

F O R L E A S E

1608

FOURTH STREET

NORTHWEST BERKELEY



**Office-Flex/R&D Commercial Building with Heavy Power on 4th Street
Available for Lease – Single Tenant or Multi-Tenant**

CONTACT US

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► PROPERTY SUMMARY

ADDRESS 1608 4th Street, Berkeley, CA 94710		RENTAL RATE \$1.25-\$2.75 NNN	
AVAILABLE SPACE Single Tenant: 90,000 SF		AVAILABLE Q4 2025	
AVAILABLE SPACE Multi-Tenant:		POWER AMPS 4000-Amps, 277/480-Volt	
1st Floor Suites:	±6,000-±10,000 SF	PARKING 216 Stalls on Adjacent Lot	
2nd Floor:	±12,000-±40,000 SF		
3rd Floor:	±30,000 SF		
4th Floor:	±5,000-±10,000 SF		

► BUILDING ATTRIBUTES

- Heavy Power (±4,000 Amps)
- Access to 216 Parking Stalls on Large Adjacent Lot
- Fantastic Location in the Heart of Northwest Berkeley’s Thriving 4th Street Retail Corridor
- High-Quality Creative Improvements: 4 Sides of Natural Light, High Ceilings, Exposed Concrete & Ducting
- Large Glass Storefronts Along 4th Street Provide Opportunity for Roll-Up Doors
- Dock and Drive-in Access, Elevator Served, Roof Deck with Views of the San Francisco Bay



