

**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE** :: 2421 FOURTH STREET, BERKELEY, CA  
THERAPY OFFICES AVAILABLE IN CHARMING 3-STORY BUILDING

~  
**AVAILABLE  
NOW!**  
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## PROPERTY OVERVIEW

- Size:  $\pm 176$ -360 rsf
- Lease Rate: \$700-\$1,050/month
- Zoned: MU-LI (Mixed Use-Light Industrial)

## AVAILABLE NOW

| SPACE                          | SIZE          | RENT          |
|--------------------------------|---------------|---------------|
| Suite C:<br>Second Floor Front | $\pm 235$ RSF | \$1,050/month |
| Suite F:<br>Second Floor Rear  | $\pm 176$ RSF | \$875/month   |
| Suite G: Attic Front           | $\pm 260$ RSF | \$700/month   |
| Suite H: Attic Rear            | $\pm 360$ RSF | \$900/month   |

## AVAILABLE SPACES – DETAILS

### Suite C: $\pm 235$ rsf

- Second floor front office with large window
- Lots of natural light
- Large double-paned operable window

### Suite F: $\pm 176$ rsf

- Second floor rear office with windows on two sides
- Lots of natural light

### Suite G Attic Front: $\pm 260$ rsf

- Cute space with sloped ceilings
- Nice light with skylights and operable windows
- A/C unit (swamp cooler)
- Storage

### Suite G Attic Rear: $\pm 260$ rsf

- Cute space with sloped ceilings
- Nice light with skylights and operable windows
- A/C unit (swamp cooler)
- Storage

## PROPERTY FEATURES

- Charming 3-story building with 8 therapy offices
- Shared kitchen, 3 shared restrooms; one with shower; waiting rooms
- All office sizes include a load factor for shared space
- Parking available in garage on a first-come, first-served basis
- Quiet office space amidst other office and industrial tenants
- Easy street parking
- Easy freeway access
- Close to Fourth Street Shops
- Popular nearby eateries include Viks Chaat, Caffè Chiave, Anchalee, Standard Fare, Third Culture Bakery, Le Pho Vietnamese Restaurant, and Passione Emporio



