

SPACE FOR LEASE

# STRAWBERRY CREEK DESIGN CENTER

1250 Addison, Berkeley, CA



WEBSITE



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## HIGHLIGHTS 1250 ADDISON, BERKELEY, CA

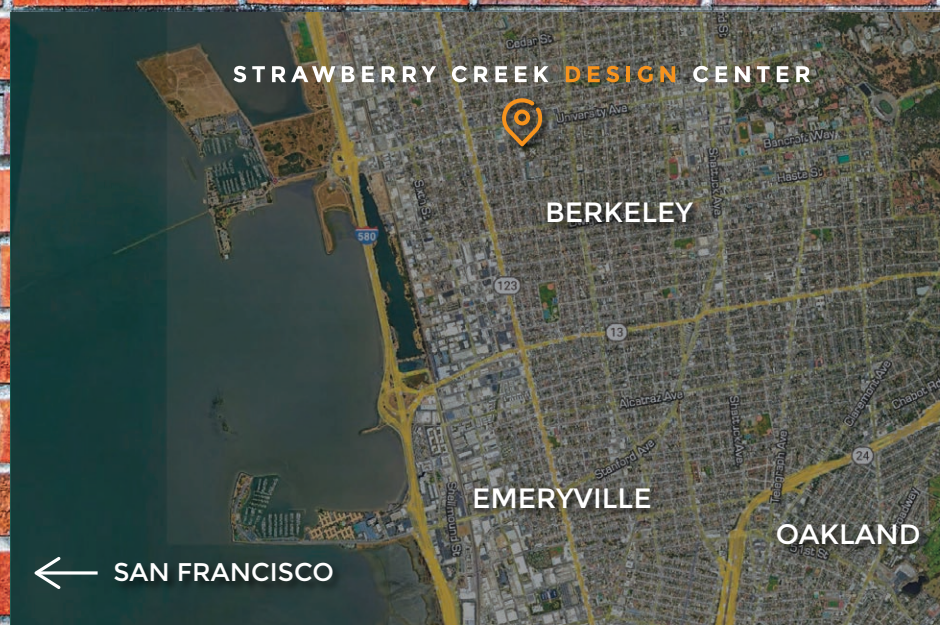
- Next to a Beautiful Strawberry Creek Park
- 1 Block to University Ave
- 6 Blocks to North Berkeley
- Mostly open layout
- Security Alarm
- 13 Ft. Ceilings
- Heating System
- Great Natural Lighting
- Beautiful Exterior Bricks
- Large Windows
- Easy Access to Freeway and BART/Bus Stations

## OFFERING SUMMARY

TYPE:	OFFICE
GROUND FLOOR:	\$2.90 per SF/ MONTH (GROSS)
SECOND FLOOR:	\$2.75 per SF/ MONTH (GROSS)
LEASE TERM:	NEGOTIABLE
CURRENT SPACES:	1,212 SF - 1,410 SF up to 5,327 SF (combined)
BUILDING SIZE:	38,787 SF

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## THE BUILDING RUSTIC / INDUSTRIAL

The building's style is rustic / industrial with exposed beams and bricks. Built in the early 1900's, and used for decades as a furniture factory, Strawberry Design Center underwent an extensive renovation and retrofit in 1987 by Huck Rorick & Phil Lovett. The interior changes were done in the style of the building so the original format and the integrity of the design remains intact.

The building is a historic landmark and was honored with an outstanding adaptive reuse award by the Berkeley Architectural Heritage Association. The building itself has a magnificent ambiance and character that has stimulated and fostered many creative enterprises and startup businesses.



