

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

OFFICE SPACE FOR LEASE

:: 1820 SOLANO/900 COLUSA AVENUE, BERKELEY, CA ::



**ELEVATOR
OFFICE SPACE
WITH
PARKING**

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THREE ADJACENT SECOND FLOOR SUITES PLUS ONE GROUND FLOOR SUITE

Prime upper Solano Avenue location. Pedestrian-oriented neighborhood alongside numerous restaurants, coffee shops, banks, service commercial offerings, and retail stores. Abundant foot traffic, car traffic, convenient parking. Highly visible space with excellent frontage and significant signage opportunity. On same block as Lavender Bakery & Café, Anytime Fitness, Kai Real Estate, Tutu School Berkeley. Near Peet's, Starbucks, many restaurants, and a wide variety of shops selling food, clothing, accessories, books, rugs, and unique items.

• SIZE: ±1,140 to ±5,191 RSF

• Zoned C-SO
(Solano Avenue Commercial)

AVAILABLE MAY 1, 2025

WALK SCORE 95

BIKE SCORE 90

**GOOD PUBLIC
TRANSIT**

(walkscore.com)

CAN BE LEASED TOGETHER OR BY SUITE

SUITES	SIZE (RSF)	ASKING RENT
C-1: Ground Floor	±1,520	\$3.50 NNN
201: Second Floor	±1,382	\$3.00 IG
202: Second Floor	±1,140	\$3.00 IG
203: Second Floor	±1,149	\$3.00 IG
TOTAL Second Floor	±3,671	\$3.00 IG
TOTAL Amount	±5,191	Blended Rate



**ENTRANCE TO
2ND FLOOR AT
900 COLUSA**

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GROUND FLOOR SUITE C-1



FEATURES

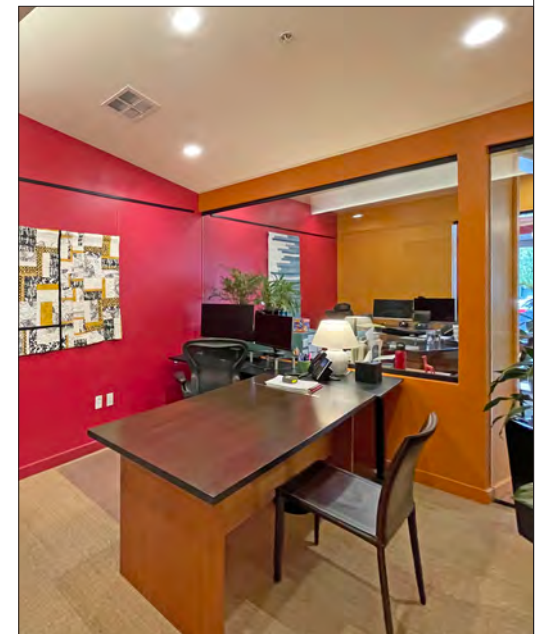
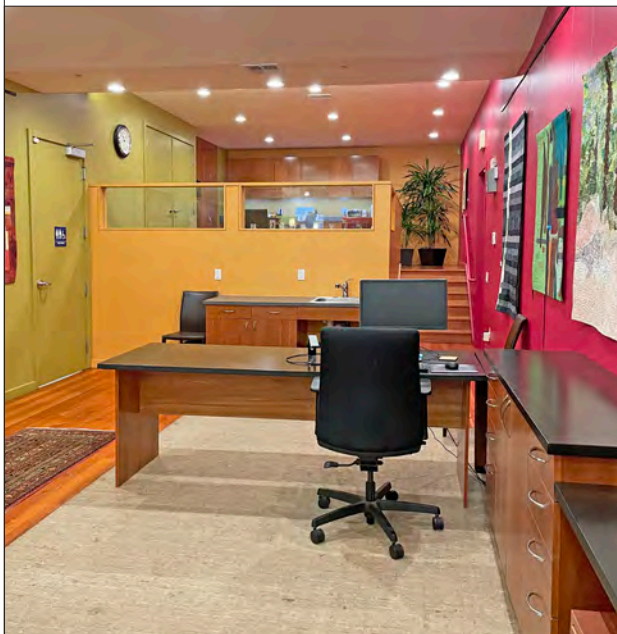
Hardwood floors, high ceilings, great light throughout