► LARGE SCALE COMMERCIAL FLEX PROPERTY



► LARGE STOREFRONT BAY WINDOWS ALONG 4TH STREET

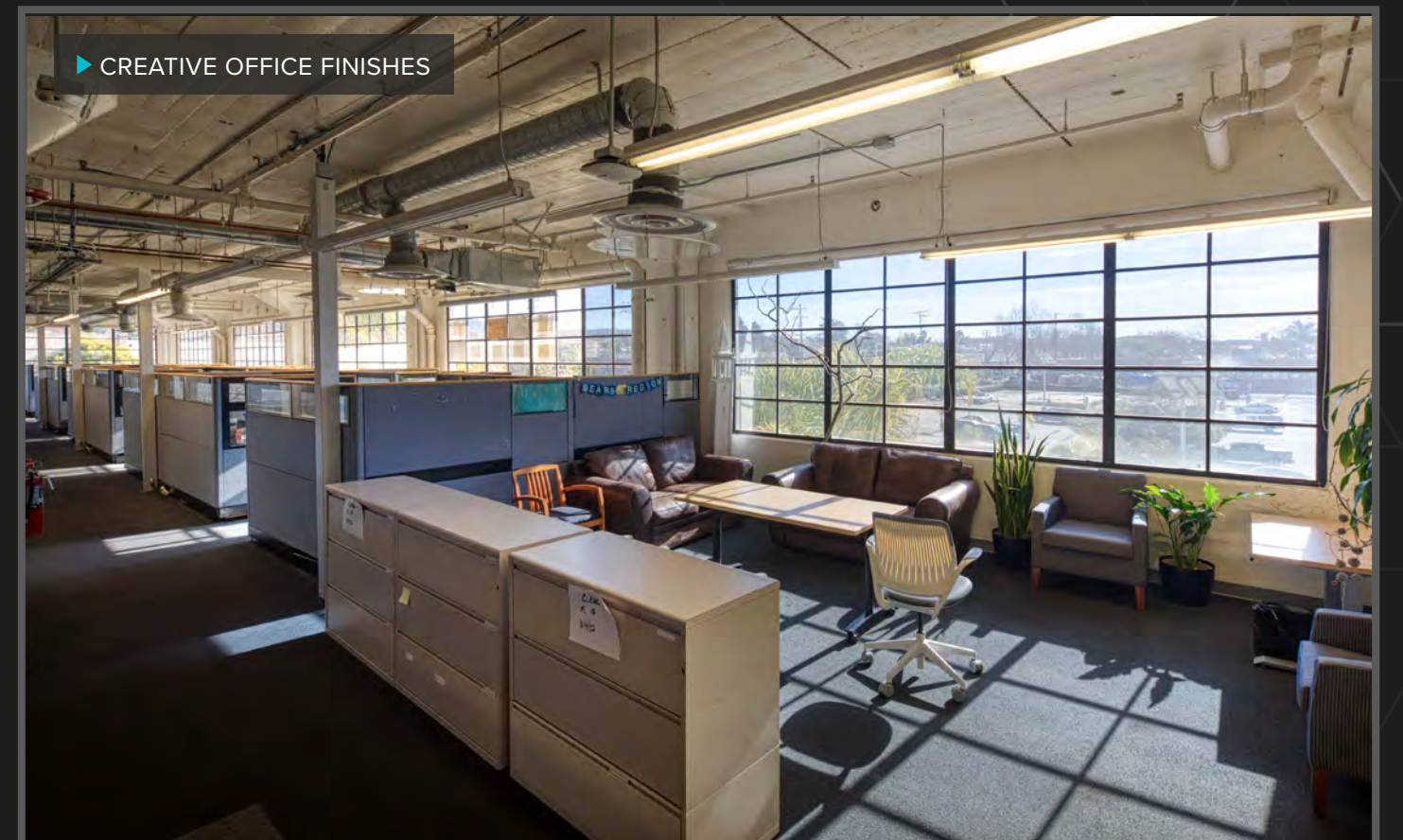


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► MULTIPLE ROOF DECKS WITH SWEEPING BAY VIEWS



► 2ND FLOOR SUITE 200 WITH OPEN OFFICE, SKYLIGHTS & 24' BOW-TRUSS ROOF



► CREATIVE OFFICE FINISHES



BUSTLING
4TH STREET
BERKELEY
LOCATION

SURROUNDING
AMENITIES

SEPHORA
