

**FOR LEASE: SECOND-FLOOR MEDICAL/OFFICE WITH DEDICATED PARKING**

**:: 979 SAN PABLO AVENUE, ALBANY, CA ::**





## HIGHLY VISIBLE SPACE WITH EXCELLENT FRONTAGE AND ABUNDANT CAR TRAFFIC

- Size: ±4,500 RSF
- Asking Rent:  
\$2.75 psf/month IG
- Zoned SPC  
(San Pablo Commercial)

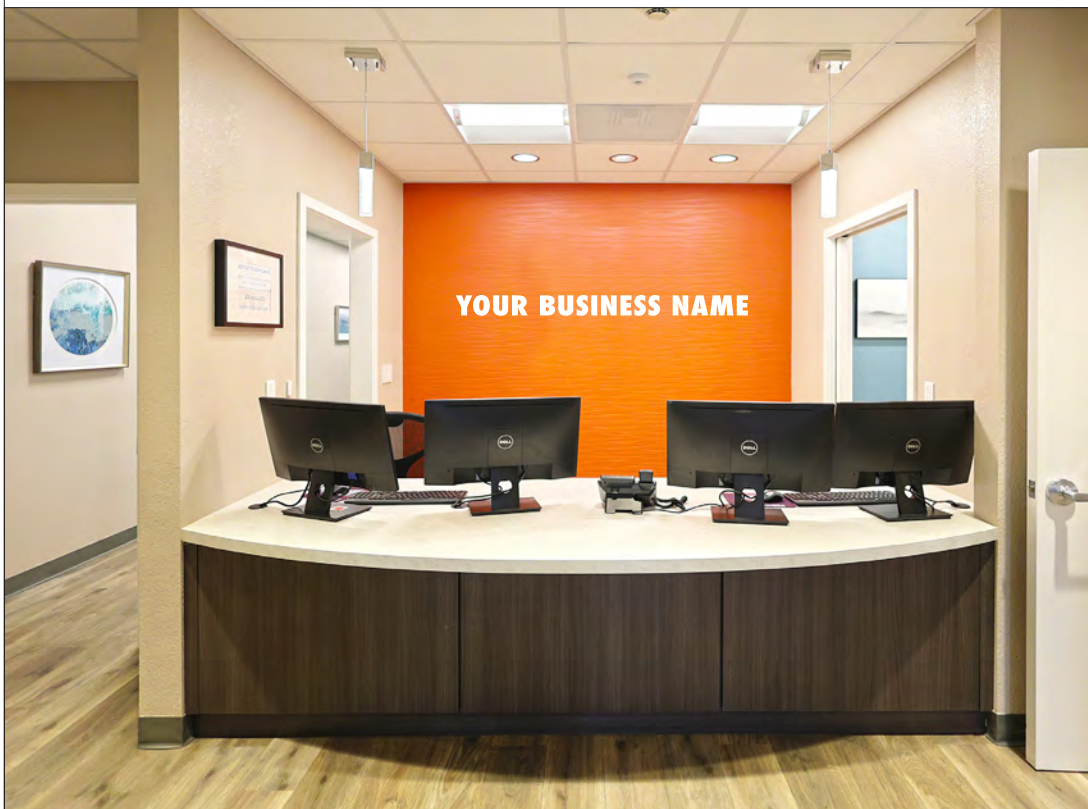
**WALK SCORE 95**

**BIKE SCORE 90**

**GOOD PUBLIC  
TRANSIT**

(walkscore.com)

- Significant signage opportunity
- Lift from lot to second floor
- Reception and waiting area
- Kitchenette and private restrooms
- 12 parking spaces in lot
- Significantly renovated in/around 2021
- Existing FF+E available for new tenant
- Easy freeway access and street parking in front
- Across from Town Center with Round Table Pizza
- 1 block to Solano Avenue with Zaytoon Mediterranean, Highwire Coffee, Little Star Pizza, Five Little Monkeys, Flowerland Nursery, and Oaktown Spice Shop
- 4 blocks to Gilman District shops with Whole Foods, REI, Office Depot, Sprouts Market, Philz Coffee, Chipotle, and more





