

FOR LEASE: WEST BERKELEY 1st & 2nd FLOOR OFFICE SUITES

1117A Virginia Street and 1641 San Pablo Avenue, Berkeley, CA



GORDON
COMMERCIAL REAL ESTATE BROKERAGE

CONTACT: LORI ROSENTHAL

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

JUST OFF SAN PABLO AVENUE AT VIRGINIA STREET – ENTER THROUGH SIDE GATE

1117A VIRGINIA STREET

Second Floor Units 203A/B: ±1,203 rsf

Asking Rent: \$2.65 psf/month IG

- Open floor plan built out with reception desk, four cubicles, open space
- Conference room/additional workspace
- Existing furniture can be used or removed
- Small kitchenette
- Large windows throughout

- Carpeted space with nice, operable windows
- Open work area. Common area restrooms
- Easy street parking
- Tenant pays its own separately metered gas/electric
- Water and refuse/recycling included in base rent
- Neighborhood tenants include Whole Foods, REI, Office Depot, Road Runner Sports, Philz Coffee, many small retailers, and more!
- Close to numerous eateries, bars, retail shops, and fitness
- Berkeley is the SF Bay Area's academic, cultural haven, and foodie haven
- **Zoned:** C-W (West Berkeley Commercial)

1641 SAN PABLO AVE.

Second Floor Unit 204: ±706 rsf

Asking Rent: \$2.65 psf/month IG

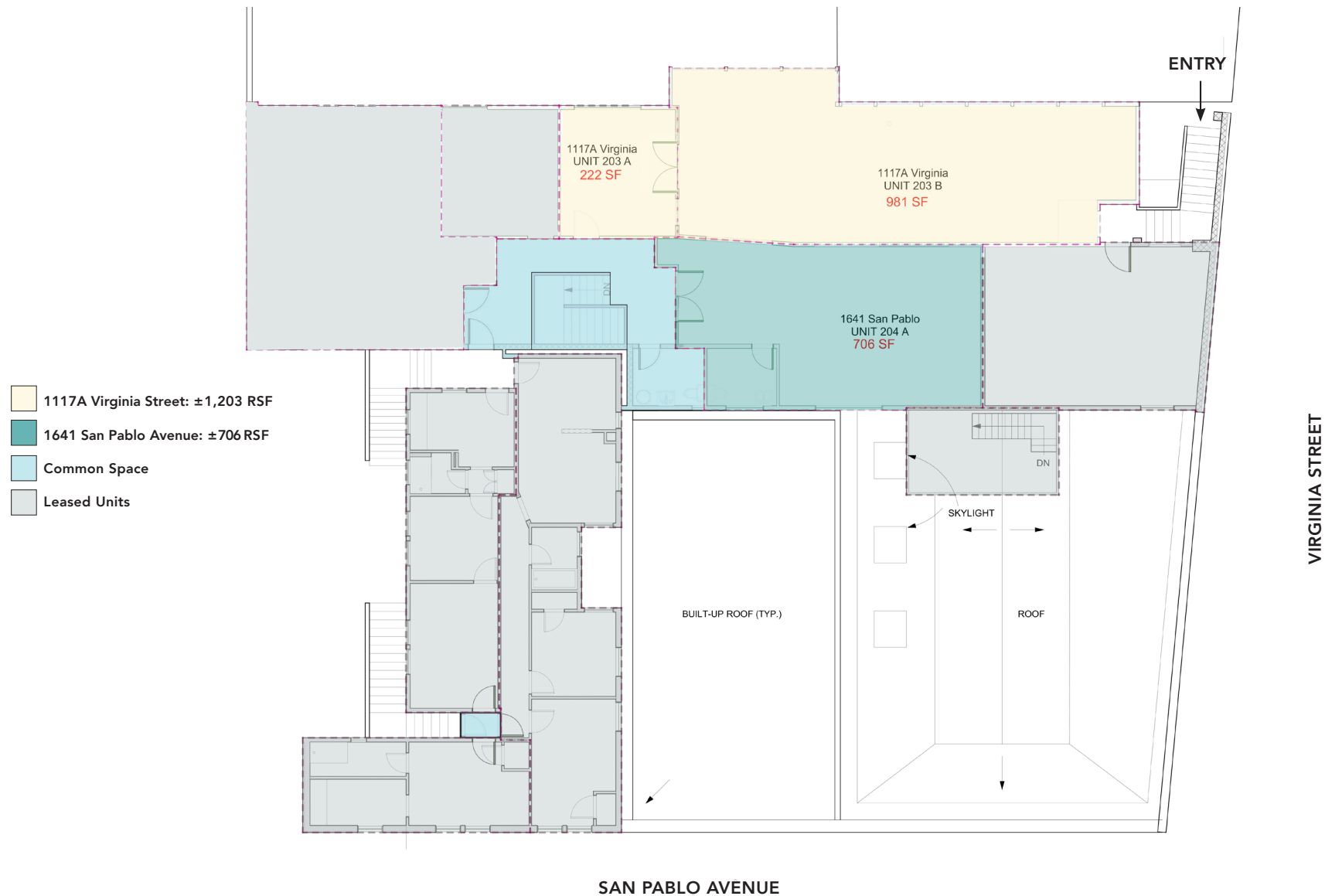
- Open floor plan
- Kitchenette
- Lots of storage space
- Nice windows
- Skylight