Walk Score  
**92**



Near Popular  
**Eateries**

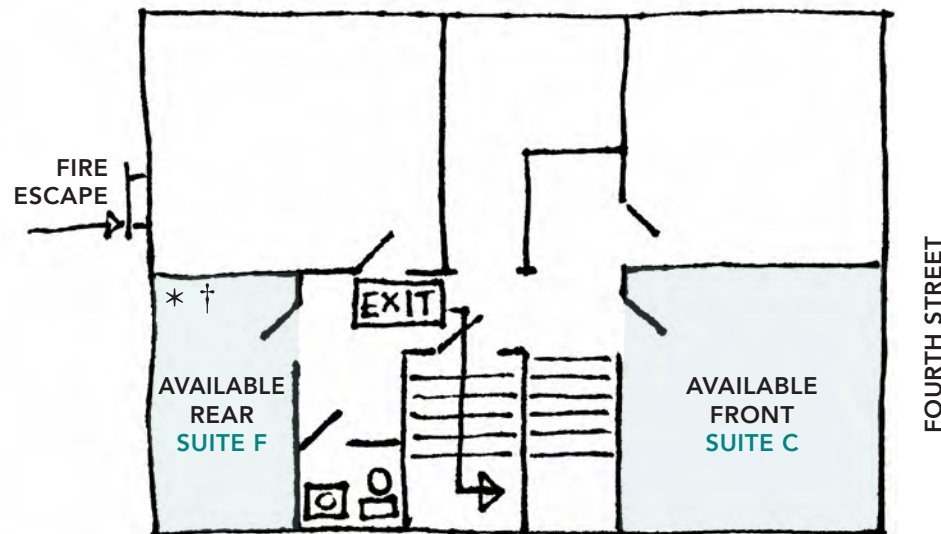


Bike Score  
**100**



Good Public  
**Transit**

## 2ND FLOOR

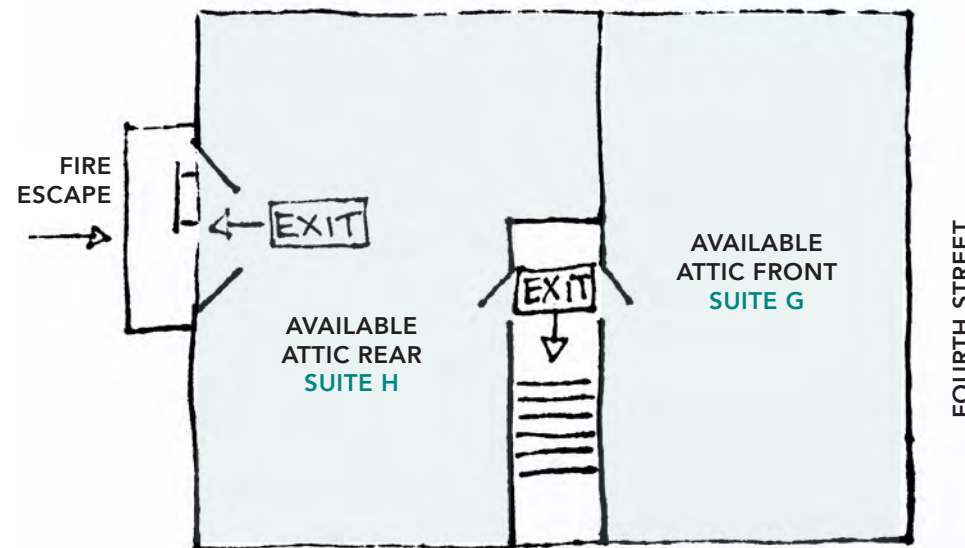


## 2ND FLOOR

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.



**3RD FLOOR  
(ATTIC)**



**3RD FLOOR**

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### FOOD AND DRINKS

Standard Fare  
La Noisette Sweets  
Tomate Cafe  
Le Pho Vietnamese Restaurant  
Anchalee Thai Cuisine  
Caffè Chiave  
Far Leaves Tea  
Cellarmaker Brewing Company  
Gallegos Mexican Restaurant  
Luca Cucina Italiana  
Acme Bar & Company  
El Patio Bar & Grill  
Mile Limit Wine Bar  
La Marcha Tapas Bar  
Sweet Bites Bakery and Brunch

Highwire Coffee Roasters  
Lavender Bread & Cafe'  
Babette  
Califa's Greens  
Spoon Korean Bistro  
Mint Leaf Vietnamese  
Vital Vittles Bakery  
900 Grayson  
Nina's Cafe  
King of Kabab  
Rotten City Pizza  
Chile Jalapeño Taquería  
Los Moles  
Viks Chaat  
Prizefighter

