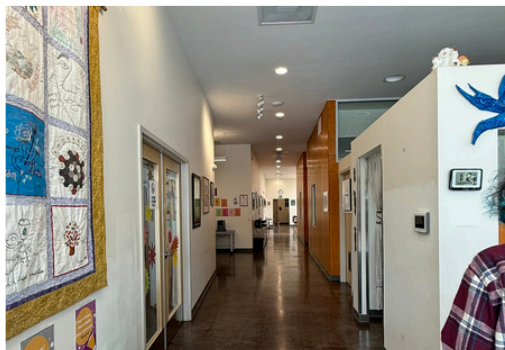


FOR LEASE

1909 UNIVERSITY AVE, BERKELEY, CA 94704



Exception Visibility on a High-Traffic Corridor, Surrounded by Many Prominent Local Businesses

- Prime Berkeley location just minutes from **Downtown, BART, and UC Berkeley.**
- Well-maintained, fully built out and ready for a wide variety of **retail, wellness, office, or service uses.**
- Excellent single tenant building identity.

± 4,725 sq. ft.

**MONTHLY RENT
\$2.50/SF/Mo NNN**

Estimated NNN:
\$1.07/SF/Mo (2026 estimate)

Direct Lease

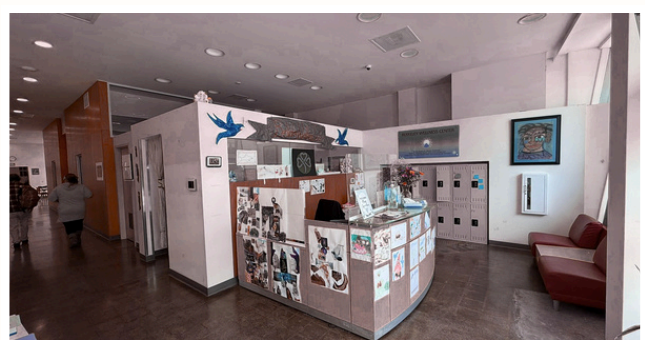
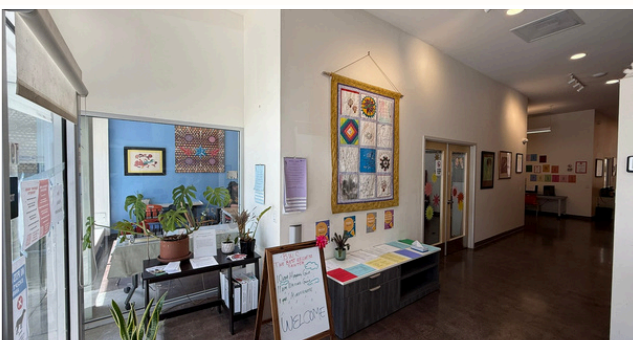
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Key Property Features:

