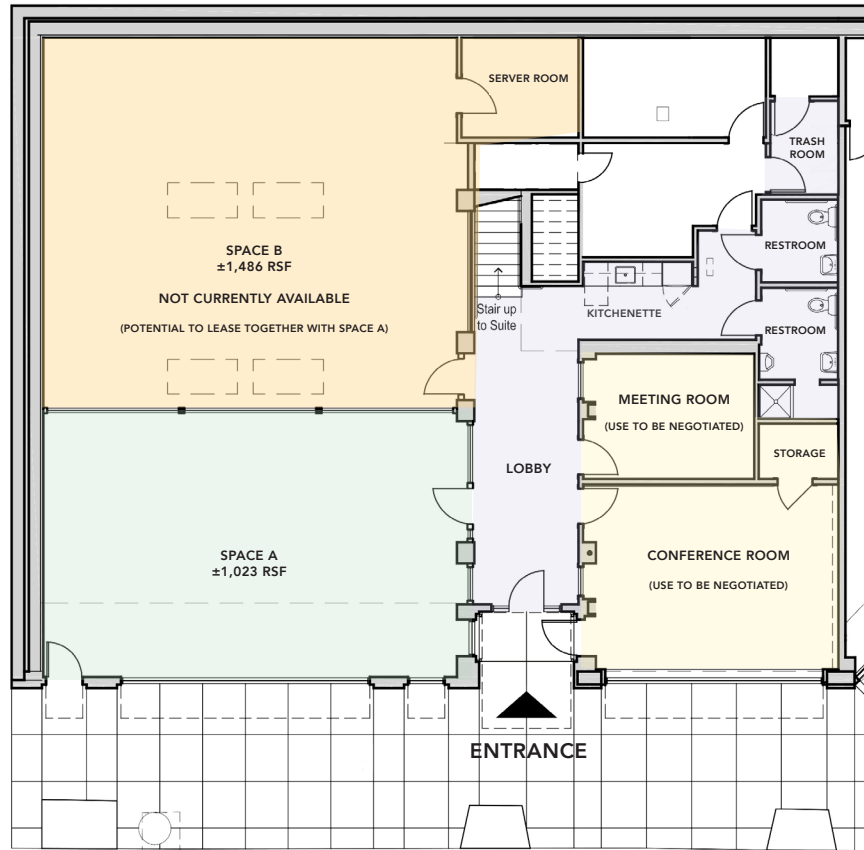
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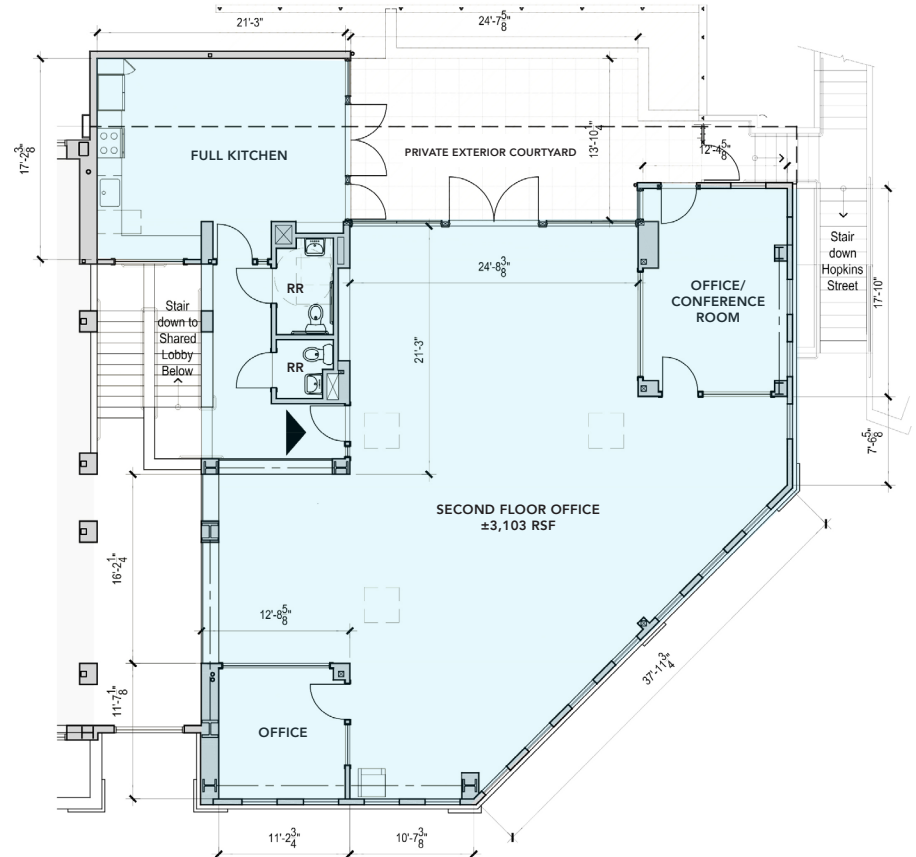
## 1995-1997 EL DORADO AVENUE, BERKELEY, CA GROUND FLOOR – PHOTO TOUR





