

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

OFFICE SPACE FOR LEASE

:: 1820 SOLANO/900 COLUSA AVENUE, BERKELEY, CA ::



**ELEVATOR
OFFICE SPACE
WITH
PARKING**

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SECOND FLOOR SUITE PLUS ONE GROUND FLOOR SUITE

Prime upper Solano Avenue location. Pedestrian-oriented neighborhood alongside numerous restaurants, coffee shops, banks, service commercial offerings, and retail stores. Abundant foot traffic, car traffic, convenient parking. Highly visible space with excellent frontage and significant signage opportunity. On same block as Lavender Bakery & Café, Anytime Fitness, Kai Real Estate, Tutu School Berkeley. Near Peet's, iScream, many restaurants, and a wide variety of shops selling food, clothing, accessories, books, rugs, and unique items.

• SIZE: ±1,140 to ±2,660 RSF

• Zoned C-SO
(Solano Avenue Commercial)

WALK SCORE 95

BIKE SCORE 90

**GOOD PUBLIC
TRANSIT**

(walkscore.com)

CAN BE LEASED TOGETHER

SUITES	SIZE (RSF)	ASKING RENT
C-1: Ground Floor	±1,520	\$3.50 NNN
202: Second Floor	±1,140	\$3.00 IG
TOTAL Amount	±2,660	Blended Rate



**ENTRANCE TO
2ND FLOOR AT
900 COLUSA**



FEATURES

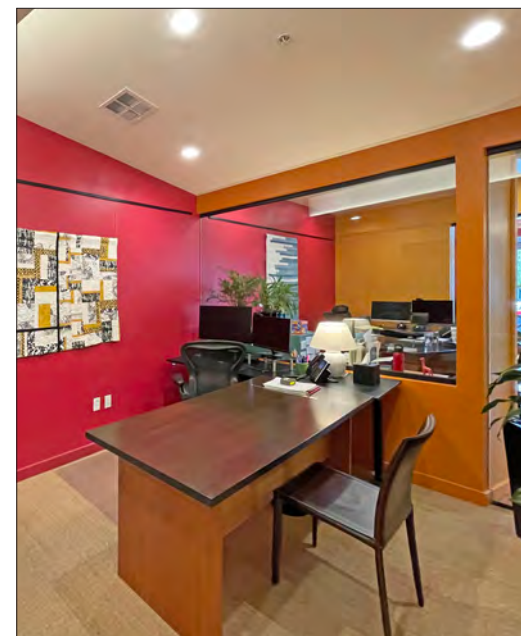
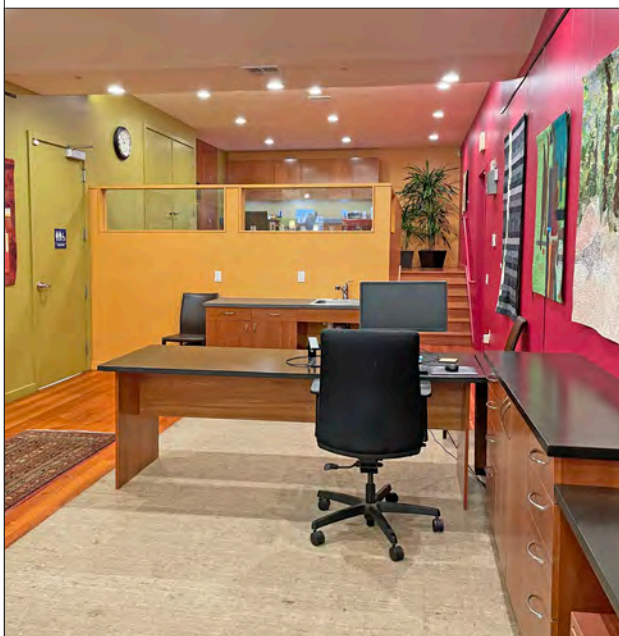
Hardwood floors, high ceilings, great light throughout

