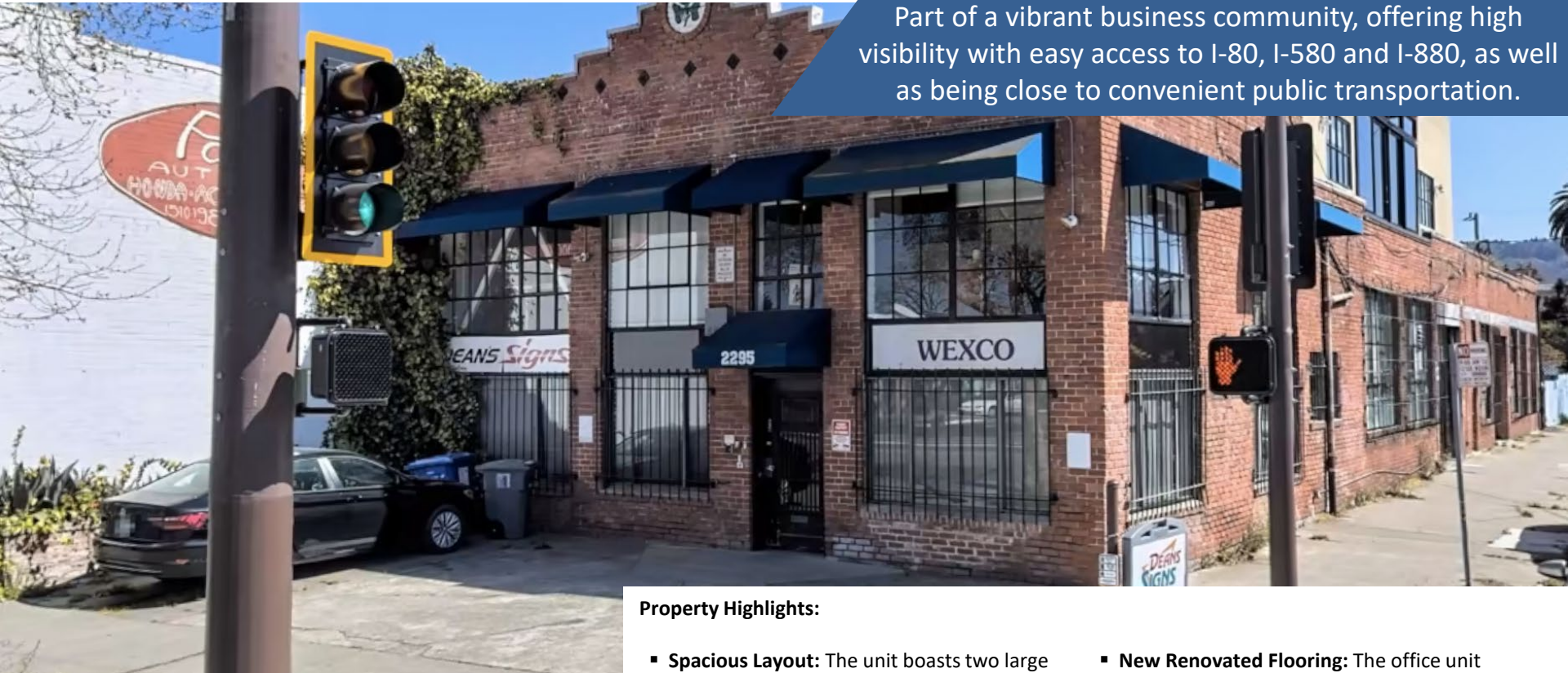




# ±650-SF MEZZANINE-LEVEL SUITE IDEAL FOR PROFESSIONAL USE

Comprising 2 Generously-sized Offices and an Inviting Entry / Reception Area

Part of a vibrant business community, offering high visibility with easy access to I-80, I-580 and I-880, as well as being close to convenient public transportation.



## 2295 San Pablo Avenue Berkeley California

Exclusive Broker:

Colby Katz  
510 450 1420  
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LIC# 01949015

**\$1,500**  
MONTHLY / IG  
SECURITY DEPOSIT OF \$3,000  
3-YEAR LEASE DESIRED

### Property Highlights:

- **Spacious Layout:** The unit boasts two large offices, providing ample room for individual workstations, collaborative areas, or private meetings.
- **Welcoming Entry/Reception Room:** The entry/reception area offers a professional and inviting space for greeting clients, visitors, or staff members. Tenant will have exclusive use of this space aside from occasional pass through.
- **Brick Aesthetic:** Throughout the building, you'll find charming brick accents, adding character and a unique aesthetic appeal.
- **New Renovated Flooring:** The office unit features recently updated flooring, adding a modern touch and enhancing the overall aesthetic.
- **Abundance of Natural Light:** Large industrial windows fill the space with an abundance of natural light, creating a bright and uplifting work environment.



**MRE Commercial Real Estate**  
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### More Property Highlights:

- **Close to Food Spots:** The office unit is conveniently located near a variety of food spots, making it easy for you and your team to grab a quick lunch or enjoy a meal together.
- **Proximity to Berkeley Bowl West:** Just a 20-minute walk away, Berkeley Bowl West provides easy access to a renowned grocery store, allowing you to conveniently stock up on essentials or enjoy a shopping trip during breaks.
- **Industrial Gross Lease:** The rent of \$1,500 per month includes most operating expenses, simplifying your budgeting process and allowing you to focus on your business.
- **Versatile Use:** Ideal for a wide range of professionals such as entrepreneurs, startups, freelancers, consultants, therapists, attorneys, and more.
- **Well-Maintained Building:** The property is part of a well-maintained complex, providing a clean and professional environment for your business.