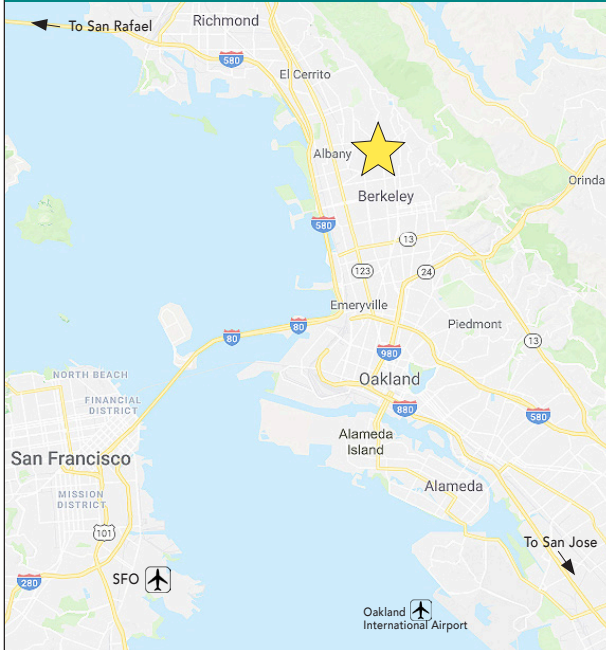


GROUND FLOOR



SECOND FLOOR

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.



### RESTAURANTS, CAFÉS AND BARS

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

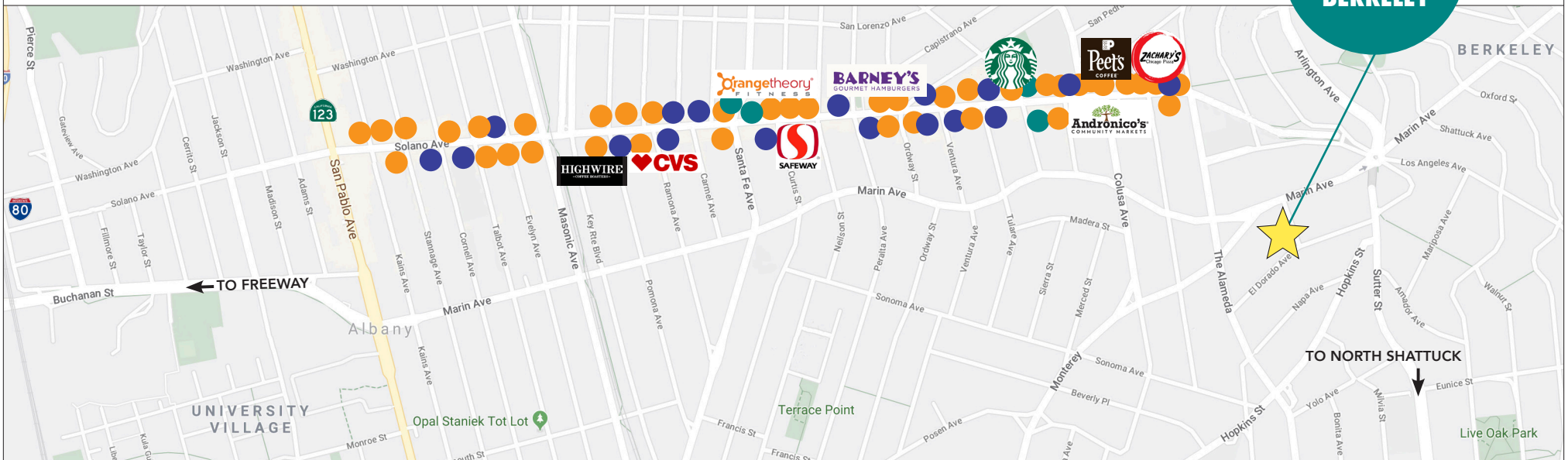
### RETAIL

- Safeway
- Bikes on Solano
- CVS Pharmacy
- Matsu Fine Natural Bedding
- Neilson Arts Gallery
- Fish First Fly Fishing Store
- Avenue Yarns
- Plaza Tennis & Sports
- Five Little Monkeys Toy Store
- YAZA Women's Clothing
- Morningtide Curated Gifts
- Oaks Jewelers
- Flowerland Nursery
- Pegasus Books
- Shoes On Solano
- Sue Johnson Custom Lamps
- Enslar Lighting

- Lava9 Handbags & Clothing
- Sottovoce Women's Clothing
- Solano Florist
- Fillgood Home Goods
- Oaktown Spice Shop

### FITNESS

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



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1995-1997 EL DORADO AVENUE, 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.