

# GILMAN DISTRICT - FLEX SPACE SUBLEASE OPPORTUNITY

1329 9th Street, Berkeley

## PROPERTY HIGHLIGHTS:

- ±13,841 total square footage (see floor plan)
- Office: ±6,823 SF
- Warehouse: ±7,018 SF
- Sublease expiration date: 12/31/25
- Rent: \$1.75/SF NNN
- On-site parking for 9-11 cars
- Zoning: CW (West Berkeley Commercial) & MU-LI (Mixed Use - Light Industrial)
- Allows for multiple uses
- Fixtures available for additional fee
- Available: 30-45 days

## LOCATION HIGHLIGHTS:

- .5 miles from highway 80
- Vibrant Gilman district including Whole Foods Market, Philz Coffee, Office Depot Gilman Brewing, The North Face, Acme Bread, Donkey and Goat Winery, & more

AVAILABLE

SHAWN KLEIN 510.923.6209 sklein@ngkf.com CA RE Lic. #01426551  
HALEY KLEIN 925.408.6415 haley@mavenproperties.com BRE #01907308



Newmark  
Knight Frank





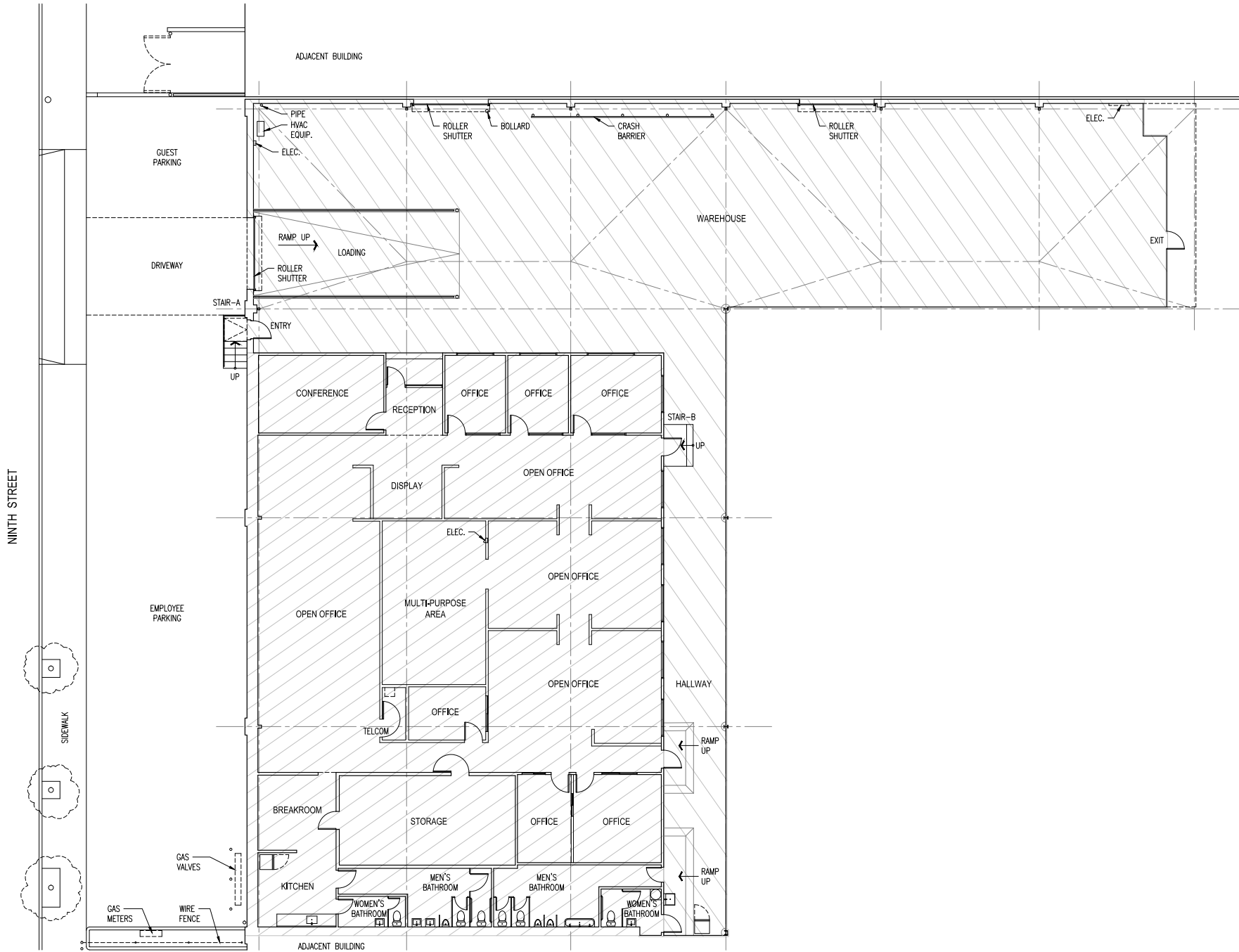
## Office Features

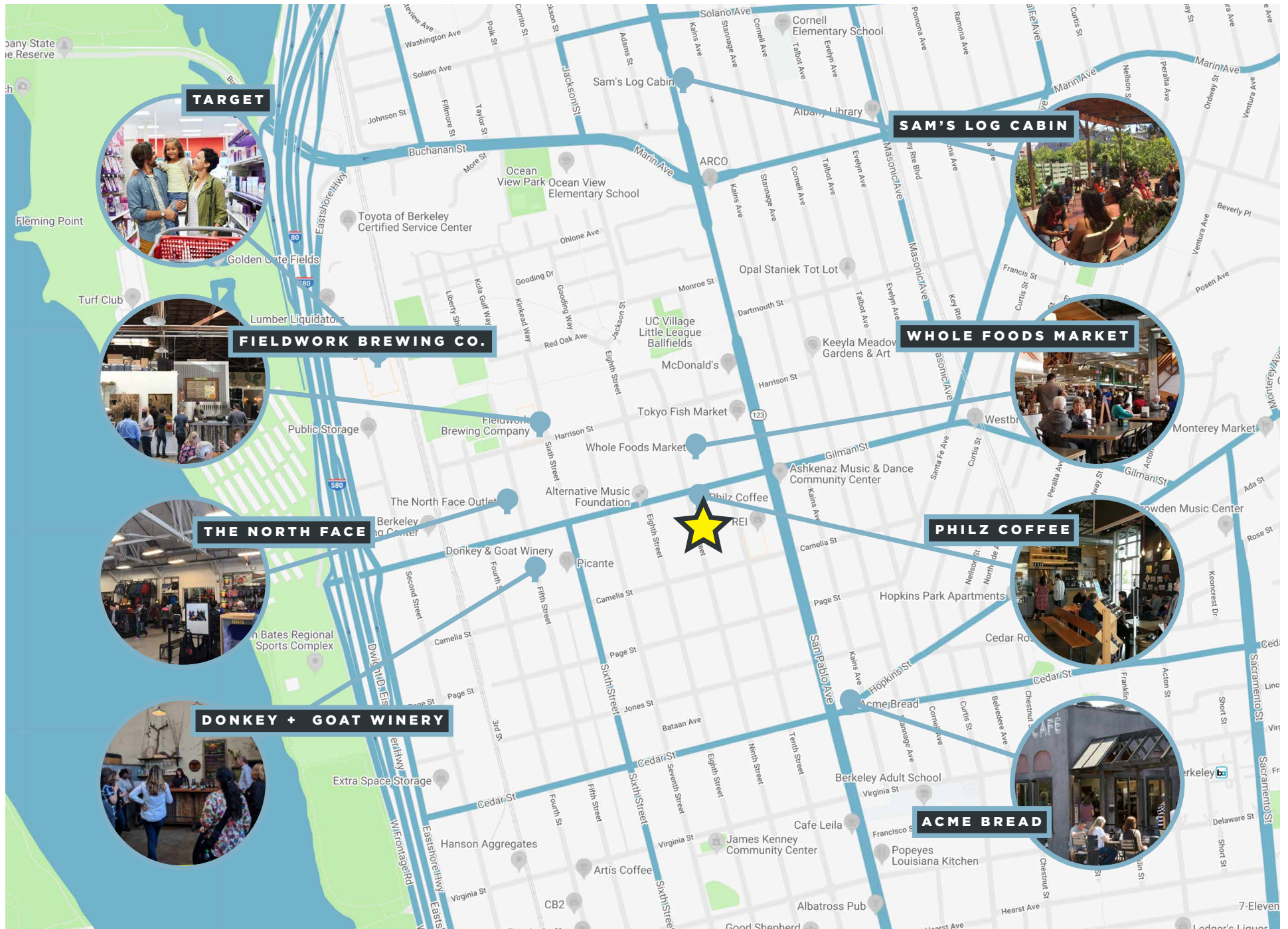
- $\pm 6,823$  SF
- 6 private offices
- One conference room, breakroom, open office
- Kitchenette
- Flexible configurations
- Sprinklered

## Warehouse Features

- $\pm 7,018$  SF
- One grade level loading door
- Clear height:  $\pm 14'$  -  $\pm 22'$
- Sprinklered







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