ATHLETA



OAKLAND

San Francisco Bay



SAN FRANCISCO ▶

25 MIN. 54 MIN.

UNIVERSITY AVE



ADJACENT LOT:
216 DEEDED
PARKING STALLS

TRANSIT

- 2 MIN. SAN PABLO AVE
- 3 MIN. HIGHWAY 580
- 7 MIN. SAN PABLO AVE
- 10 MIN. SAN PABLO & CEDAR TRANSIT STOPS
- 10 MIN. UNIVERSITY & 4TH TRANSIT STOPS

5TH STREET

4TH STREET

CEDAR STREET

NORTH
BERKELEY
STATION



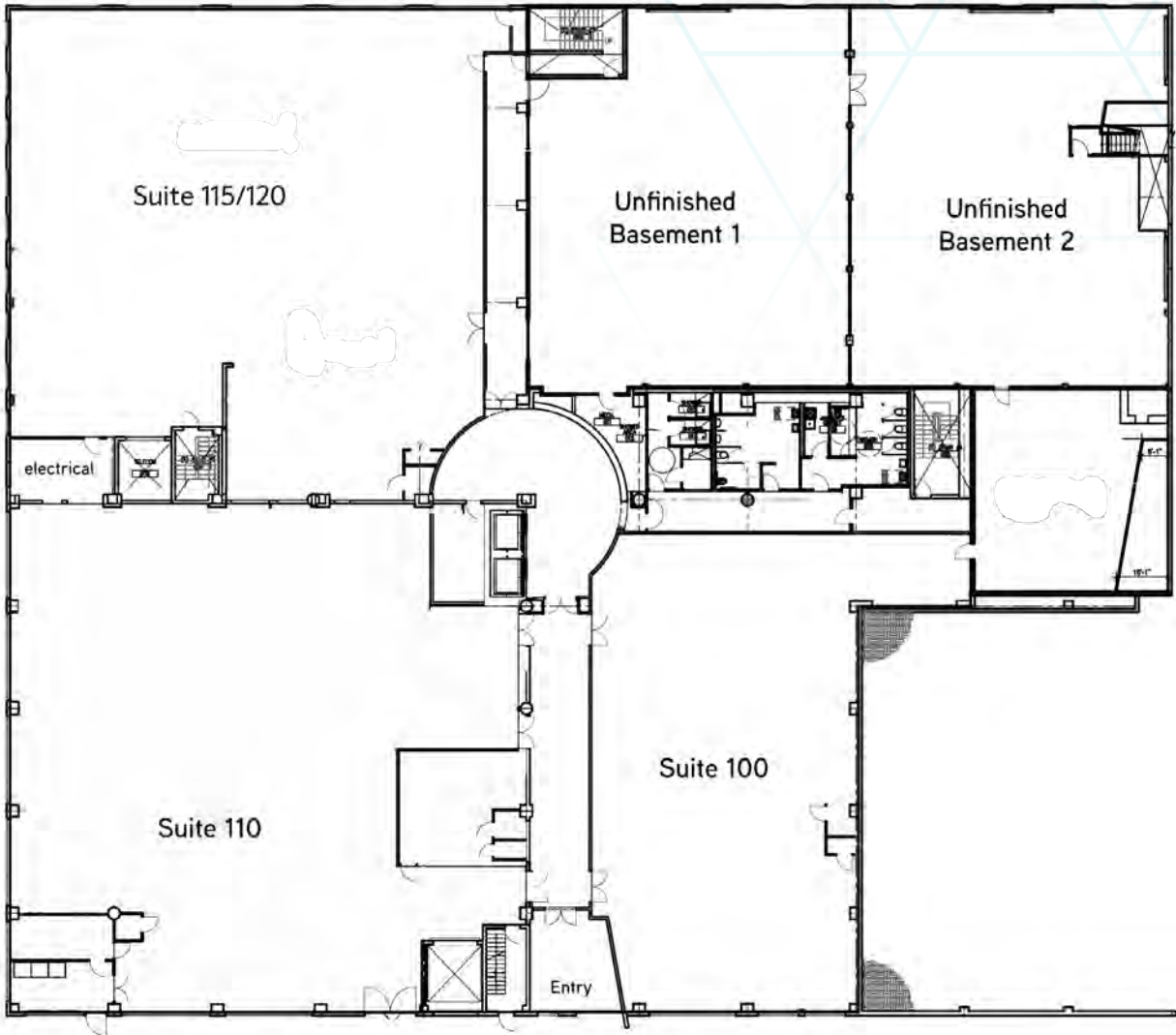
6 MIN.
7 MIN.