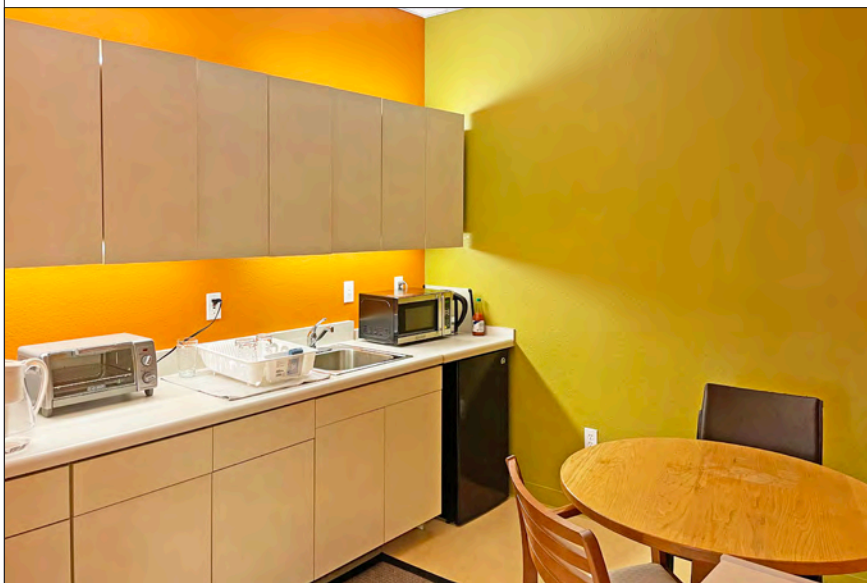
Reception area, 3 private offices, open work spaces

Large kitchen/break room

Shared restroom, built in storage, HVAC

Parking available in underground garage





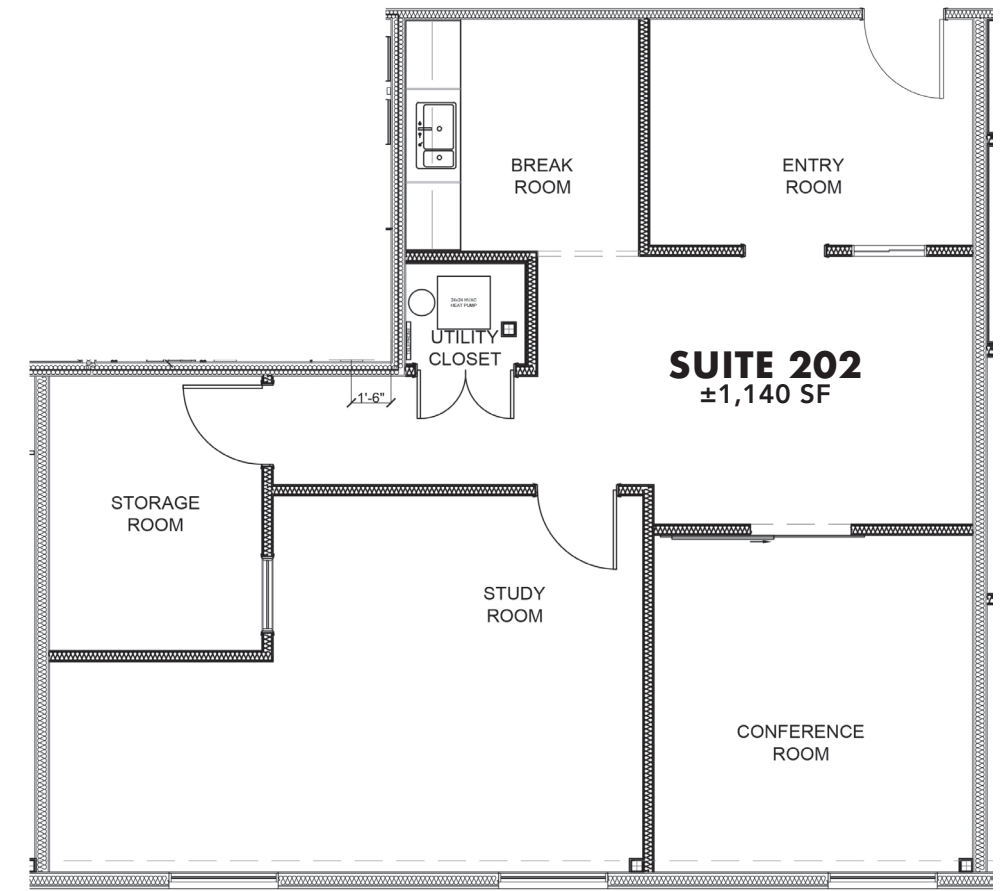
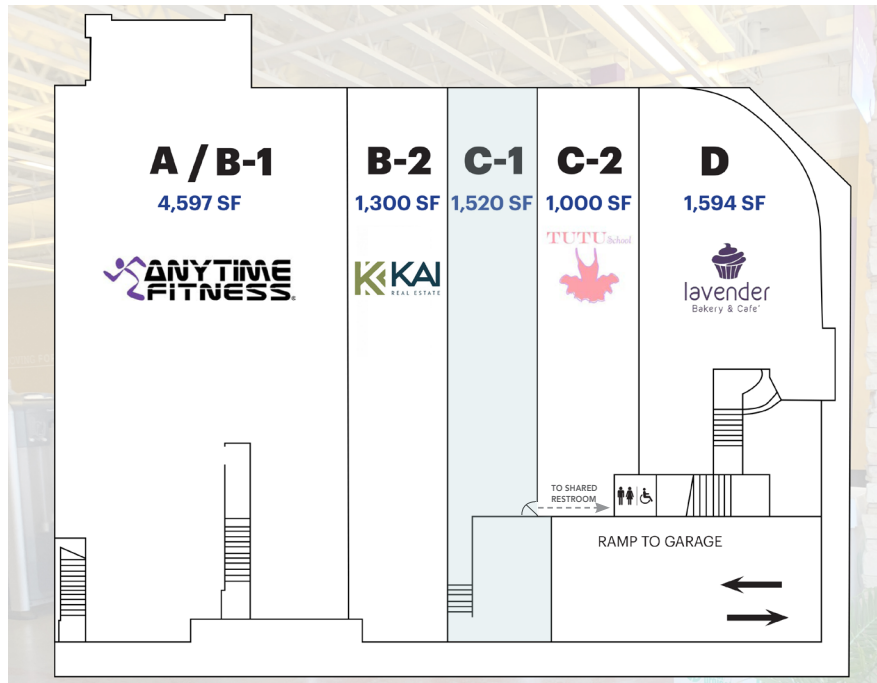
FEATURES

