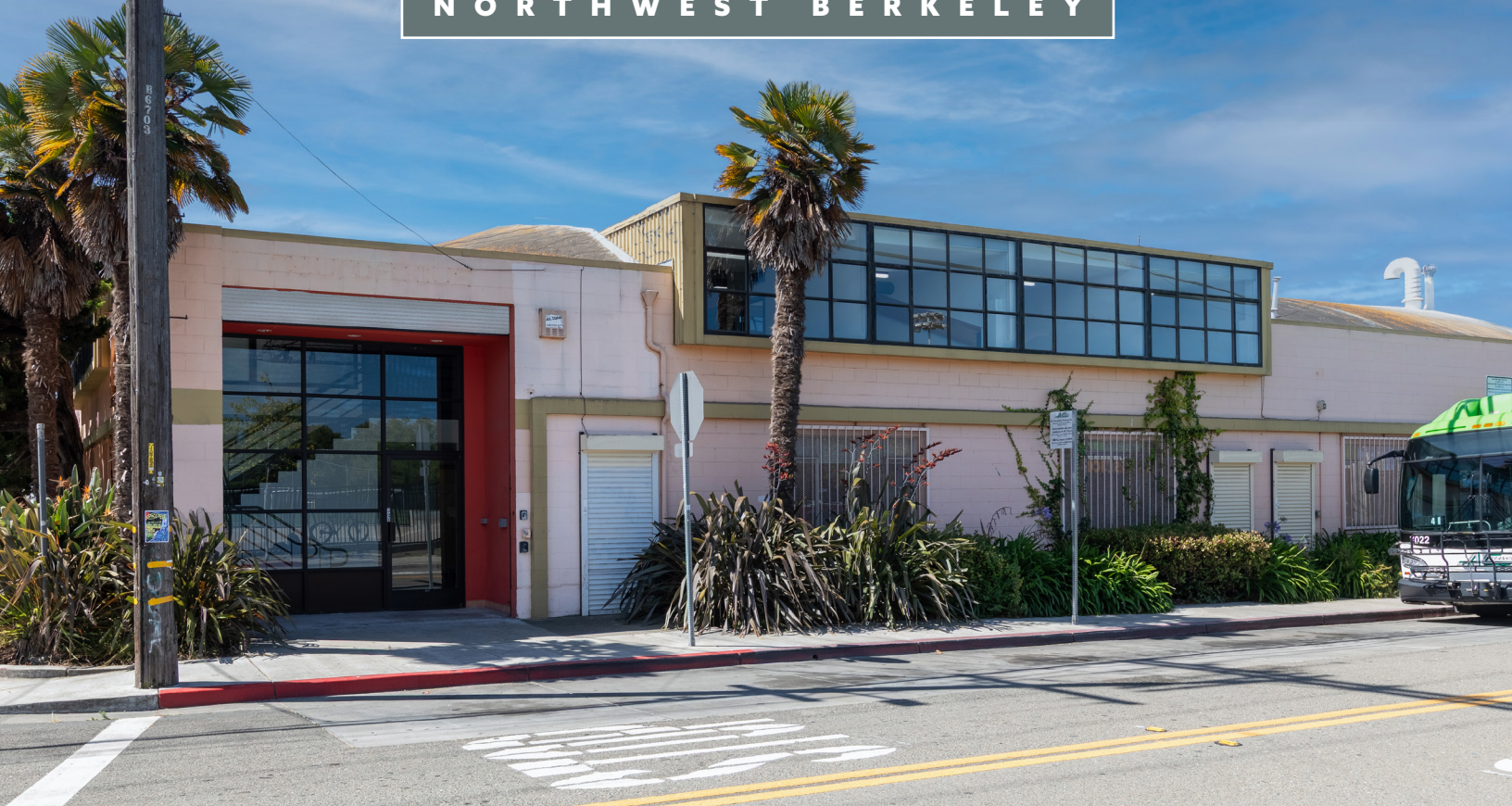


FOR SALE OR LEASE

1200

FIFTH STREET

NORTHWEST BERKELEY



Office-Flex/R&D Commercial Building

With Heavy Power (400 Amp, 3-phase)



