

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

OFFICE SPACE FOR LEASE

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



**ELEVATOR
OFFICE SPACE
WITH
PARKING**

CONTACT: LORI ROSENTHAL

510 524-2344 • lori@gordoncommercial.com • DRE# 01946676

THREE ADJACENT SECOND FLOOR SUITES 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, Starbucks, many restaurants, and a wide variety of shops selling food, clothing, accessories, books, rugs, and unique items.

- SIZE: ±1,140 to ±5,191 RSF
- Zoned C-SO
(Solano Avenue Commercial)

AVAILABLE MAY 1, 2025

WALK SCORE 95

BIKE SCORE 90

**GOOD PUBLIC
TRANSIT**

(walkscore.com)

CAN BE LEASED TOGETHER OR BY SUITE

SUITES	SIZE (RSF)	ASKING RENT
C-1: Ground Floor	±1,520	\$3.50 NNN
201: Second Floor	±1,382	\$3.00 Gross
202: Second Floor	±1,140	\$3.00 Gross
203: Second Floor	±1,149	\$3.00 Gross
TOTAL Second Floor	±3,671	\$3.00 Gross
TOTAL Amount	±5,191	Blended Rate



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

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1820 SOLANO/900 COLUSA AVENUE, BERKELEY, CA
GROUND FLOOR SUITE C-1



FEATURES

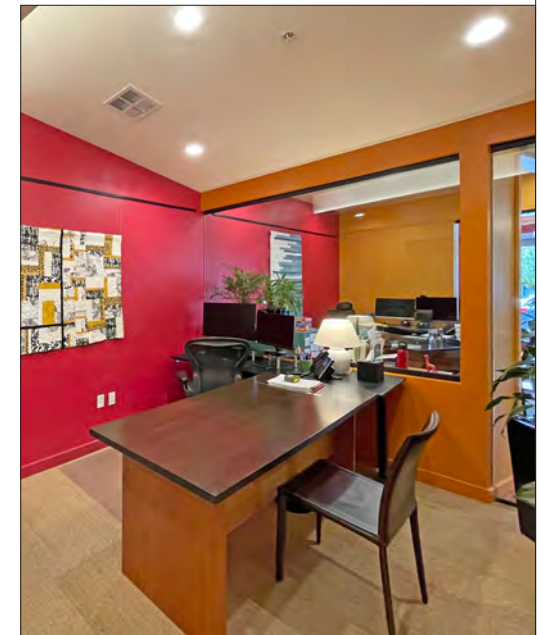
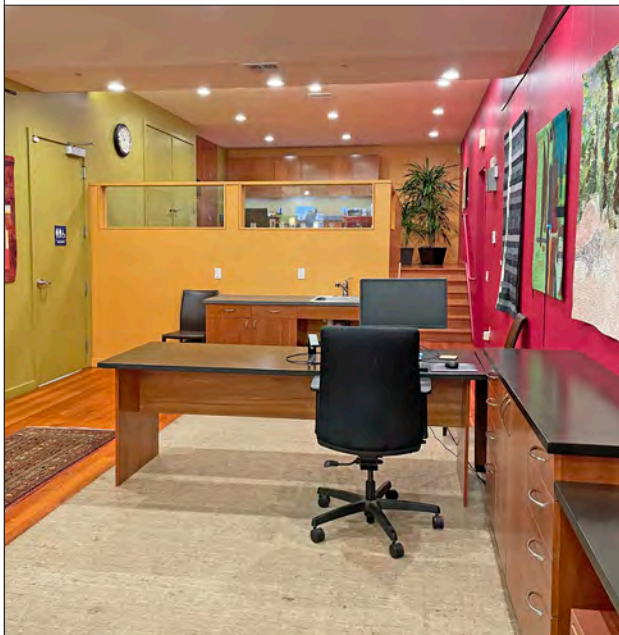
Hardwood floors, high ceilings, great light throughout