### FITNESS

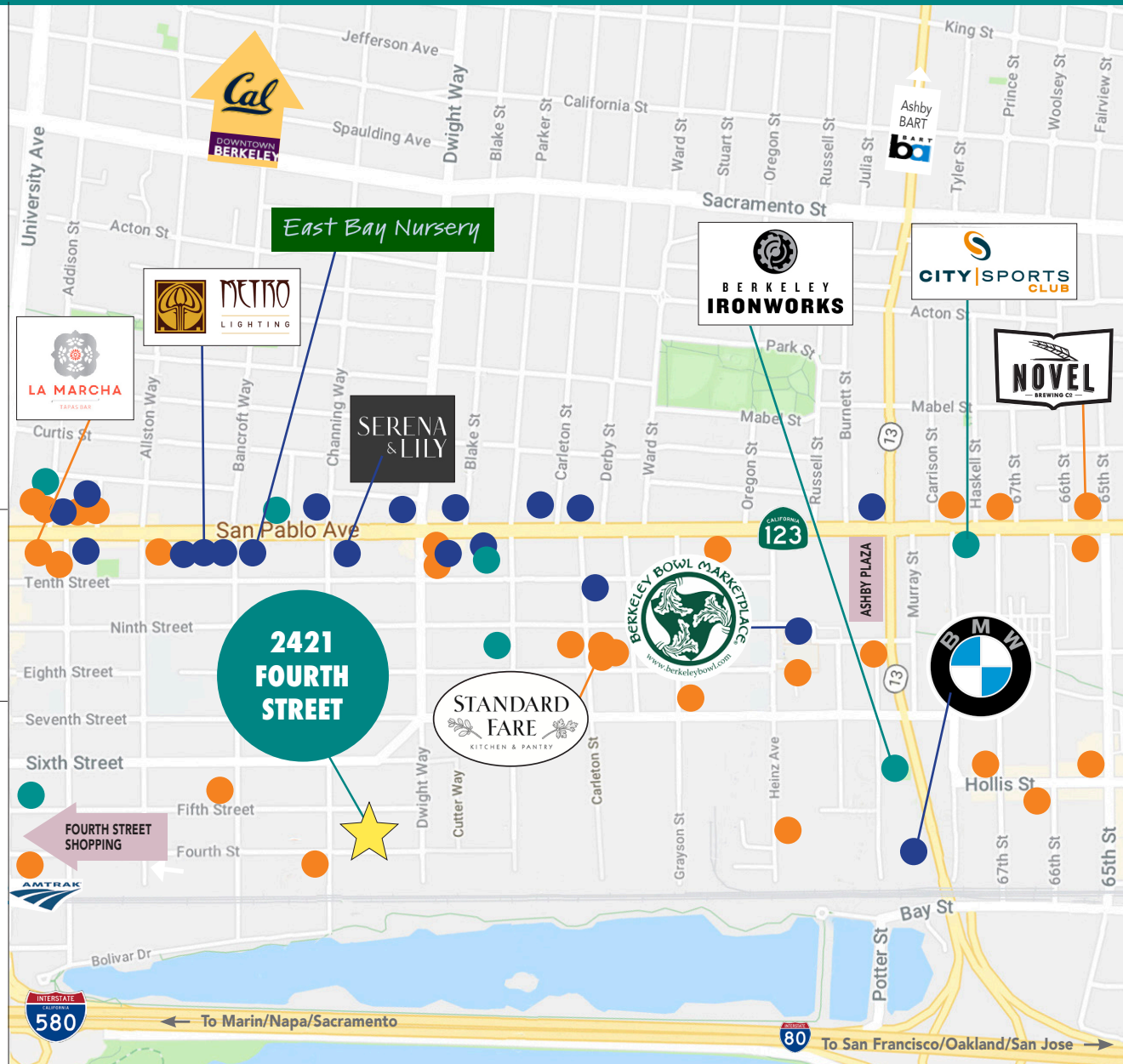
City Sports Club  
The Yoga Room  
Berkeley Muay Thai & Fitness  
West Berkeley Fencing Club

Berkeley Ironworks  
No Pain No Gain Fitness Gym  
Ashtanga Yoga Berkeley

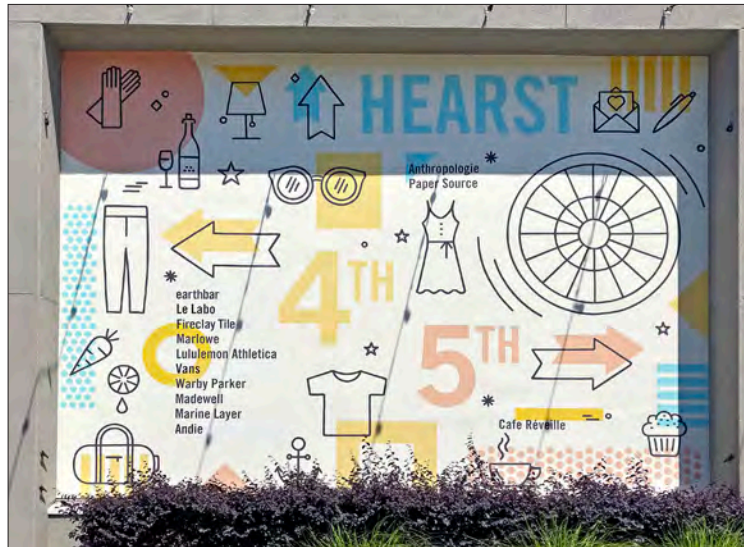
### RETAIL

East Bay Nursery  
Metro Lighting  
Keetsa Mattress Store  
Ohmega Salvage  
Omega Lighting & Design  
Sunrise Specialty  
Big O Tires  
Weatherford BMW

Berkeley Bowl West  
Famous Foam Factory  
Ecology Center Store  
Lhasa Karnak Herb Company  
Serena & Lily Outlet  
TCHO Chocolate Shop  
Outdoor Supply Hardware  
Ashby Plaza Shops







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.