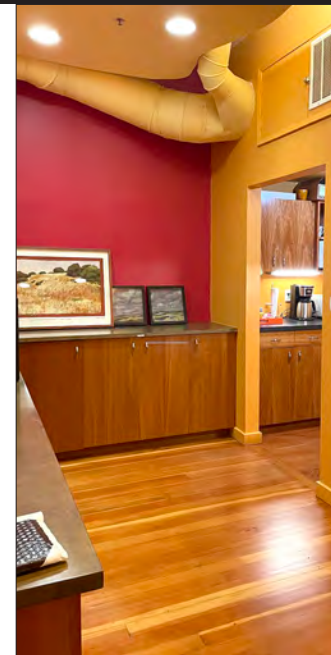
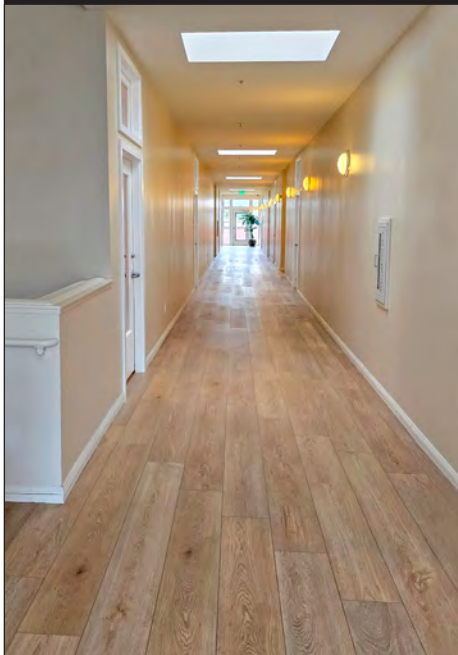
Reception area, 3 private offices, open work spaces

Large kitchen/break room

Shared restroom, built in storage, HVAC

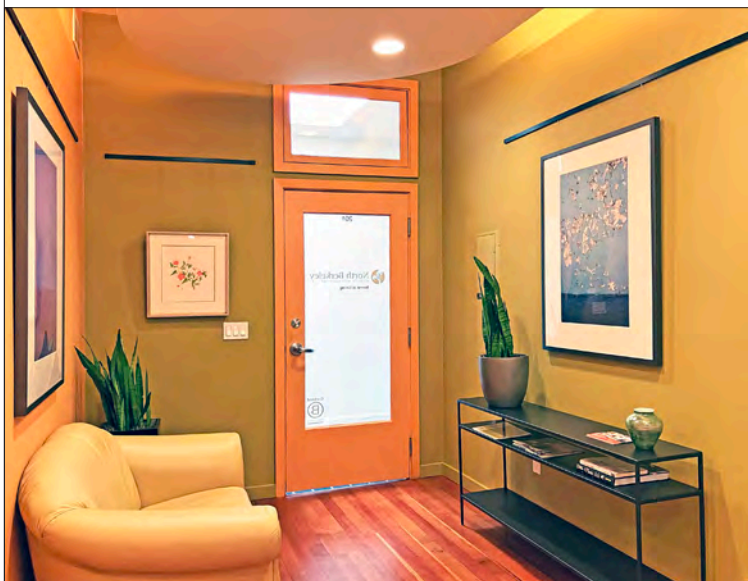
Parking available in underground garage





FEATURES

- Reception/waiting area
- 4 private offices
- Conference room
- Kitchen
- Storage/utility area
- Hardwood floors in common area with carpeting in some offices
- HVAC