CONTACT US

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PROPERTY SUMMARY

ADDRESS

1200 Fifth Street, Berkeley

RENTAL RATE

TBD

AVAILABLE SPACE

±10,309 SF flex/R&D facility with warehouse, lab, and office space

AVAILABLE

NOW

AVAILABLE SPACE

Warehouse: ±3,195 SF

Ground-floor lab/office ±3,194 SF

Second-floor office ±3,200 SF

POWER AMPS

400 Amp, 3-phase power (240/208/120V)

BUILDING ATTRIBUTES

- Excellent single-tenant identity and signage opportunity
- Ideal for R&D, technology, flex, and light manufacturing users
- Recently renovated offices with abundant natural light
- One (1) 12'x13' level-in roll-up door
- Barrel truss roof, 14'5" clear to truss, 21'6" to ridge
- Insulated ceilings and epoxy-coated concrete flooring
- Updated restrooms and quality interior improvements
- MUI zoning
- Prime Gilman District location near dining, retail, and amenities
- Convenient access to I-80 and I-580 via recently completed interchange improvements
- Walkable to Whole Foods, Lama Beans, Fieldwork, Philz Coffee, Boichik Bagels, Picante, Gilman Brewing, and more



LOBBY



INTERIOR OFFICE





1608 FOURTH STREET | NORTHWEST BERKELEY, CA

BERKELEY LOCATION WITH HIGH ACCESSIBILITY



NORTH
BERKELEY
STATION



8 MIN.

9 MIN.

◀ OAKLAND



19 MIN.



10 MIN.

SAN FRANCISCO ▶



35 MIN.



10 MIN.



San Francisco Bay



CAPITOL
CORRIDOR

GILMAN ST



1200
FIFTH STREET

WALKSCORE:
84 92

4TH STREET

5TH STREET

SURROUNDING AMENITIES

SEPHORA

ATHLETA



earthbar

Peet's Coffee

ARTIS



ZUT!