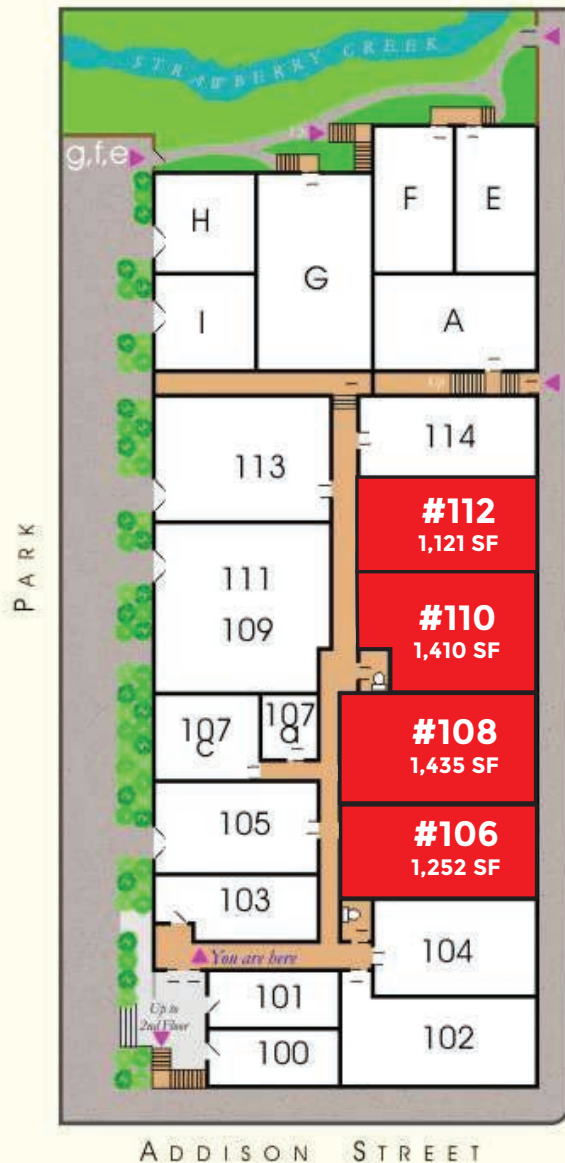
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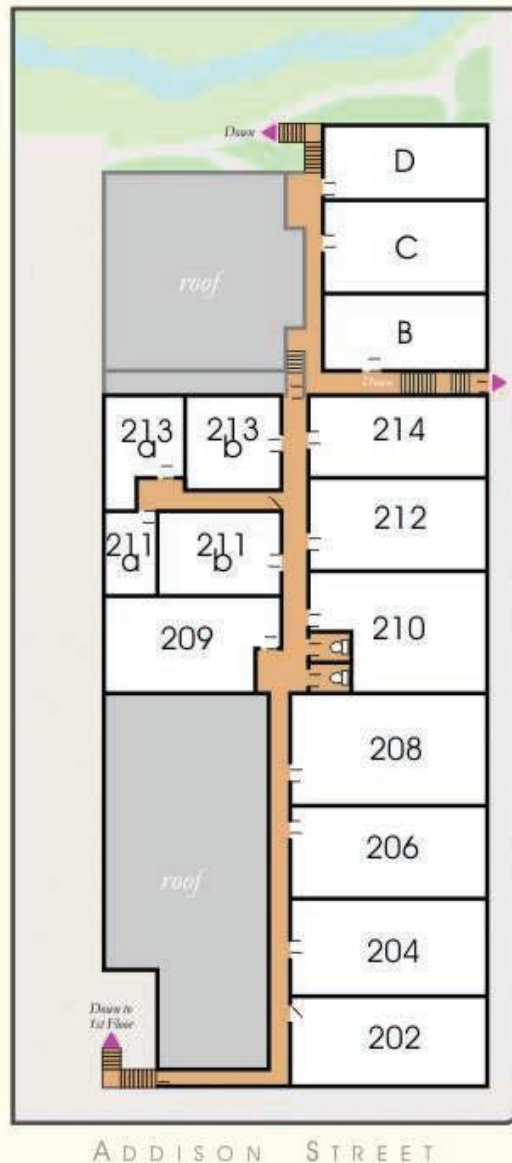


# AVAILABLE SPACES

FIRST FLOOR



SECOND FLOOR



Strawberry Design Center provides a lively and affordable environment that has stimulated and nurtured many creative enterprises and startup businesses. Over 40 small businesses operate there, employing over 100 people. There is a small café opening to the park where you can get your morning espresso or meet with clients.



# UNIT 106

## AVAILABLE SPACE

- 1,252 SF office space
- Mostly open floor plan
- Large windows
- Wood flooring
- High ceilings
- Wood beams
- Can be combined with unit 104 or 108

CLICK FOR 3D TOUR



UNIT 106

# UNIT 108

## AVAILABLE SPACE

- 1,435 SF Office Space
- 1 private office
- Mostly open floor plan
- Wood flooring
- 3 large windows
- Wood beams
- Exposed brick wall
- Excellent natural light
- Can be combined with unit 106 or 110

CLICK FOR 3D TOUR



UNIT 108



# UNIT 110

## AVAILABLE SPACE

- 1,410 SF Office Space
- 2 large windows
- Wood flooring
- Wood beams
- Mainly open floor plan
- Storage cabinets
- Separate file storage area
- Exposed brick wall
- Excellent natural light
- Can be combined with unit 108 or 112

CLICK FOR 3D TOUR



UNIT 110

# UNIT 112

## AVAILABLE SPACE

- 1,121 SF Office Space
- 1 conference room
- 2 private offices
- High ceilings
- Wood Beams
- Exposed Brick wall
- Excellent natural light
- Can be combined with unit 110