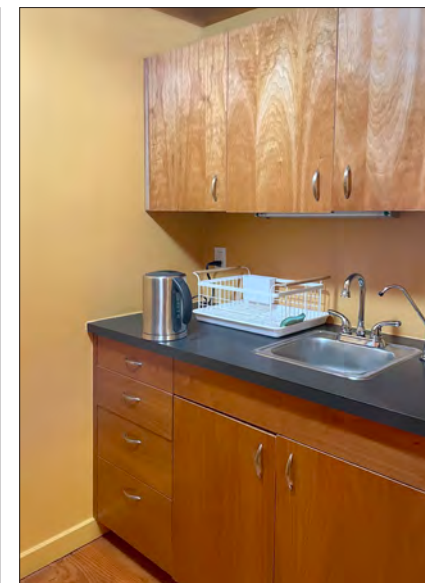
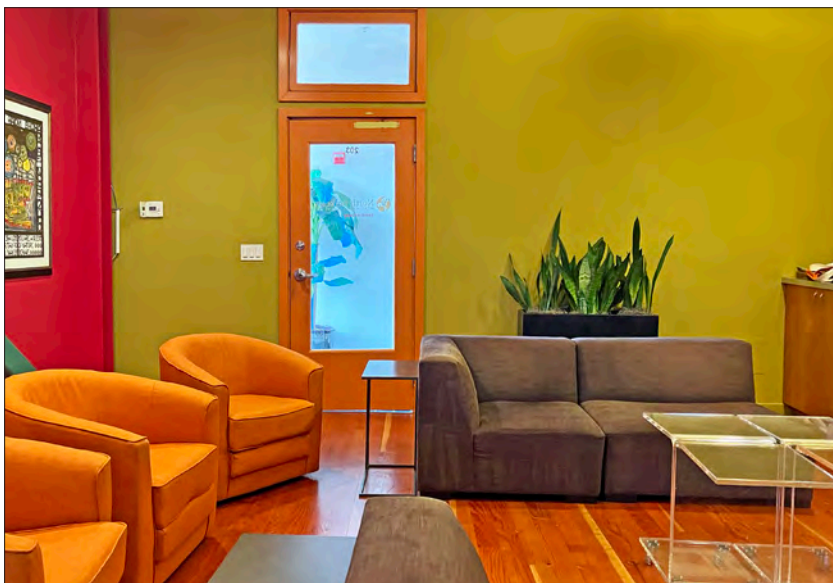
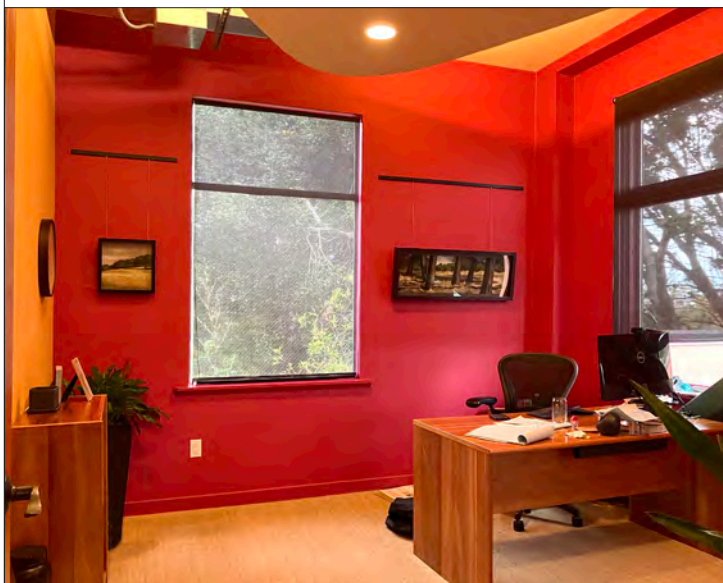
FEATURES

- Reception area
- Large work room or bullpen
- Conference room
- Storage room
- Kitchen area
- Storage/utility room
- Carpeted
- HVAC



