

1821 CATALINA AVENUE, BERKELEY, CA :: **JUST OFF SOLANO AVENUE**
FOR LEASE: QUIET OFFICE SUITE WITH SEPARATE ENTRANCE



LOCATED IN ONE OF BERKELEY'S MOST WALKABLE AND DIVERSE DISTRICTS

- Size: ±546 rsf
- Asking Rent:
\$3,700/month NNN
- Zoned C-SO
(Solano Avenue Commercial)

WALK SCORE 95

BIKE SCORE 90

**GOOD PUBLIC
TRANSIT**

(walkscore.com)

Situated just off upper Solano Avenue. Pedestrian-oriented neighborhood alongside numerous eateries, coffee shops, banks, service commercial offerings, and retail stores. Quick walk to Lavender Bakery & Café, Peet's Coffee, Zachary's Pizza, Pegasus Books, Noah's Bagels, Cactus Taqueria, Touchstone Climbing, Andronico's, iScream, Ajanta, Starbucks, Fern's Garden, Anytime Fitness, and more! Solano Avenue is one of Berkeley's most walkable and diverse districts.



- 3-room office suite with 1 private office
- Additional private office down the hall
- Recently renovated with new paint and flooring
- Lots of light, lots of storage and built in shelving, high ceilings
- Separate entrance to the outside plus doorway to the church
- Restroom
- Potential for shared use of kitchen, meeting space, additional office space
- Be a part of a wonderful welcoming community that shares space inside the Thousand Oaks Assemblage
- Easy freeway access and ample street parking
- High car counts and pedestrian traffic
- Across from Andronico's Market, and steps to Peet's, Starbucks, Touchstone Climbing Gym, many restaurants, and a wide variety of shops selling food, clothing, books, rugs, and unique items
- Thousand Oaks Church is a historic Julia Morgan building