Reception area, 3 private offices, open work spaces

Large kitchen/break room

Shared restroom, built in storage, HVAC

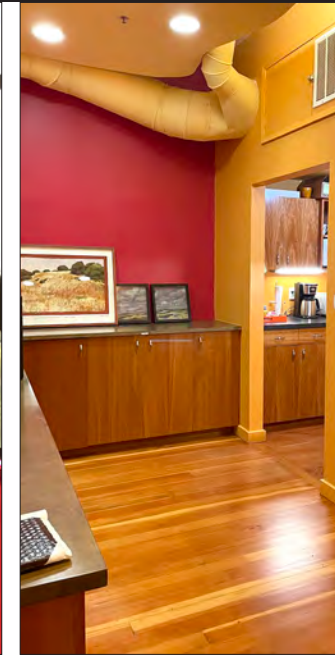
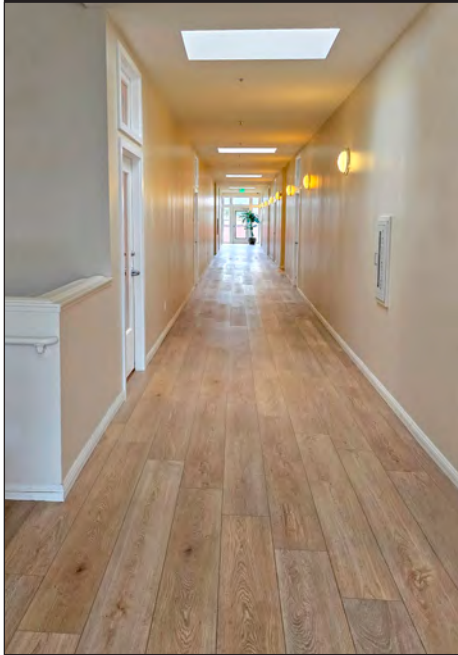
Parking available in underground garage



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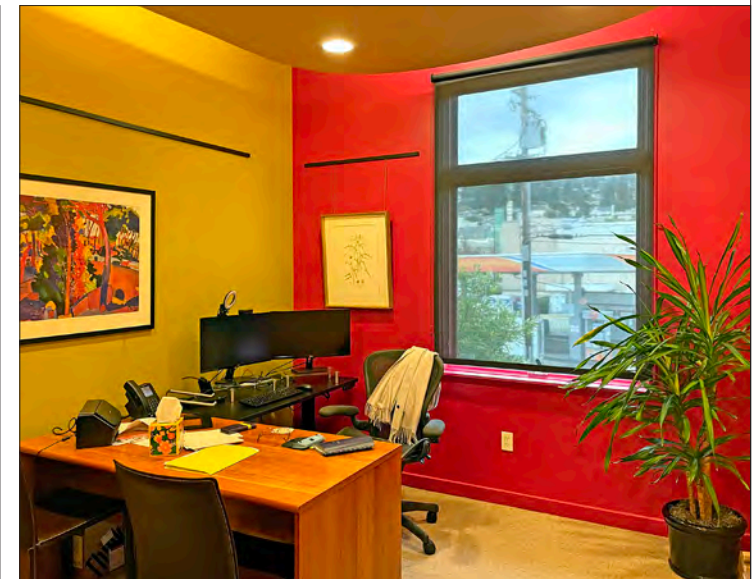
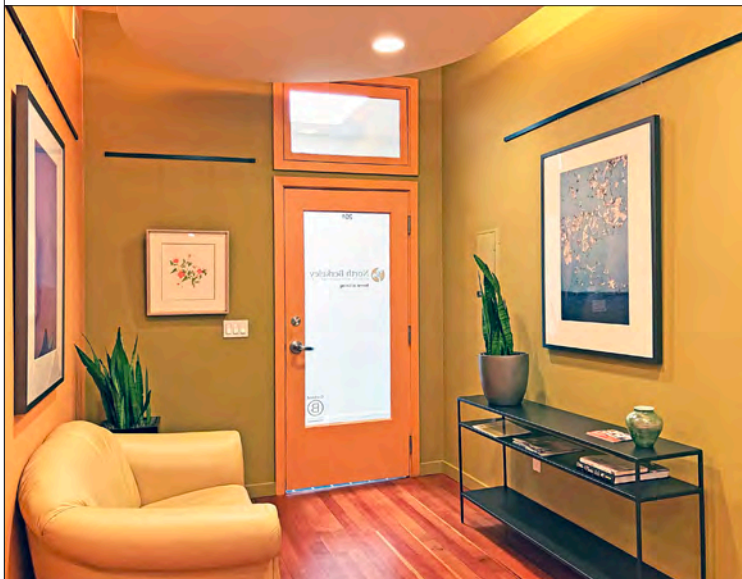
COMMERCIAL REAL ESTATE BROKERAGE