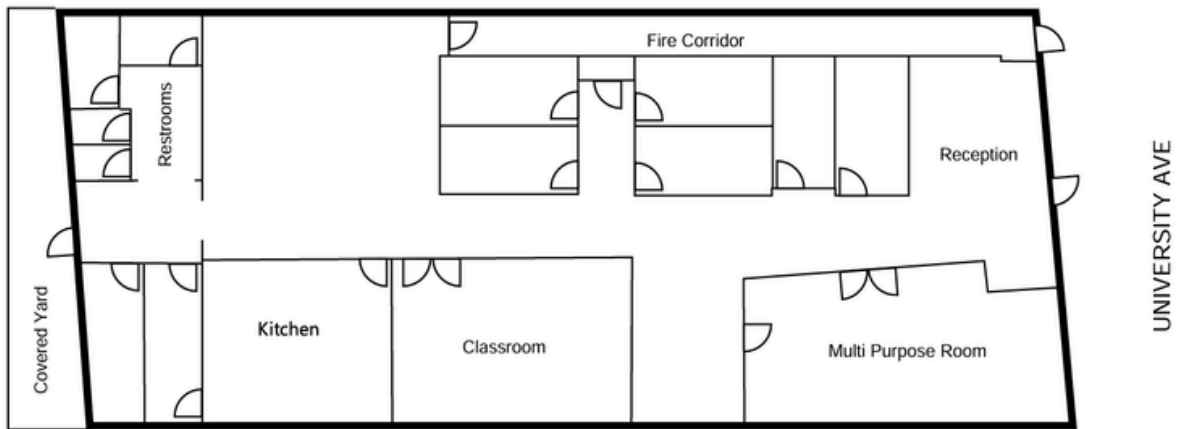
- **Power:** 200A, 3-phase (208/120V)
- **HVAC:** New system – (2) 5-ton packaged heat pumps
- **Zoning:** C-DMU Buffer
- **Roof:** Replaced approx. 8 years ago
- **Seismic:** Retrofitted building
- **Sewer:** Single private sewer lateral, replaced approx. 9 years ago
- **Configuration:** Single tenant layout, built out by the vacating tenant approx. 9 years ago
- **Availability:** June 2026

→ Reception and Hallway Area

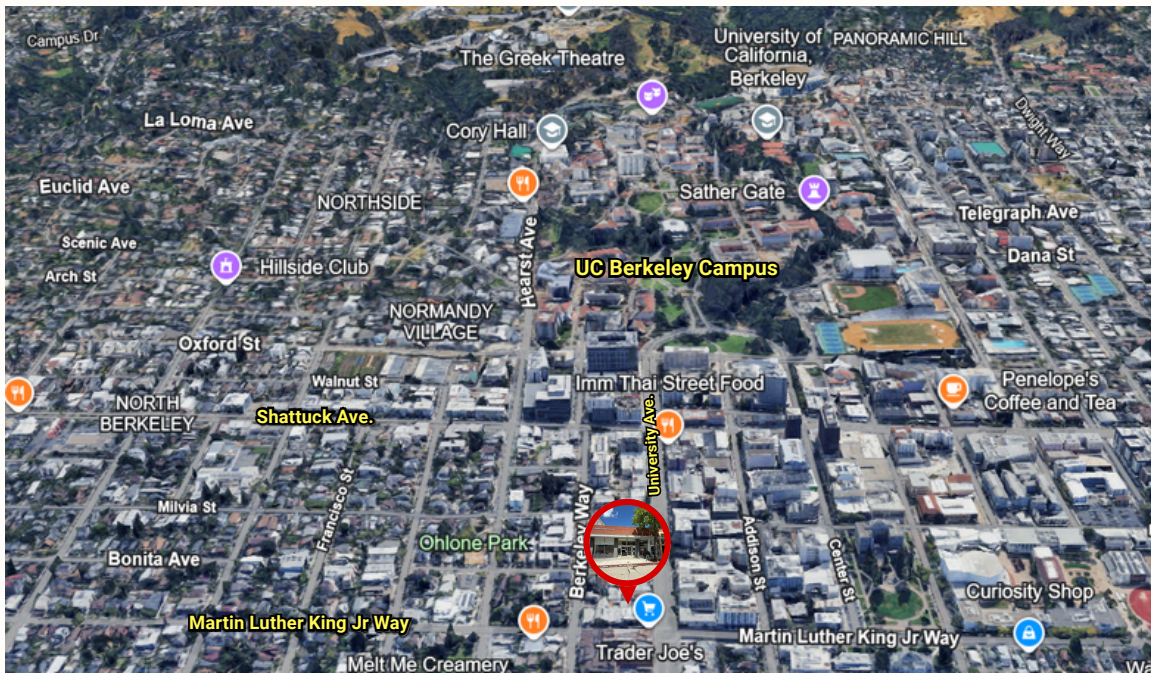


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→ Floor plan



→ Map



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