



±2500-5000-SF CREATIVE WAREHOUSE-STYLE BERKELEY OFFICE SUITE, WALK TO BART & UCB

BROKER BONUS

EQUAL TO ONE-MONTH'S RENT FOR LEASE AT 3-5 YEARS

TENANT BONUS

IF LEASE SIGNED BY OCTOBER 31 TENANT PAYS THE LOW (LOW) RATE OF
\$1.75 PSF



PREVIOUSLY OCCUPIED BY TECH TENANT

2180 Dwight Way
Berkeley CA 94704

~~\$2.50 PSF IG~~

\$1.75 IG

[WAS \$2.75 PSF]

Matt Gondak

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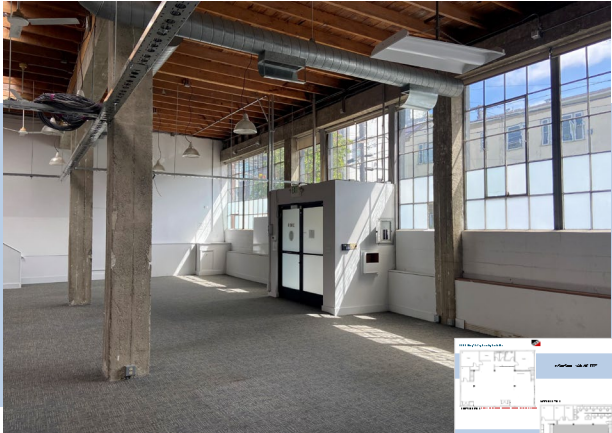
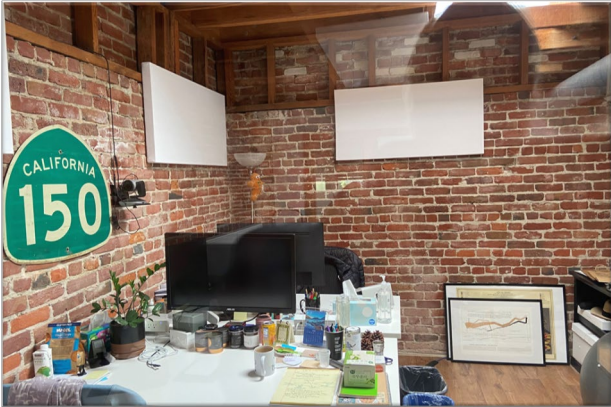
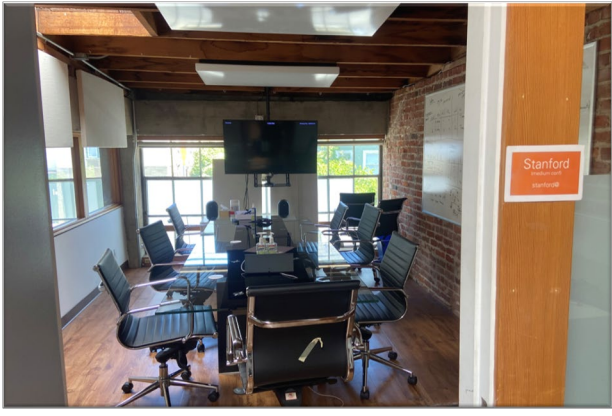
CA BRE No: 00832220

Attractive single-story building, double height ceilings, wood beams, large open area on 1st floor, 2 conference rooms, kitchenette, server room, mezzanine with 4 private offices and larger open area. Previously occupied by tech company.

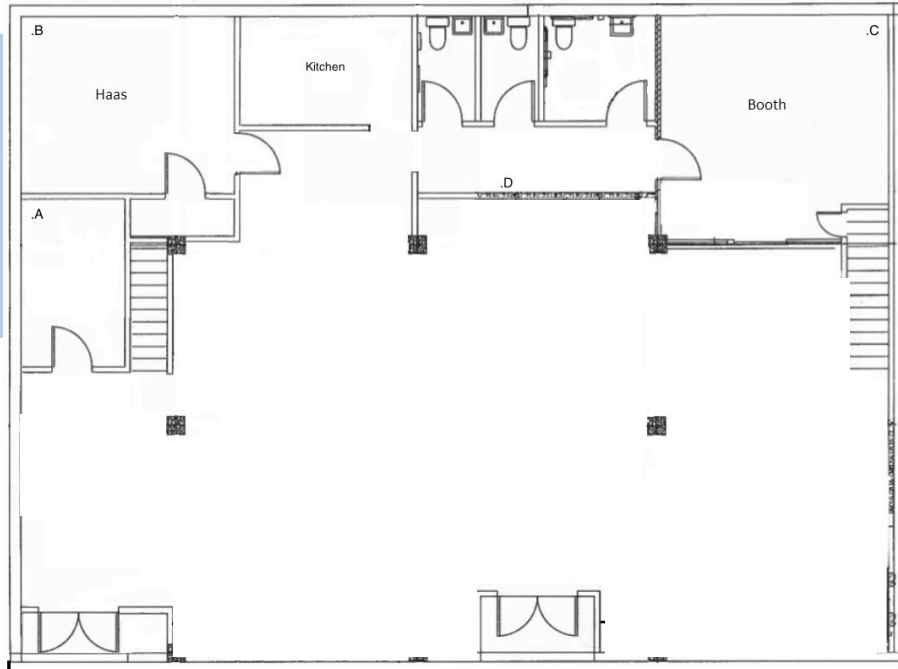
► Available next-door at 2170 Dwight, ±8500 SF.



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LOWER LEVEL ▲ FLOOR PLANS ARE APPROXIMATED – CURRENT CONFIGURATION AND SCALE MAY DIFFER

±2500-5000 SQUARE FEET

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UPPER LEVEL ▼