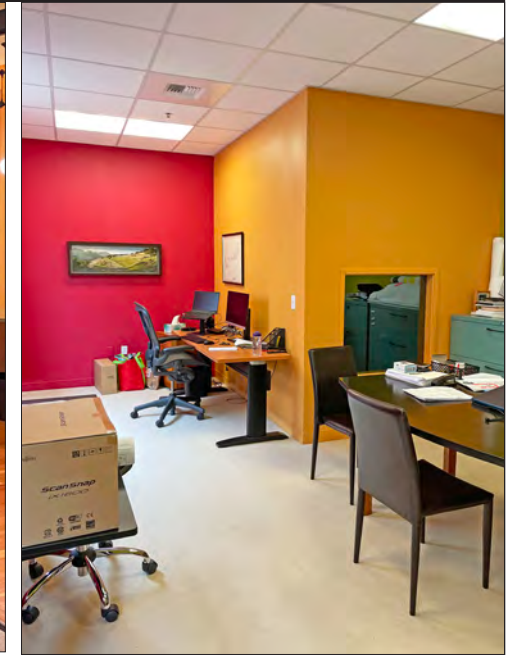
1820 SOLANO/900 COLUSA AVENUE, BERKELEY, CA
SUITE 201



FEATURES

- Reception/waiting area
- 4 private offices
- Conference room
- Kitchen
- Storage/utility area
- Hardwood floors in common area with carpeting in some offices
- HVAC





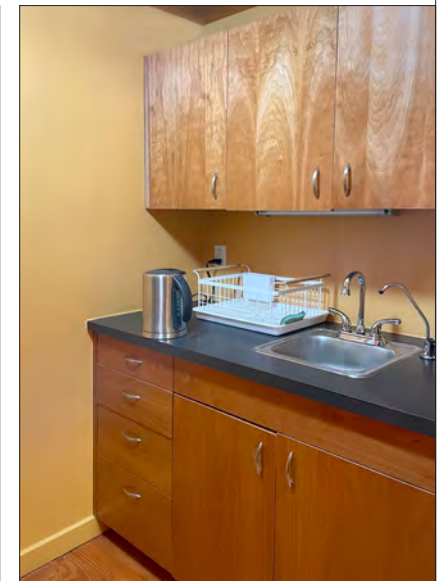
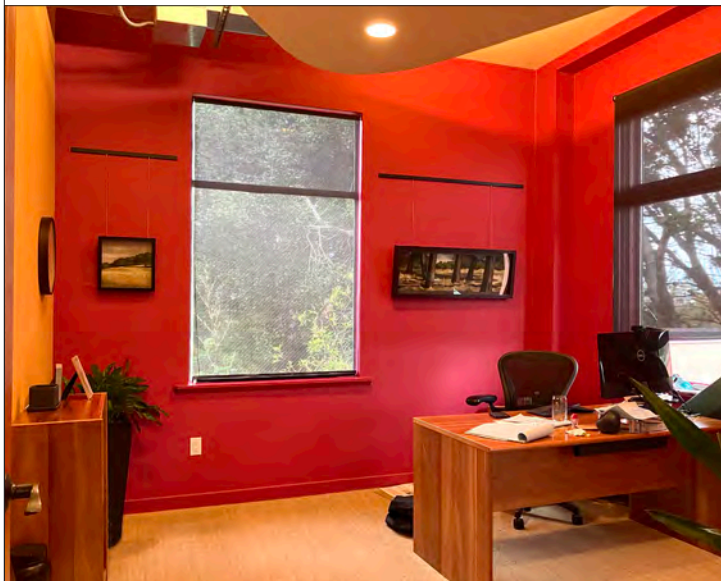
FEATURES

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



FEATURES

- Patio space
- Reception
- Built in storage
- 3 offices
- Kitchen area
- Some operable windows
- Sprinklered
- High ceilings
- Hard wood floors with carpeting in some offices



