



# FOR LEASE

## WEST BERKELEY GREAT LT. INDUSTRIAL/R&D SPACE

**SIZE**  
±1,300 sq. ft.

**LEASE RATE**  
INQUIRE

**LOCATION**  
2332-4<sup>th</sup> Street Unit "E"  
between Bancroft and  
Channing Way

**AVAILABLE**  
11/1/2023

**PROPERTY HIGHLIGHTS**

- Space can accommodate many uses.
- 1,300± sq. ft. including finished carpeted mezzanine with glass office.
- Space in excellent condition.
- Glass and metal motorized roll up door.
- High ceilings, operable windows
- Comcast, alarm, electrical distribution.
- Kitchenette, ADA bathroom
- Many improvements, great natural light.
- 100 amps power
- New construction in 2007
- On-site parking
- Walk to Fourth Street shops and restaurants
- 3+ blocks to BART Shuttle Route



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