

THERAPY/MEDICAL SPACE FOR LEASE :: 1415 ADDISON STREET, BERKELEY, CA
2ND FLOOR WITH ON-SITE PARKING – NEXT TO TARGET

**EASY
FREEWAY
ACCESS**

1405-1417 ADDISON STREET

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OFFICE SPACE WITH ON-SITE PARKING, CENTRALLY LOCATED OFF UNIVERSITY AVENUE – BERKELEY'S MOST-TRAVELED CORRIDOR

SIZE AVAILABLE: ±1,083 rsf

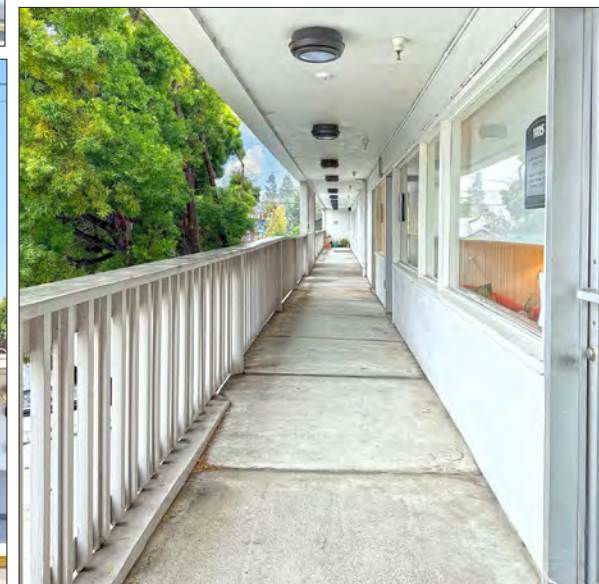
ASKING RENT: \$2.75 psf/month FS*

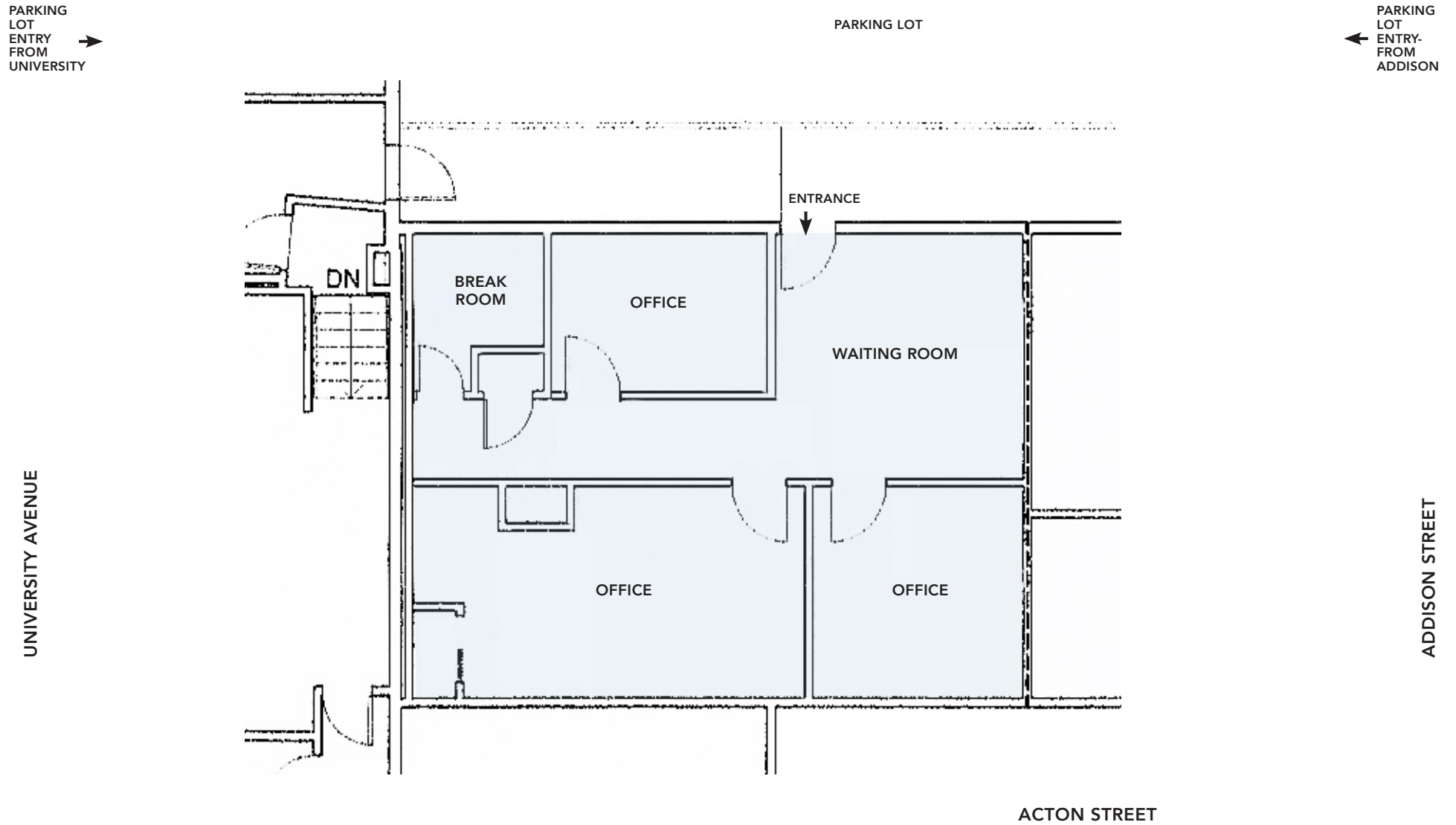
* Net of janitorial, Wi-Fi + alarm system inside the suite