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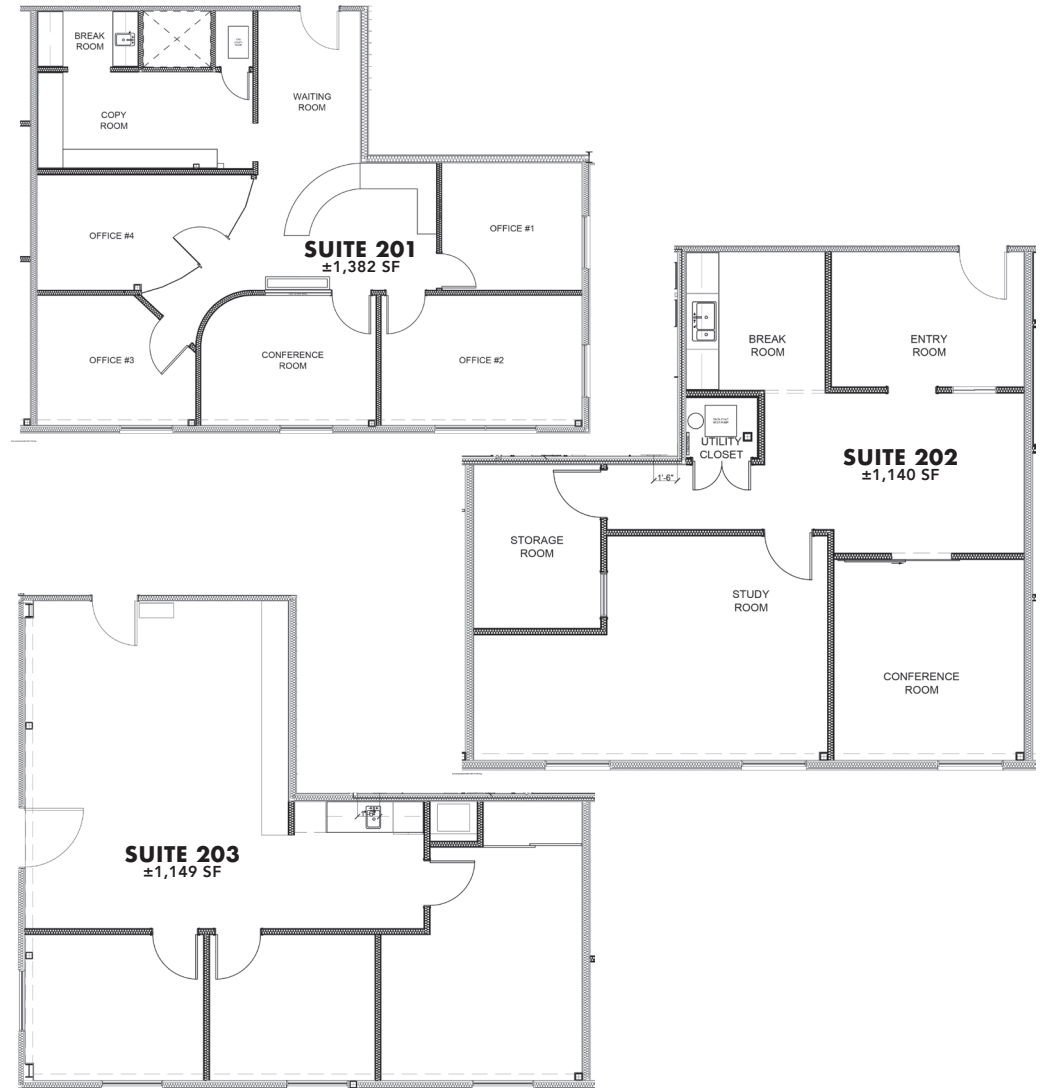
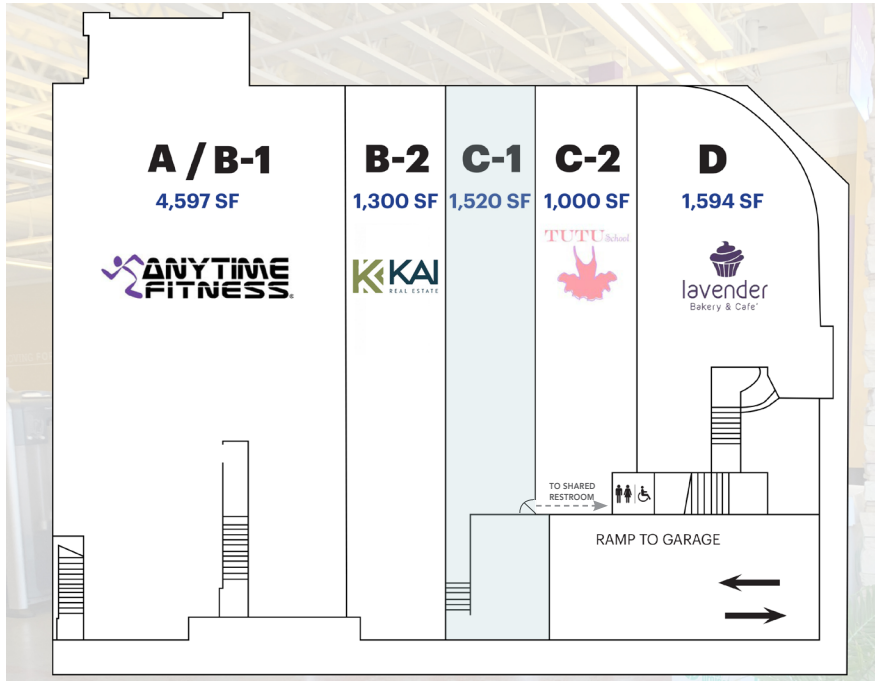
1820 SOLANO/900 COLUSA AVENUE, BERKELEY, CA
BUILDING



