



# For Sale: West Berkeley Office/Retail Units at 4th and Gilman



## Two Attached Units

(may be sold separately or together)

700 Gilman (ground floor): \$550,000 – ±892 SF  
702 Gilman (2<sup>nd</sup> floor): \$350,000 – ±713 SF

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All information herein is offered in good faith and deemed accurate but not guaranteed.

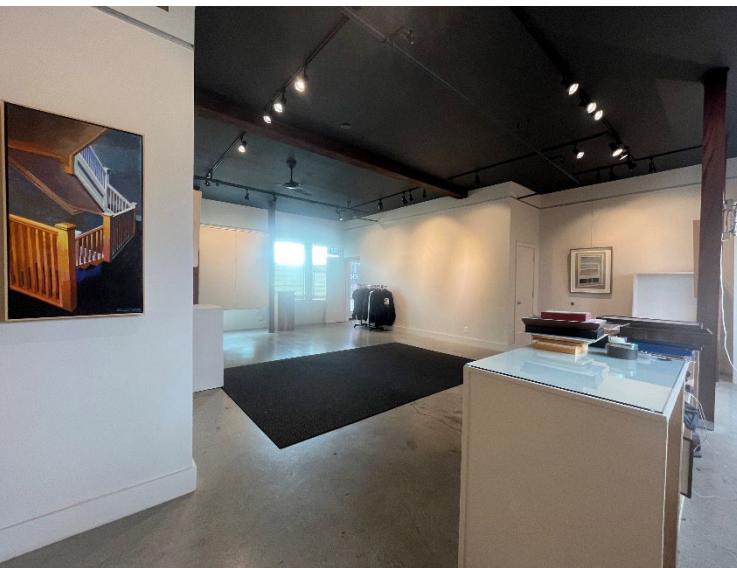
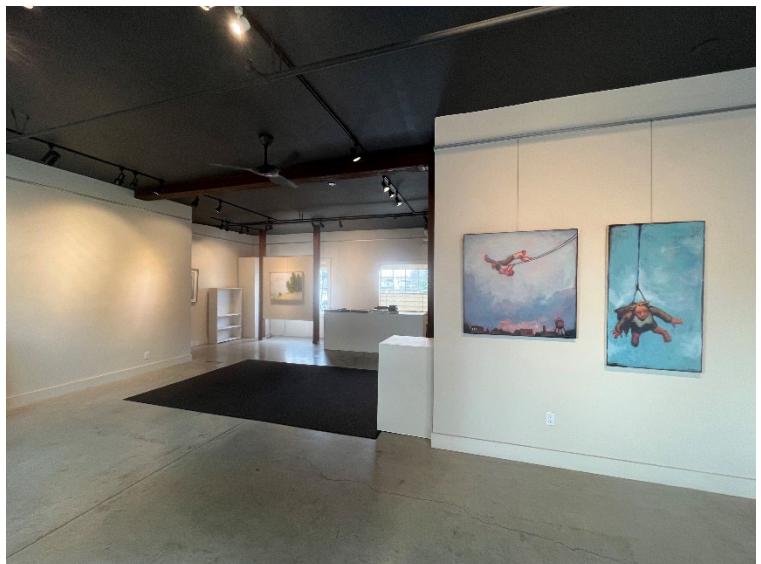
## Property Highlights:

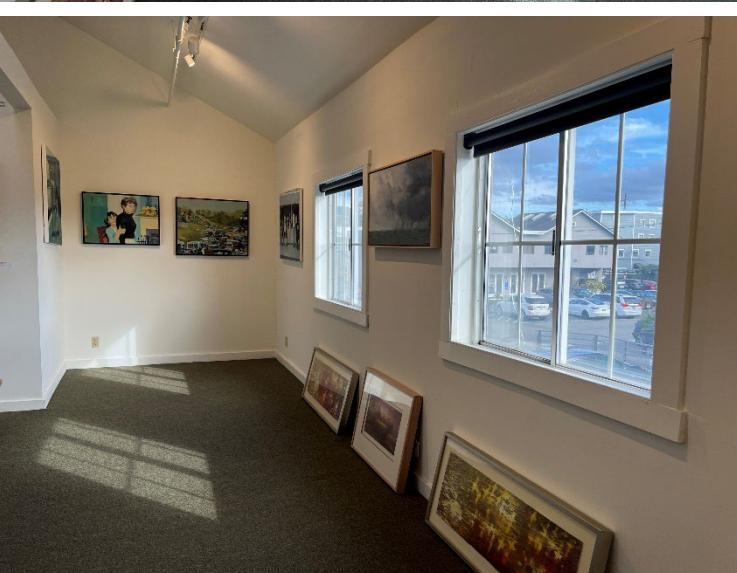
Located in The Tannery only a block off the new Gilman St off-ramp, these privately owned commercial condos sit at the corners of 4th Street and Gilman Street, two of Berkeley's most exciting and popular districts. In addition to offering great identity and retail exposure, customers and clients will appreciate the easy access and plethora of visitor parking. The units are currently used together and are connected by an interior doorway but can be walled off and used separately if desired.