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FOURTH STREET

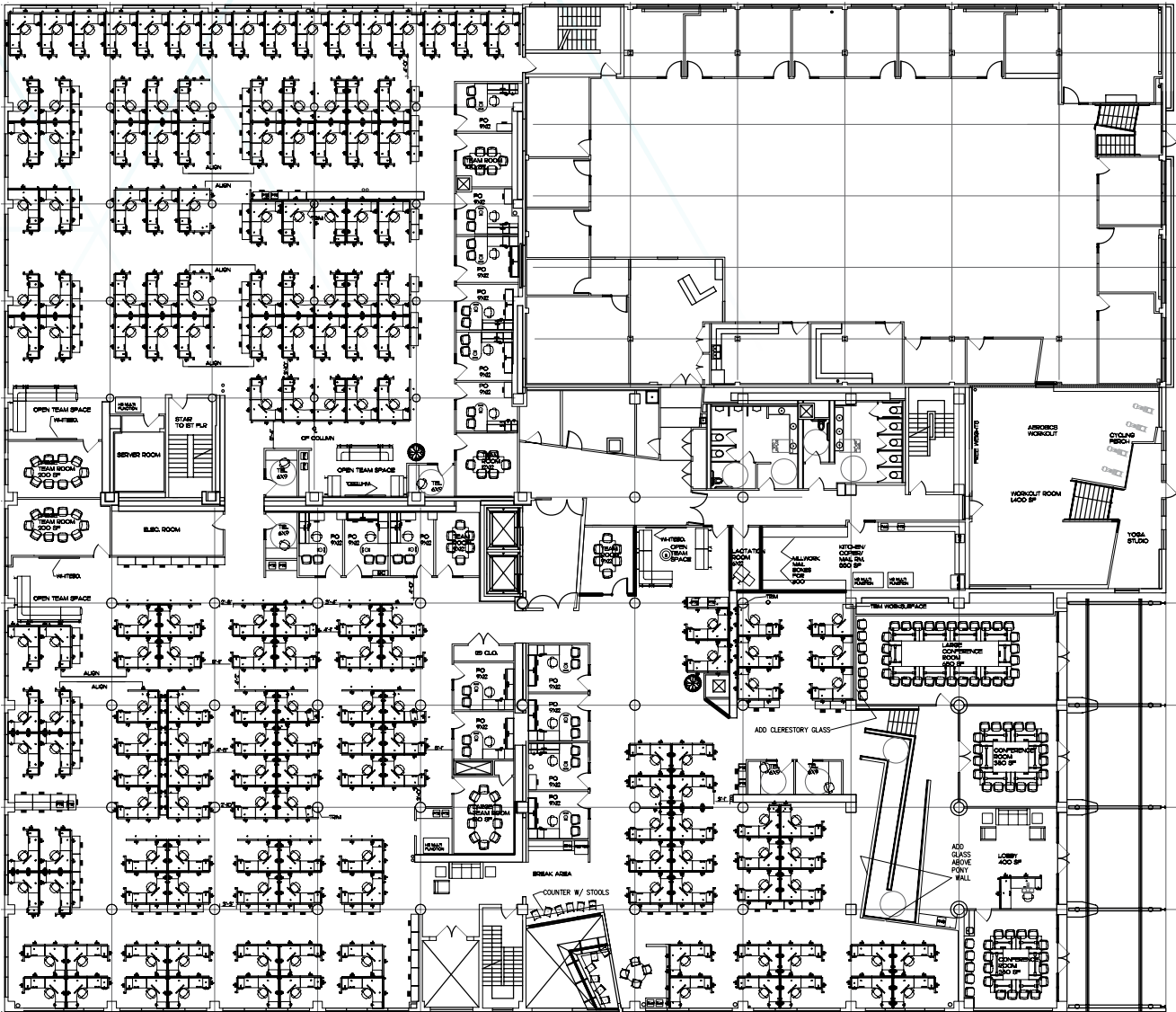
88
94



► FLOORPLANS
GROUND FLOOR ±6,000-±10,000 SF

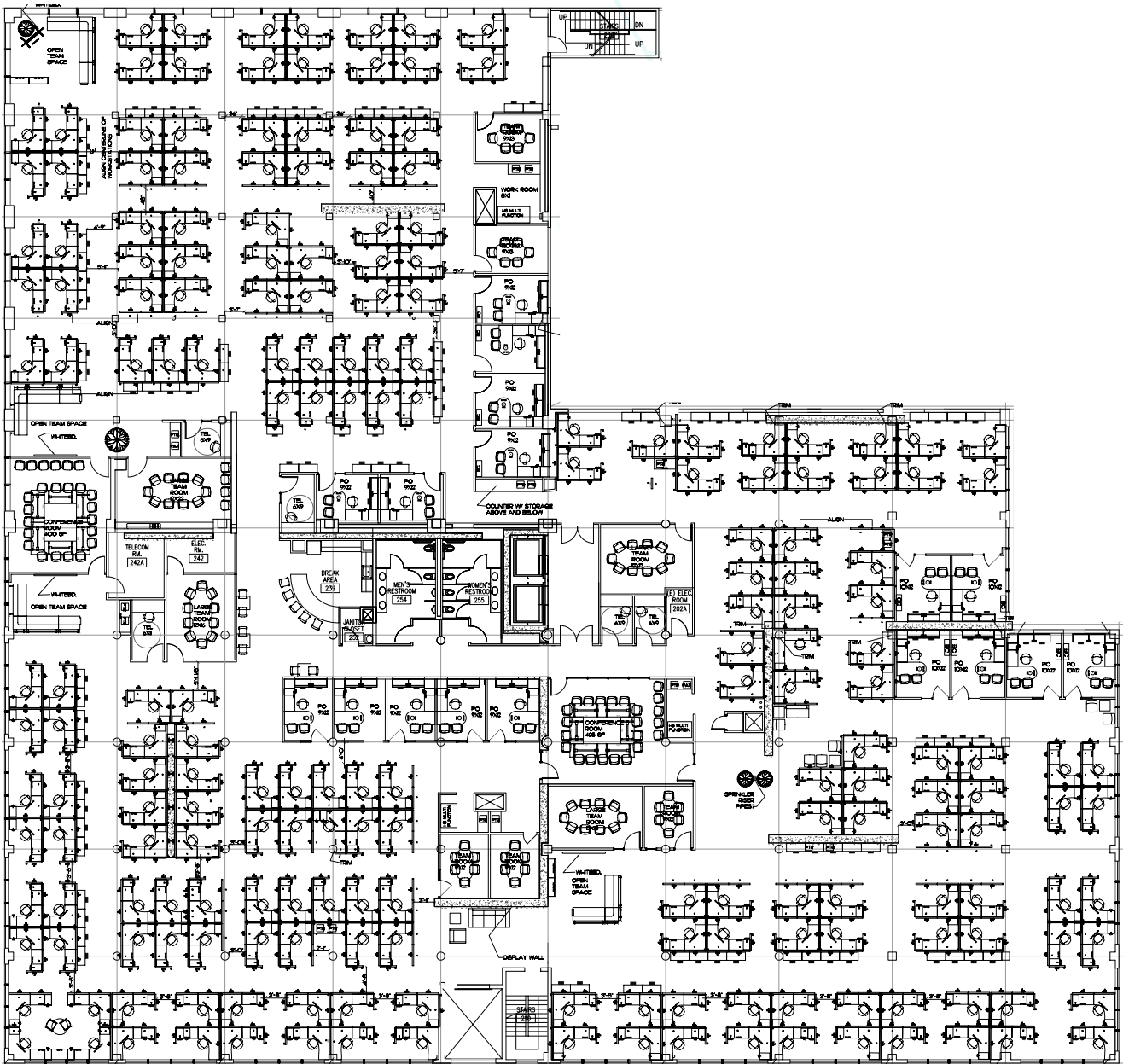


► FLOORPLANS
2ND FLOOR ±12,000-±40,000 SF