ZONED:

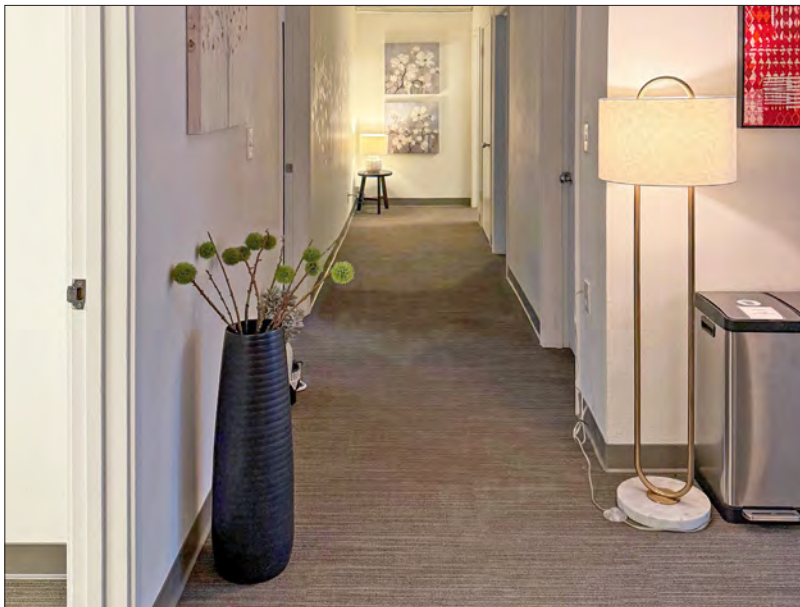
C-C (Corridor Commercial District)

- **Built out as therapy office**
- Waiting room, 3 private offices, break room
- Shared ADA restrooms
- Elevator and stairway to second floor offices
- Excellent window frontage with operable windows
- Abundant natural light, HVAC, new carpet, sprinklered
- Intercom buzz-in entry system
- 5 blocks to North Berkeley BART
- ½ mile to Trader Joe's
- 1 mile to Downtown Berkeley amenities
- 1 mile to UC Berkeley
- AC Transit bus stops all along University 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.