IYASARE
Madewell

TRANSIT



2 MIN.

SAN PABLO AVE



2 MIN.

HIGHWAY 580



5 MIN.

UNIVERSITY AVE



9 MIN.

SAN PABLO
& HARRISON
TRANSIT STOPS



22 MIN.

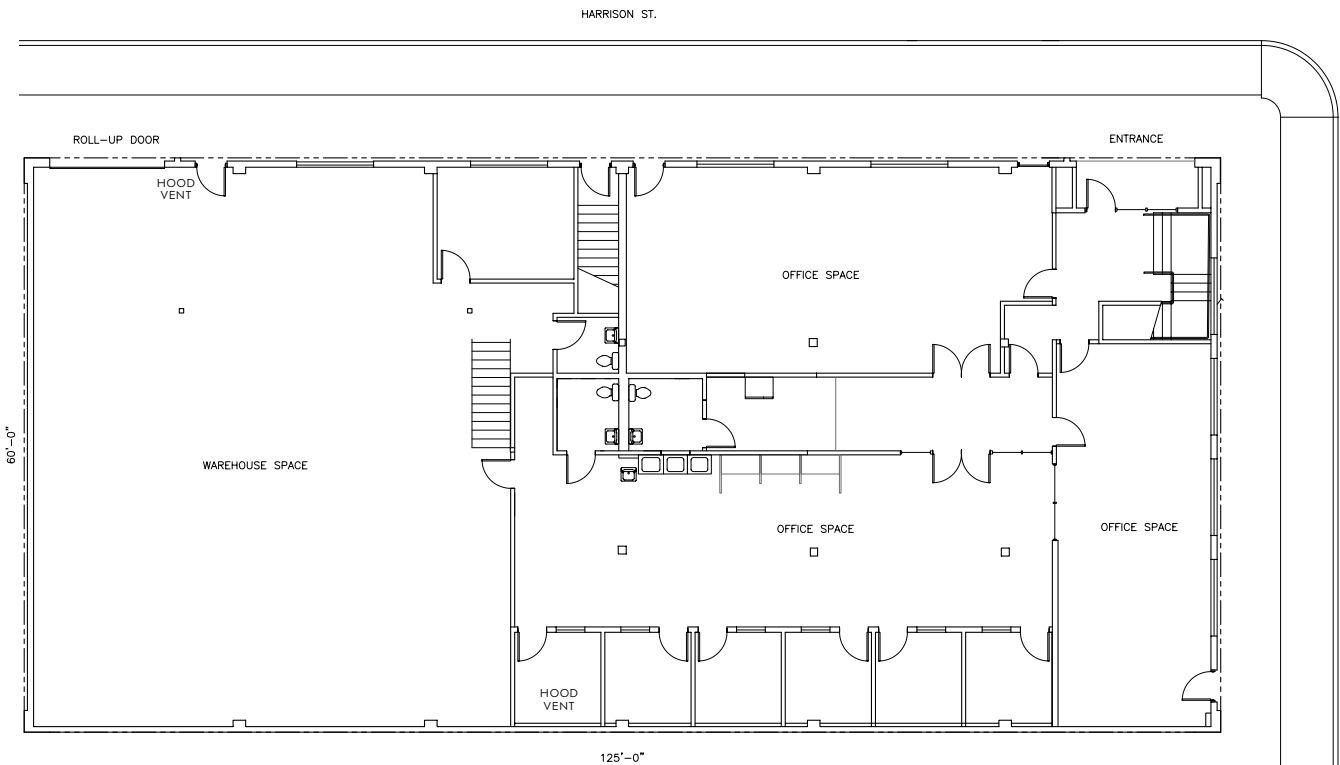
UNIVERSITY &
4TH TRANSIT
STOPS

FLOOR PLANS

FIRST FLOOR

Warehouse: $\pm 3,195$ SF

Ground-floor lab/office $\pm 3,194$ SF

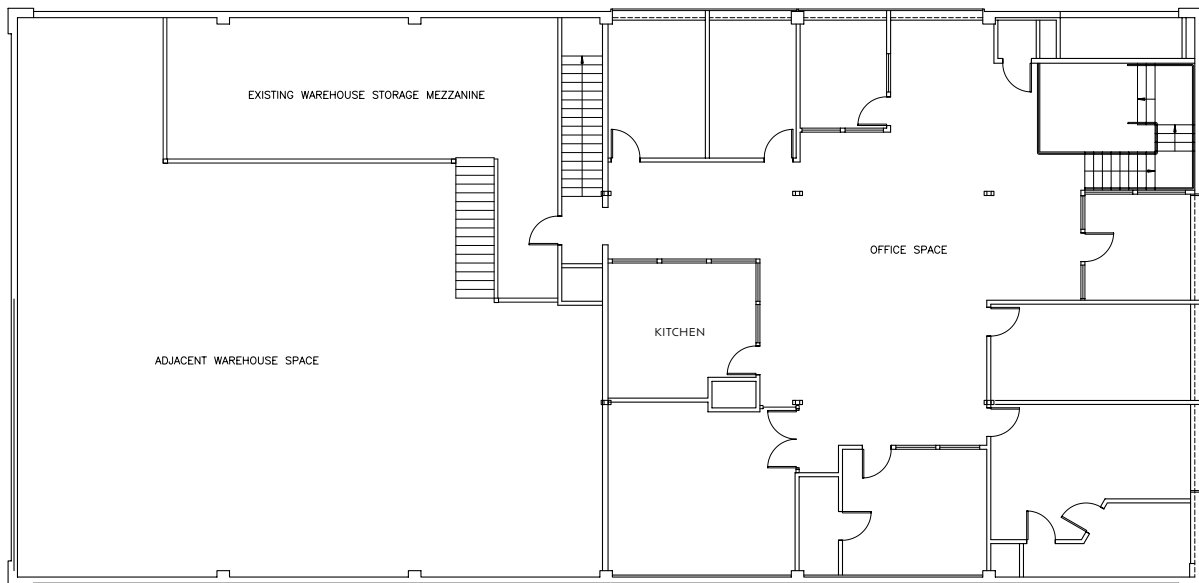


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FLOOR PLANS

SECOND FLOOR

Office Space,
Storage, Mezzanine $\pm 3,200$ SF



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Amenity-Rich

NorthWest Berkeley



BERKELEY ART



FIELDWORK



GILMAN BREWING



BERKELEY

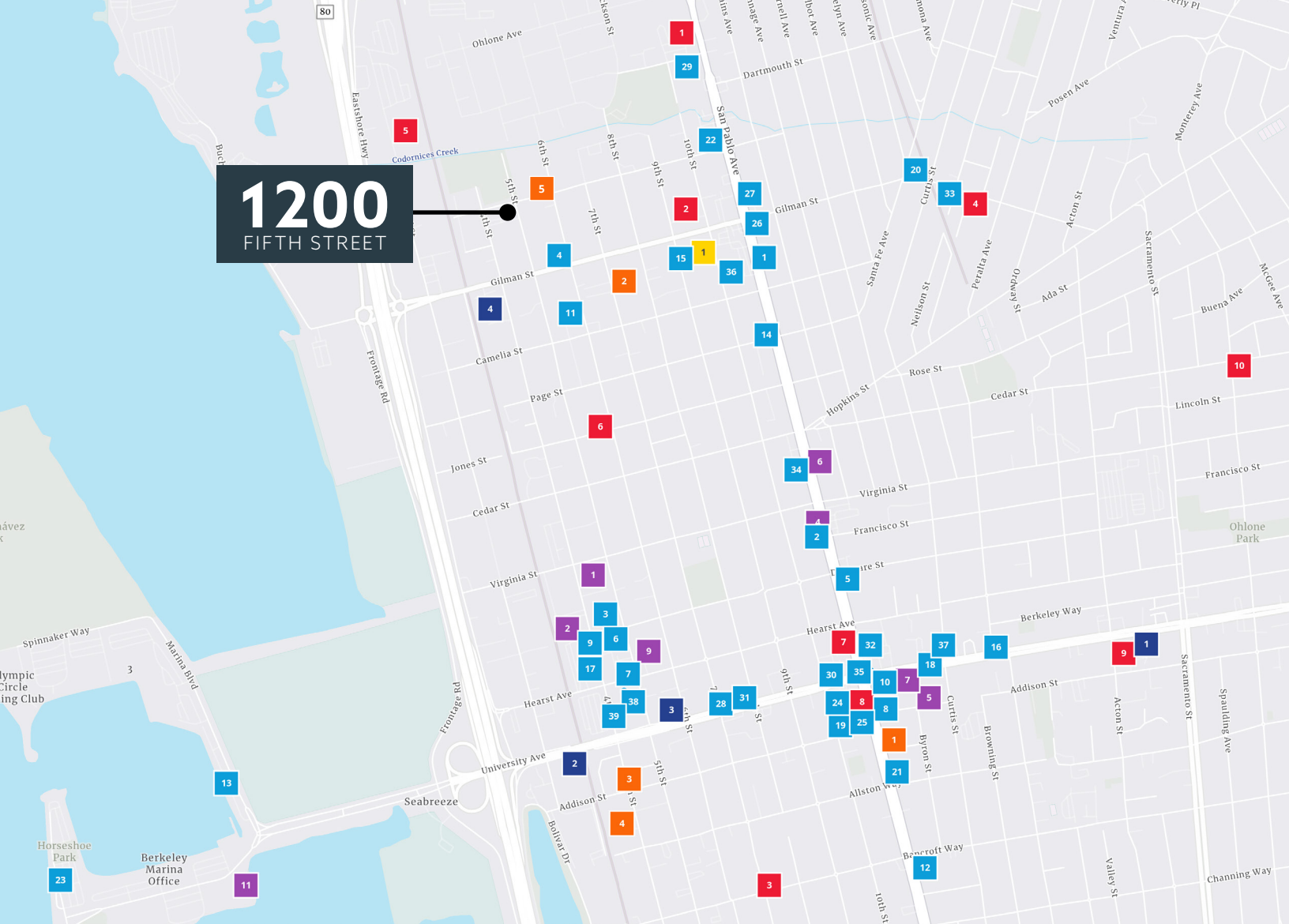


A Neighborhood of Fine



Shops & Outdoor Dining





RESTAURANTS

- 1 Nuevo Sol
- 2 Cafe Leila
- 3 Cafe M
- 4 Lama Beans
- 5 Casa Latina Bakery
- 6 Oceanview Diner
- 7 Cafe Réveille
- 8 Luca Cucina Italiana
- 9 Zut! On Fourth
- 10 Califa's Greens
- 11 Picante
- 12 Afghan Burrito
- 13 The Berkeley Boathouse
- 14 Super Super Pho
- 15 Funky Elephant Berkeley
- 16 La Mission
- 17 Lyasare
- 18 Eat at Thai
- 19 La Marcha Tapas Bar
- 20 Thai Corner Berkeley

RESTAURANTS