FEATURES

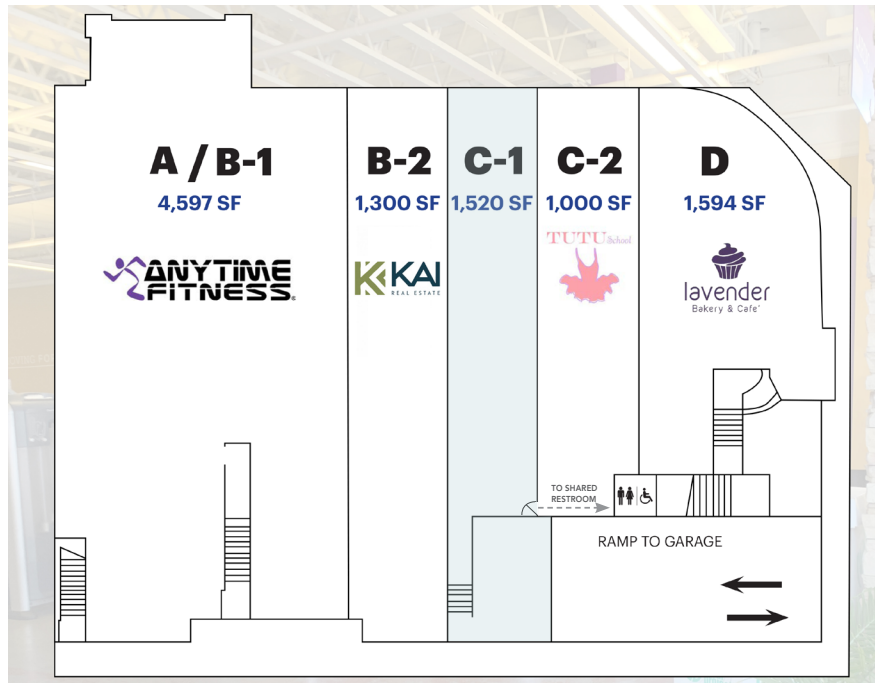
- Patio space
- Reception
- Built in storage
- 3 offices
- Kitchen area
- Some operable windows
- Sprinklered
- High ceilings
- Hard wood floors with carpeting in some offices





PEDESTRIAN-ORIENTED NEIGHBORHOOD, FILLED WITH POPULAR EATERIES, RETAIL SHOPS, FITNESS + SERVICES

SOLANO AVENUE

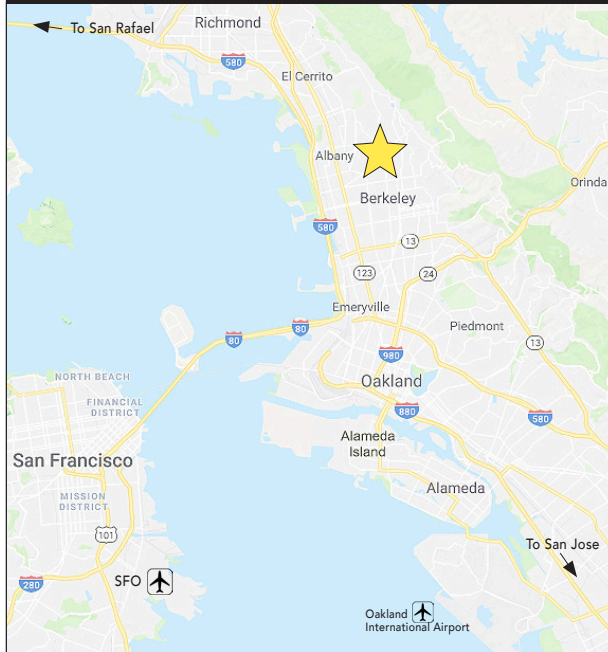


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

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IN THE VICINITY



RESTAURANTS, CAFÉS AND BARS

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

RETAIL

Safeway	Sottovoce Women's Clothing
Sole Terra Shoes	Solano Florist
Pegasus Books	Of All Places
CVS Pharmacy	Lava9 Handbags & Clothing
Sue Johnson Custom Lamps	Fillgood Home Goods
Morningtide Curated Gifts	Oaktown Spice Shop
Matsu Fine Natural Bedding	
Neilson Arts Gallery	
Andronico's	
Avenue Yarns	
Five Little Monkeys Toy Store	
YAZA Women's Clothing	
Oaks Jewelers	
Plaza Tennis & Sports	
Bikes on Solano	
Flowerland Nursery	
Ensler Lighting	

FITNESS

Anytime Fitness
Orangetheory Fitness
Happy Hour Fitness Studio
Oaks Climbing Gym





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.