LOCATION OVERVIEW

- Adjacent to Target with in-house CVS and Starbucks
- Entry from University Avenue or Addison Street
- On-site parking
- Across from La Mission, Bangkok Thai Cuisine, Taqueria Monte Cristo, Bay Strength Fitness, and Lee's Florist & Nursery
- 2 blocks to West Campus Swim Center
- 3 blocks to vibrant San Pablo Avenue with US Post Office, and popular eateries including La Marcha, Babette Restaurant, Everett & Jones Barbeque, Lavender Bread & Café, El Patio, Luca Cucina Italiana, Rainbow Donuts, Califa's Greens, and Highwire Coffee



- Starbucks
- Taqueria Monte Cristo
- Fellini Coffeebar
- Bageltopia
- Bangkok Thai Cuisine
- Jaffa Coffee Roasters
- La Mission
- Lavender Bread & Café
- Noor Indian Fusion Kitchen
- Long Life Vegi House
- Lavender Bread & Cafe'
- Café Etoile
- Bench Café - Pâtisserie

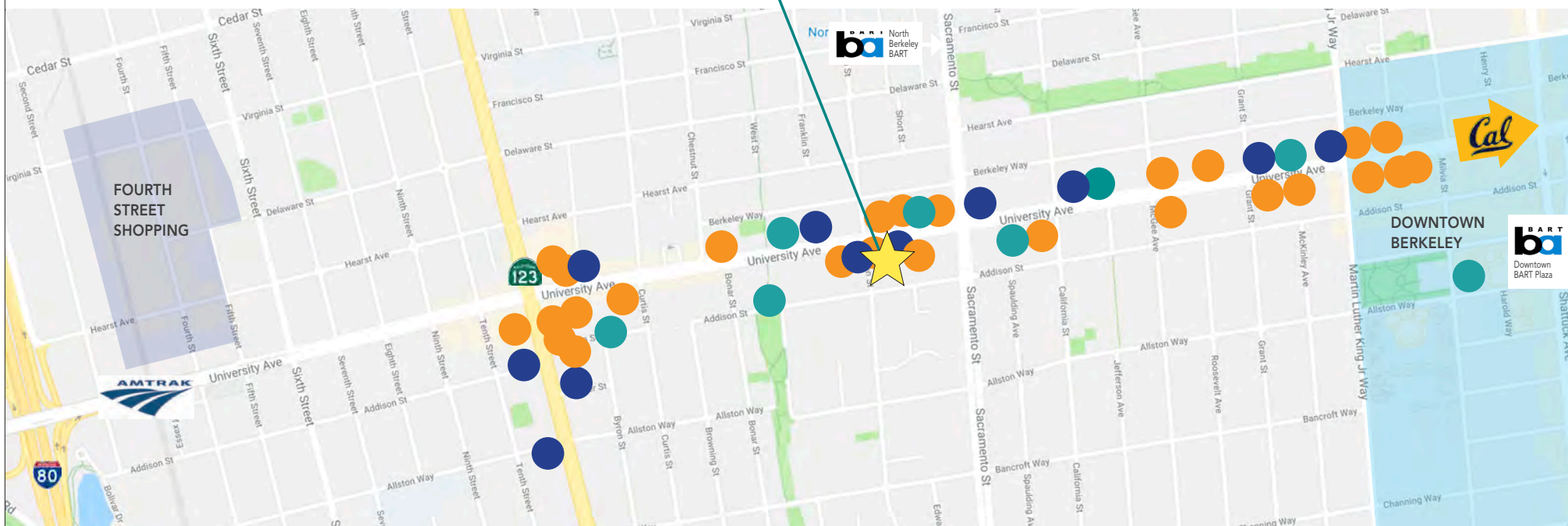
Nation's Giant Hamburgers
Rose Pizzeria
The Butcher's Son
Calzone Life
The Hidden Cafe
Babette Restaurant
Belmo Café
Highwire Coffee Roasters
Luca Cucina Italiana
Califa's Greens
Everett & Jones Barbeque
Acme Bar & Company
La Marcha Tapas Bar

Cyclebar
Bay Strength Fitness
West Campus Swim Center
Berkeley YMCA

Bodyrok Berkeley – Pilates
Aikido of Berkeley
West Berkeley Fencing Club
Berkeley Yoga Center

Target
Lee's Florist & Nursery
Trader Joe's
Mike's Bikes of Berkeley
Mi Tierra Foods

Talavera Ceramics & Tile
Three Stone Hearth
Omega Lighting & Design
Keetsa Mattresses
Halmar Work Clothes



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.