- 21 Jack in the Box
- 22 McDonald's
- 23 Skates On The Bay
- 24 Gran Via Restaurant
- 25 El Patio
- 26 Pho Le
- 27 Sistory Thai Kitchen
- 28 Thai Table
- 29 Habit Burger & Grill
- 30 Kabana Restaurant
- 31 Mercado 925
- 32 Everett & Jones Barbeque
- 33 Kiku Sushi
- 34 Mountain Mike's Pizza
- 35 Pizza Guys
- 36 Chipotle Mexican Grill
- 37 Fosters Freeze
- 38 Dojo Dog
- 39 Earthbar

COFFEE & TEA

- 1 Artis Coffee
- 2 Peet's Coffee
- 3 Philz Coffee
- 4 Masterpiece Coffee
- 5 Belmo Café
- 6 Bartavelle Cafe (86 Toast!)
- 7 Heyma Yemeni Coffee
- 8 CoRo Coffee Room
- 9 Cafe Réveille
- 10 Starbucks
- 11 Roaming Bean Coffee

BARS & PUBS

- 1 Acme Bar & Company
- 2 Gilman Brewing Company
- 3 Great Notion Brewing
- 4 Takara Sake
- 5 Fieldworks Brewing

BANKS

- 1 Chase
- 2 Wells Fargo

GROCERY

- 1 Sprouts Farmers Market
- 2 Whole Foods Market
- 3 Franklin Bros. Market
- 4 Berkeley Natural Grocery
- 5 Target
- 6 Ocean View Market
- 7 Zara Super Market
- 8 Mi Ranchito Market
- 9 Target
- 10 Cedar Market

GYM & FITNESS

- 1 Bay Strength
- 2 No Pain No Gain Fitness
- 3 CorePower Yoga
- 4 Root & Limb Pilates

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