- Reception area
- Large work room or bullpen
- Conference room
- Storage room
- Kitchen area
- Storage/utility room
- Carpeted
- HVAC



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

SOLANO AVENUE

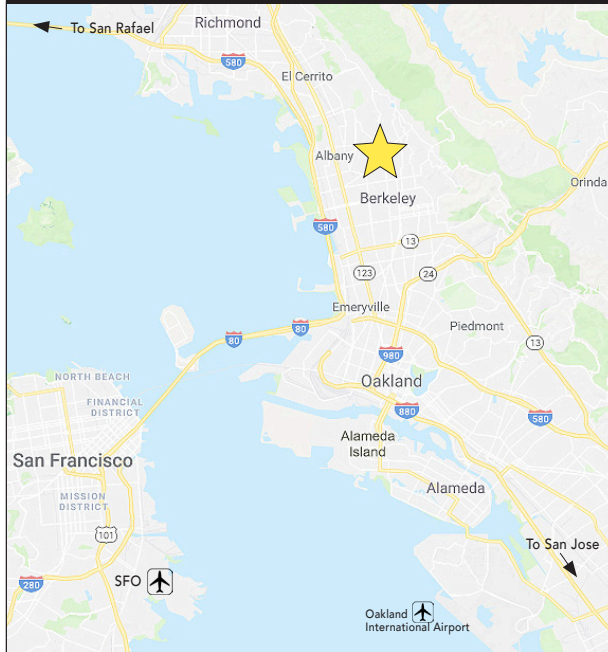


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

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IN THE VICINITY



RESTAURANTS, CAFÉS AND BARS

Lavender Bakery & Café
Peet's Coffee Roasters
Ajanta Indian Restaurant
Sweet Basil Thai
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
iScream
Troy Greek Restaurant
Noah's NY Bagels
Zachary's Chicago Pizza
Cactus Taqueria
Khana Peena
Barney's Gourmet Hamburgers
Suzette Crêpe Café
Little Star Pizza
Boss Burger
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
Ensler Lighting
Sottovoce Women's Clothing
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



1820
SOLANO
AVENUE



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.