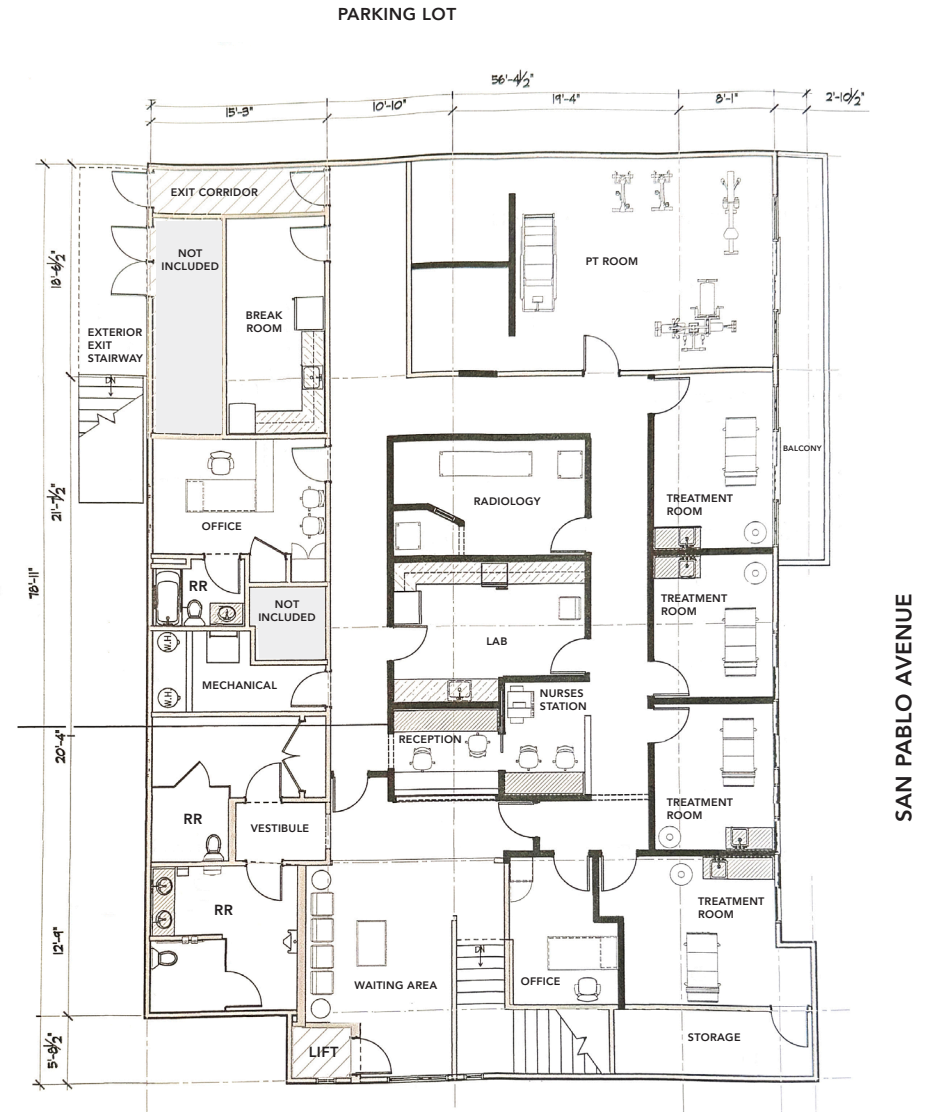








PARKING LOT



This drawing is intended to be used as an aid for planning.  
Though care was taken in drawing this floor plan, accuracy is not guaranteed.



# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

979 SAN PABLO AVENUE, 2ND FLOOR, ALBANY, CA  
IN THE VICINITY



Downtown  
Berkeley

UNIVERSITY  
OF CALIFORNIA  
BERKELEY





The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.