

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**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**

**♿  
PARKING  
ONLY  
NOVEMBER  
1997 - 2010**

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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:** \$2,870/month IG

**ZONED:**  
C-C (Corridor Commercial District)

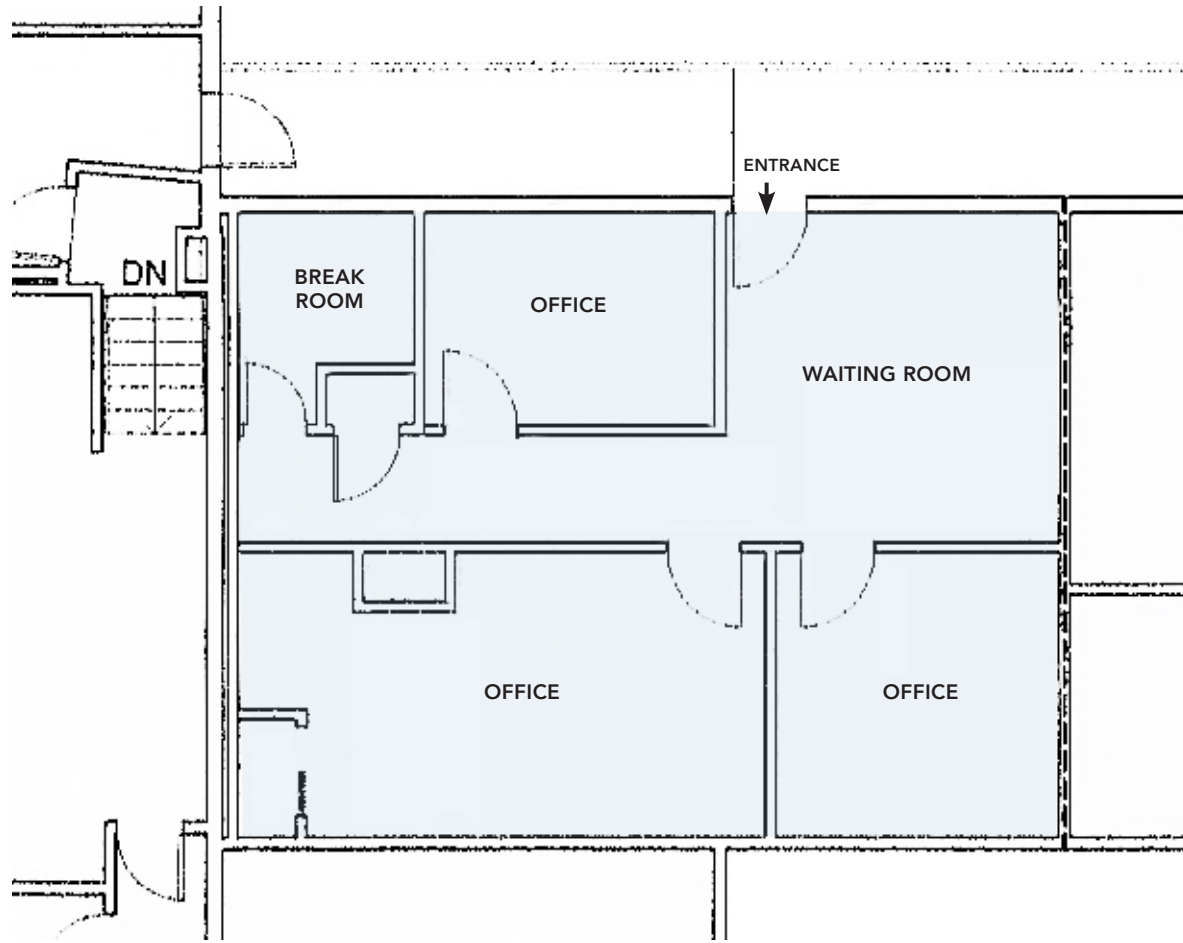
- **Built out as therapy office**
- Waiting room, 3 private offices, break room
- Shared ADA restrooms
- Elevator and stairway to second floor offices
- Excellent window frontage with operable windows
- Abundant natural light, HVAC, new carpet, sprinklered
- Intercom buzz-in entry system
- 5 blocks to 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



PARKING LOT  
ENTRY  
FROM  
UNIVERSITY →

PARKING LOT

← PARKING LOT  
ENTRY-  
FROM  
ADDISON



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



### EATERIES

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 Étoile  
 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

**1415  
ADDISON STREET  
BERKELEY**

### FITNESS

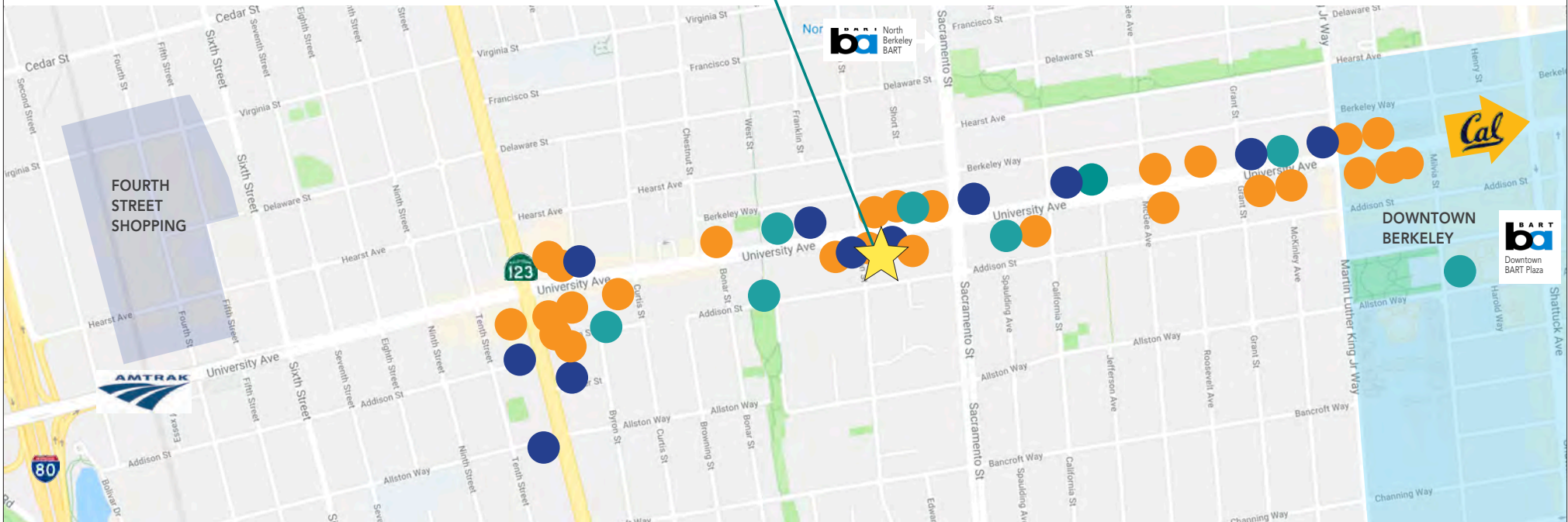
Cyclebar  
 Bay Strength Fitness  
 West Campus Swim Center  
 Berkeley YMCA

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

### RETAIL

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.