CLICK FOR 3D TOUR



UNIT 112



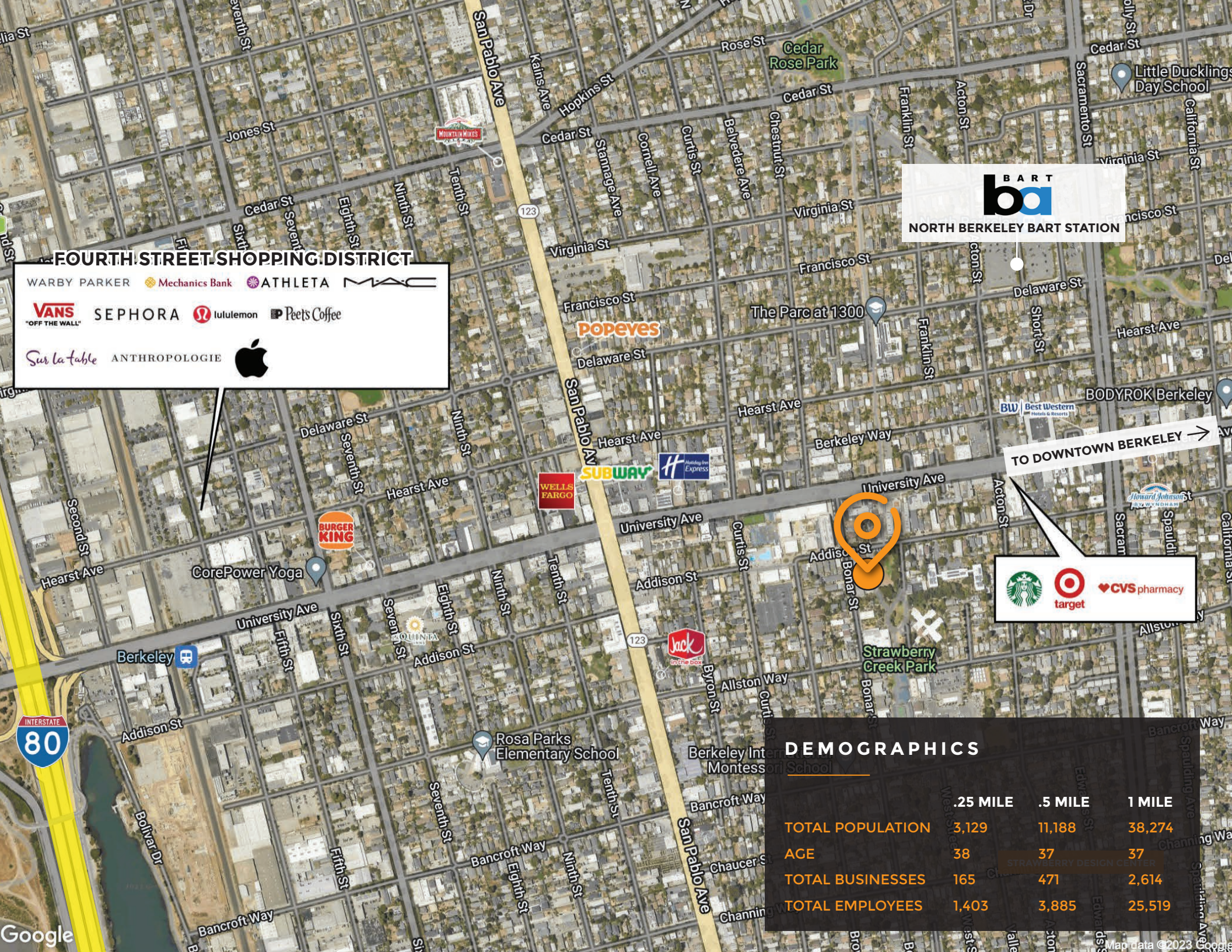


COMMON AREAS

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**FOURTH STREET SHOPPING DISTRICT**

WARBY PARKER   Mechanics Bank   ATHLETA   MAC

VANS   SEPHORA   lululemon   Peet's Coffee

Sur la table   ANTHROPOLOGIE   Apple

**BART**

**NORTH BERKELEY BART STATION**

**TO DOWNTOWN BERKELEY →**

Starbucks   Target   CVS pharmacy

	.25 MILE	.5 MILE	1 MILE
TOTAL POPULATION	3,129	11,888	38,274
AGE	38	37	37
TOTAL BUSINESSES	165	471	2,614
TOTAL EMPLOYEES	1,403	3,885	25,519



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**FOR MORE INFORMATION**

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