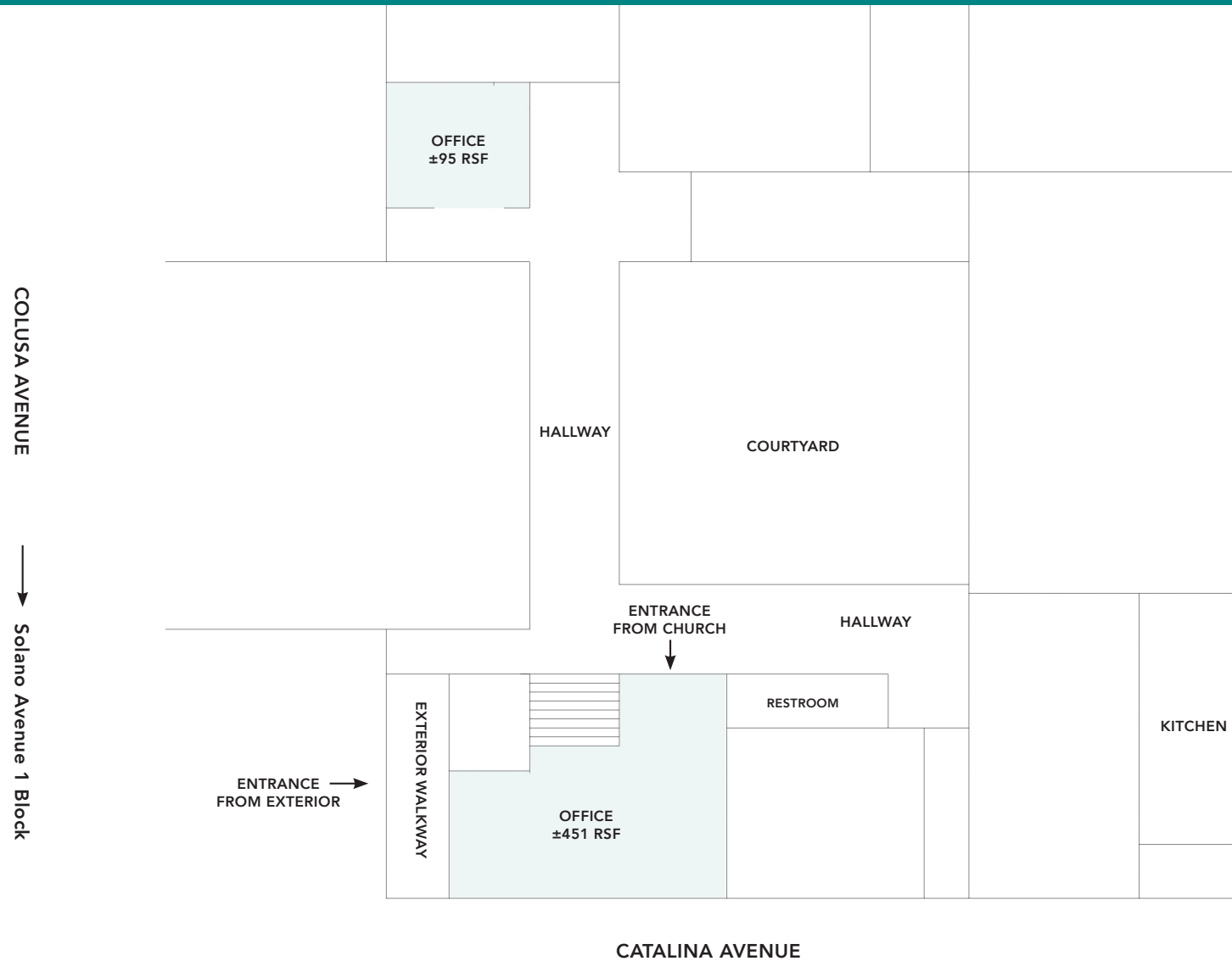


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1821 CATALINA AVENUE, BERKELEY, CA
POTENTIAL SHARED-USE SPACE PHOTOS



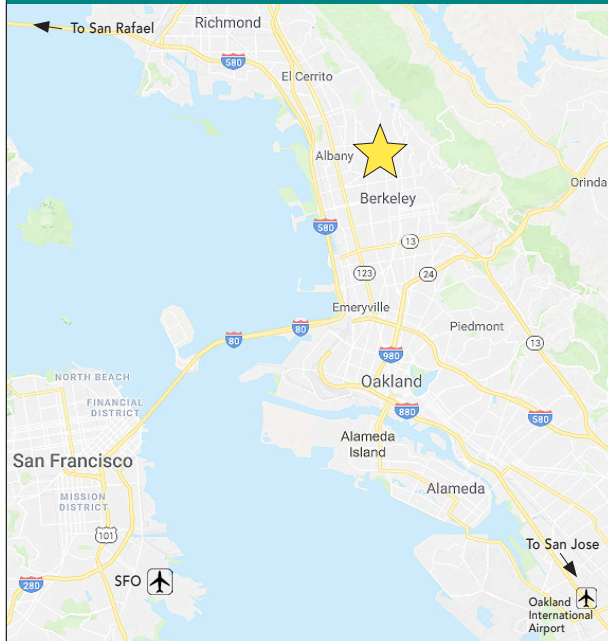


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

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1821 CATALINA AVENUE, BERKELEY, CA
IN VICINITY OF SOLANO AVENUE SHOPS AND EATERIES



RESTAURANTS, CAFÉS AND BARS

Lavender Bakery & Café
Peet's Coffee
Ajanta Indian Restaurant
Sweet Basil Thai
Starbucks
Zachary's Pizza
House of Curries
Bowl'd Korean Rice Bar
Solano Yogurt & Ice Cream
Taqueria Talavera
Cugini Italian Restaurant
Gordo Taquería
Kim's Café & Sandwiches
Oori Rice Triangles
Schmidt's Pub
Solano Cellars Wine Bar

Noah's NY Bagels
Zachary's Chicago Pizza
iScream
Cactus Taqueria
Troy Greek Restaurant
Barney's Gourmet Hamburgers
Suzette Crêpe Café
Little Star Pizza
Zaytoon Mediterranean
Mr. Dewie's Cashew Creamery
Kirin Chinese Restaurant
Café Raj Asian Restaurant
Highwire Coffee
Bua Luang Thai Cuisine
AKEMI Japanese Restaurant

RETAIL

Safeway
Sole Terra Shoes
Pegasus Books
CVS Pharmacy
Sue Johnson Custom Lamps
Morningtide Curated Gifts
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

Sottovoce Women's Clothing
Ensler Lighting
Solano Florist
Of All Places
Lava9 Handbags & Clothing
Fillgood Home Goods
Oaktown Spice Shop

FITNESS

Anytime Fitness
Orangetheory Fitness
Happy Hour Fitness Studio
Oaks Climbing Gym



1821
CATALINA
AVENUE



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COMMERCIAL REAL ESTATE BROKERAGE

1821 CATALINA AVENUE, BERKELEY, CA
NEIGHBORHOOD



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



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.