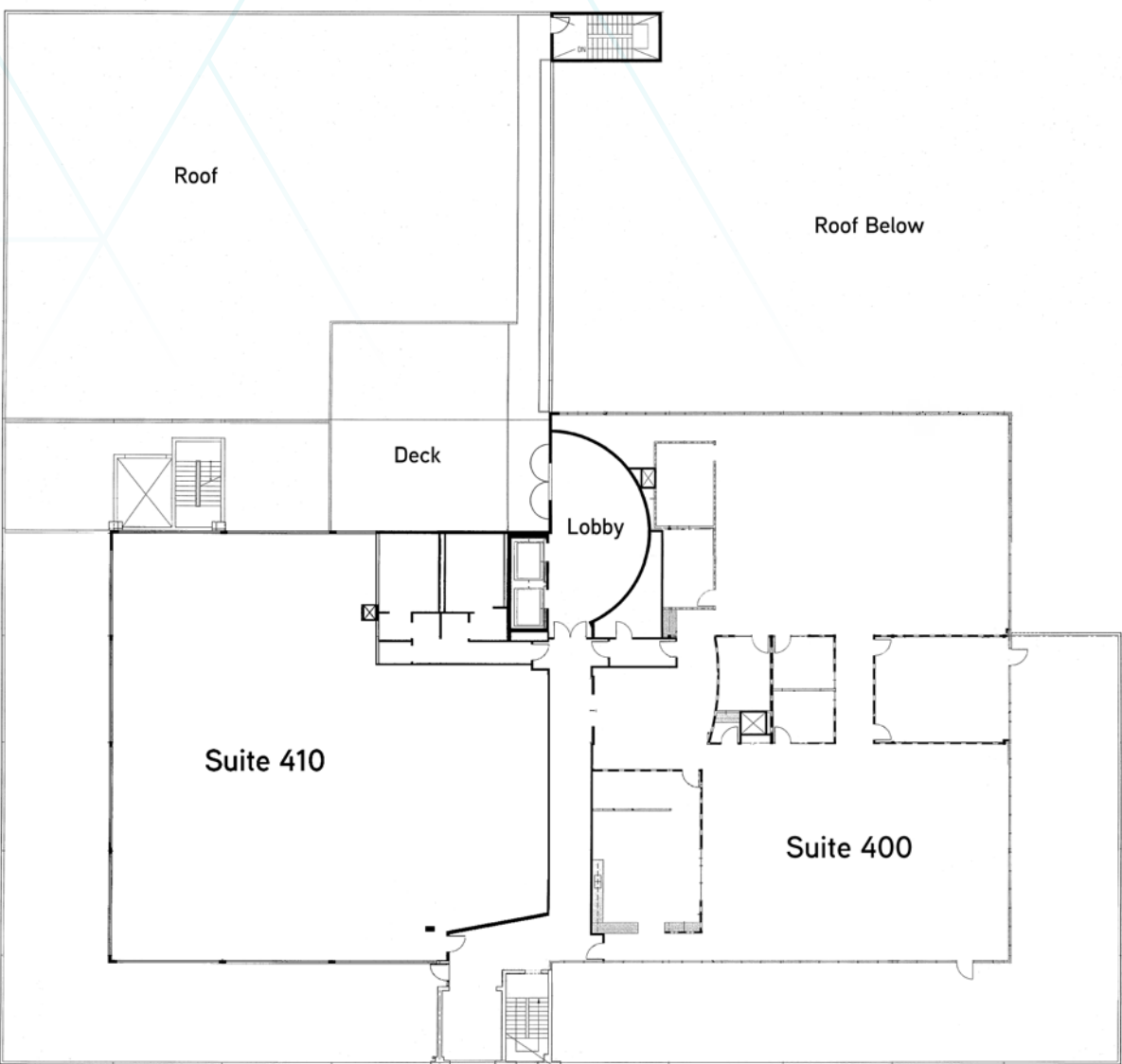
► FLOORPLANS

3RD FLOOR ±30,000 SF



► FLOORPLANS

4TH FLOOR ±5,000-±10,000 SF



► Amenity-Rich Northwest Berkeley Location



► BERKELEY ART CENTER



► FIELDWORK BREWERY



► GILMAN BREWING CO.