ACROSS FROM BERKELEY ADULT SCHOOL, NEAR ACME BREAD, AND BARTAVELLE CAFE









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.

FOOD AND DRINKS

Acme Bread	Picante Mexican Restaurant
Bartavelle Cafe (86 Toast!)	Starbucks
Café Leila	The Habit Burger Grill
Chipotle Mexican Grill	Broc Cellars
Gilman Brewing Company	Lusu Cellars
Philz Coffee	Blue Ox Wine Company
Funky Elephant Thai Restaurant	Donkey & Goat Winery & Tasting Room
Boichik Bagels Factory	Lama Beans Mediterranean Restaurant
Gioia Pizzeria	Pâtisserie Rotha
Espresso Roma Café	Potala Organic Café
Berkeley Bagels	Yo Sushi
Kiku Sushi	Mountain Mike's Pizza
Coffee Conscious	Casa Latina Bakery
Sam's Log Cabin	La Marcha Tapas Bar
Fieldwork Brewing Company	Everett & Jones Barbeque

RETAIL

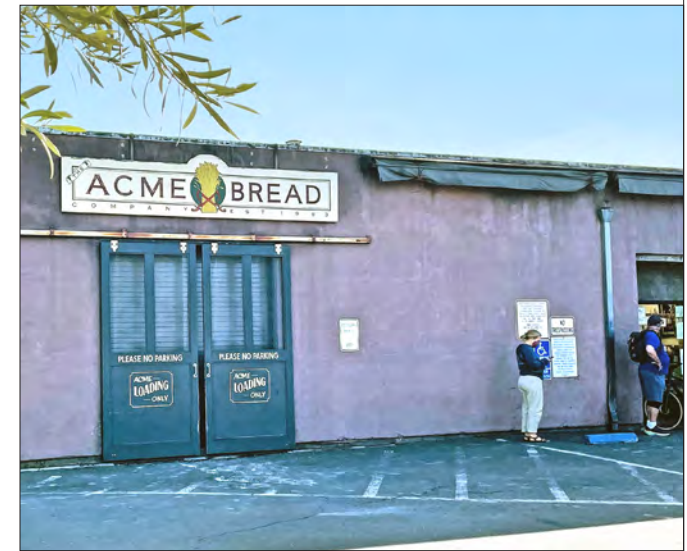
Tinsel Trading Co	Target
Favor & Hotcakes Design	Sprouts Farmers Market
Blick Art Materials	Fenton MacLaren Home Furnishings
Whole Foods Market	Berkeley Natural Grocery
Kermit Lynch Wine Merchant	Monterey Market
REI-Coop	Westbrae Nursery
The North Face Outlet	Flowerland Nursery
Pet Food Express	Berkeley Horticultural Nursery
Office Depot	Magnanis Poultry
Soccer Pro	Blue Heron Bikes
Road Runner Sports	California Ski Company
Berkeley Lighting Co	Dave's Record Shop
Berkeley Cycle Works	Brushstrokes Studio Inc
Emerald City Gowns	The Spanish Table
Walgreens	Safeway



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1117A VIRGINIA STREET + 1641 SAN PABLO 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.