**700 Gilman:**

- Ground floor retail/office unit
- Visibility and signage on Gilman St. corridor
- Level-in exclusive entry from parking lot
- Mostly open plan with additional break/flex room
- Finished concrete floors
- Private bathroom
- Easy customer parking (including two reserved spots)
- HOA dues are \$323.77 per month





**702 Gilman:**

- Second floor office unit
- Exclusive entry from parking lot
- Mostly open plan with separate conference room and storage room
- Vaulted ceilings and skylights
- Private bathroom
- Easy client parking (including two reserved spots)
- HOA dues are \$293.31 per month





## About the Tannery

The Tannery Lofts features Creative Office + Artist's Lofts + Maker Space located at Gilman and 4th Street in the vibrant Gilman District in West Berkeley. The historic Tannery Building is filled with artists, makers and a diverse community of creative professionals. West Berkeley is the ideal office location due to its proximity to restaurants, shopping and breweries.

[MORE](#)

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## About the Gilman District

“The Gilman District is an all-volunteer, DIY neighborhood association of businesses, makers, creatives and builders that are working together to enhance, support, and showcase our amazing, innovative and hella fun district!”

The Gilman District Merchants Association was established in 2017 and is run by an awesome and tenacious pack of local volunteers with support from local businesses, nonprofits and the City of Berkeley.”

[SOURCE](#)

### DRINK

- 3) Noria Wines
- 10) Trumer Pils Tap Room
- 14) Tessier Winery
- 20) Broc Cellars
- 21) Donkey and Goat Wines
- 22) Hammerling Wines
- 25) Lusu Cellars
- 29) Fieldwork Brewing Co.
- 30) Covenant Wines
- 42) Gilman Brewing Co.
- 62) Phizl Coffee
- 64) Blue Willow Tea Spot

### ARTS & MUSIC

- 1) V-Studios
- 5) SHOH Gallery (700 / 702 Gilman)
- 6) Tannery Studios
- 13) The Potters' Studio
- 24) Filma Collective
- 31) Makers' WorkSpace
- 43) 924 Gilman
- 44) Codex Foundation
- 59) Firehouse Arts Gilman
- 67) 120710 Art Space
- 80) Ashkenaz Music & Dance Center
- 2) Rocket Glass Works
- 7) New Pieces Quilt Shop
- 8) Adventure Travel

### SHOPS & SERVICES

- 11) Z & E Slabs
- 15) Honda-Yamaha
- 18) Performance Motorcycle
- 19) North Face Outlet
- 25) NurtureSource Home
- 27) Don's Tire Service
- 32) Minuteman Press
- 35) California Ski Co.
- 36) R. Kassman Piano
- 37) Berkeley Office Interiors
- 38) This Humble Abode
- 39) Hustead's Autobody
- 41) The Caning Factory
- 44) Codex Foundation
- 45) Tesla Automotive
- 46) Alliance Graphics
- 47) Arkin-Tilt Architecture
- 48) Wilderness Travel
- 51) Todd Jersey, Architect
- 52) Autumn Press
- 53) Stella Corakosi Outlet
- 54) Lark in the Morning
- 60) Eastern Classics
- 61) Blick Art Supplies
- 65) Tile Shop
- 66) Dorset Finds
- 71) REI
- 72) North & East Leather
- 73) Dave's Record Shop
- 74) Sultanata Bookstore
- 75) Emerald City Gowns
- 78) Hida Tool & Hardware
- 79) KCC Modern Living
- 85) Tokyo Fish Market

### DO STUFF

- 9) Eastshore Alliance Futball Club
- 12) Duck's Nest preschool
- 16) Harrison Park (Gabe Catalfo Fields)
- 17) Berkeley Skate Park
- 33) Urban Adamah
- 40) Mt. Zion Baptist Church
- 49) Berkeley Rep Theatre Admin Campus
- 56) Berkeley Ballet Theatre
- 68) Game On (immersive game rooms)
- 82) Oasis Pro Wrestling

### EAT

- 4) El Mono, festive Peruvian fare
- 26) Picante, Mexican
- 28) Llama Beans, all day dining
- 34) Boichik Bagels
- 55) Pochy's, Home Style South Indian
- 57) Funky Elephant Thai
- 58) Homeroom, mac-n-cheese
- 63) Whole Foods Market
- 69) Happy Donuts
- 70) Chipotle
- 76) Dog Haus, beer, burgers and brat
- 77) Sol Taqueria
- 81) Pho Le
- 83) Phosho Dough
- 84) Sistory Thai Kitchen



FOR MORE INFORMATION  
VISIT OUR WEBSITE USING THE QR CODE  
[GILMANDISTRICT.ORG](http://GILMANDISTRICT.ORG)