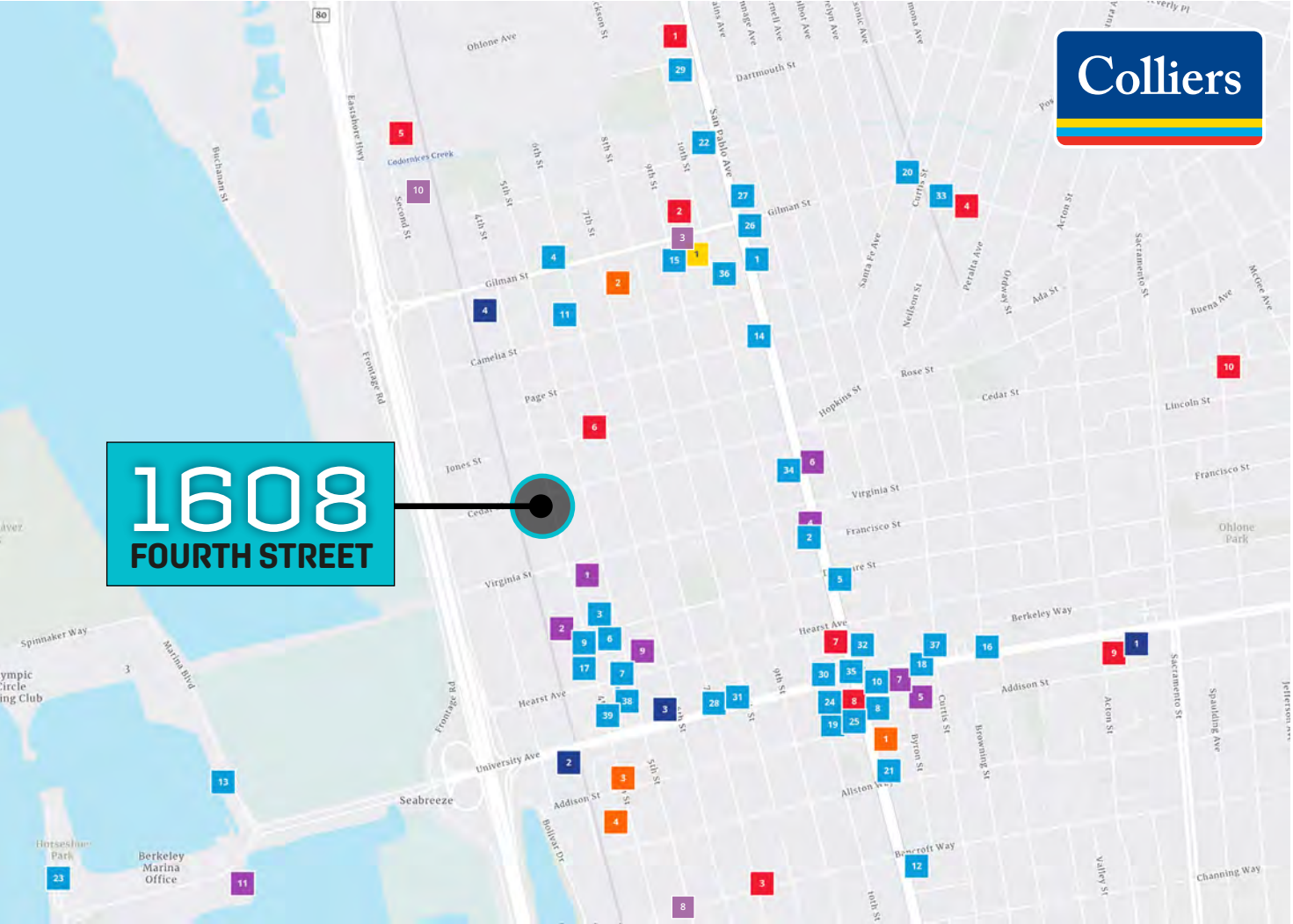
► BERKELEY MARINA



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 Artís 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

Banks

- 1 Chase

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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