ENTRANCE TO
GROUND FLOOR AT
1820 SOLANO

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

SOLANO AVENUE

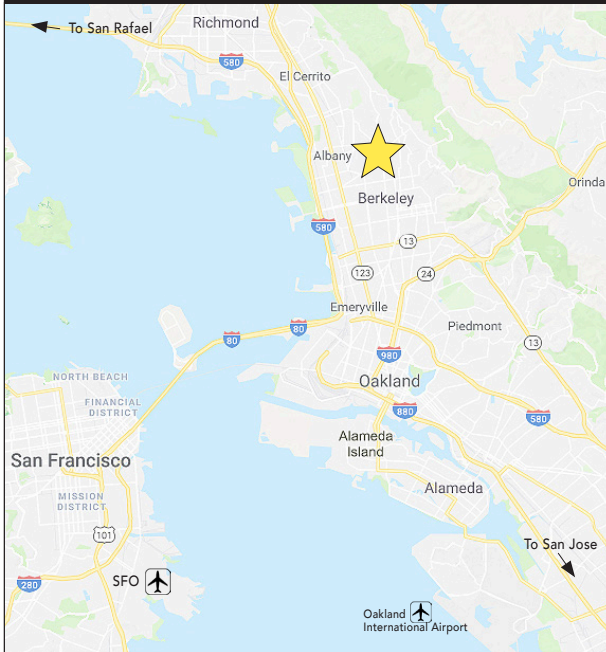


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

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1820 SOLANO/900 COLUSA AVENUE, BERKELEY, CA
IN THE VICINITY



RESTAURANTS, CAFÉS AND BARS

- Lavender Bakery & Café
- Peet's Coffee Roasters
- Ajanta Indian Restaurant
- Fonda Tapas Restaurant
- Sweet Basil Thai
- Starbucks
- Zachary's Pizza
- House of Curries
- Bowl'd Korean Rice Bar
- Solano Yogurt & Ice Cream
- Taqueria Talavera
- Cugini Italian Restaurant
- Gordo Taqueria
- Kim's Café & Sandwiches
- Oori Rice Triangles
- Schmidt's Pub
- Solano Cellars Wine Bar
- Noah's NY Bagels
- Zachary's Chicago Pizza
- iScream
- Cactus Taqueria
- Troy Greek Restaurant
- 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



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1820 SOLANO/900 COLUSA AVENUE, BERKELEY, CA
NEIGHBORHOOD



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.