



**1760**  
SOLANO AVE

PREMIER  
MIXED-USE  
OFFICES  
FOR LEASE

**NAINorCal**  
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## THE BUILDING

Nestled in the vibrant and bustling Berkeley Hills, this premier mixed-use property is an exceptional opportunity for lease in one of the most desirable locations in Berkeley, CA. The three-story office building is +/-16,468 square feet and is comprised of one (1) ground-floor retail space and two stories consisting of eighteen (18) office spaces. Additionally, there are nineteen (19) assigned parking spaces in a gated lot.

## HIGHLIGHTS

- Location: Centered in the Heart of the Berkeley Hills
- Walkable to wide variety of restaurants and shops
- Facilities: 19 Gated Parking Spaces for 18 Offices, Bathrooms on Every Floor, Newly Updated Units with Keyless Entry
- 24 Hour Access
- Building-wide WiFi
- Air Conditioning



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**FOOD & BEVERAGE**

Starbucks  
Barney's Gourmet  
Hamburgers

**RETAIL**

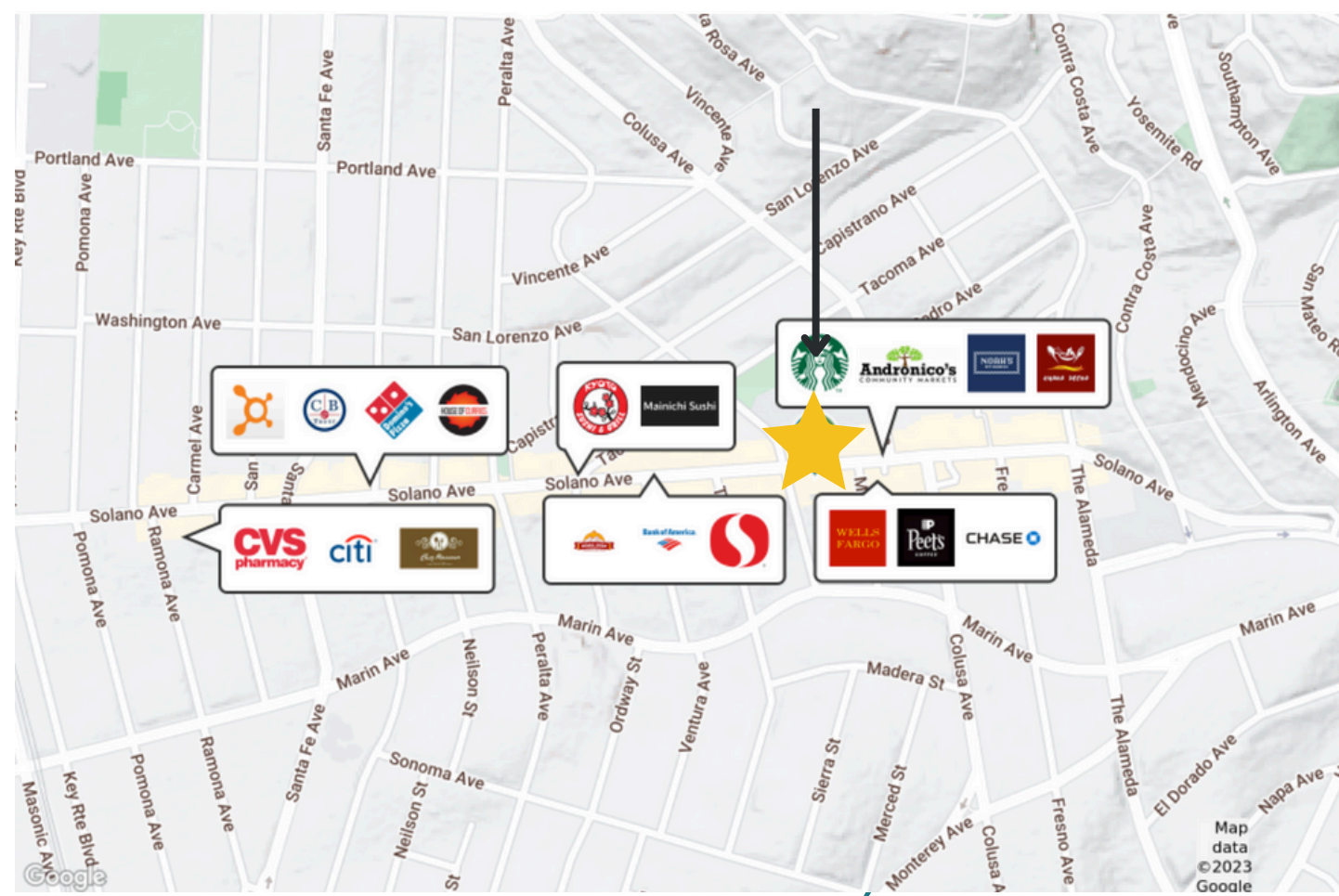
Chase  
Mechanic's Bank  
California Bank  
Bank of America

**GROCERY STORES**

Andronico's Community  
Market  
Safeway

**LIFESTYLE**

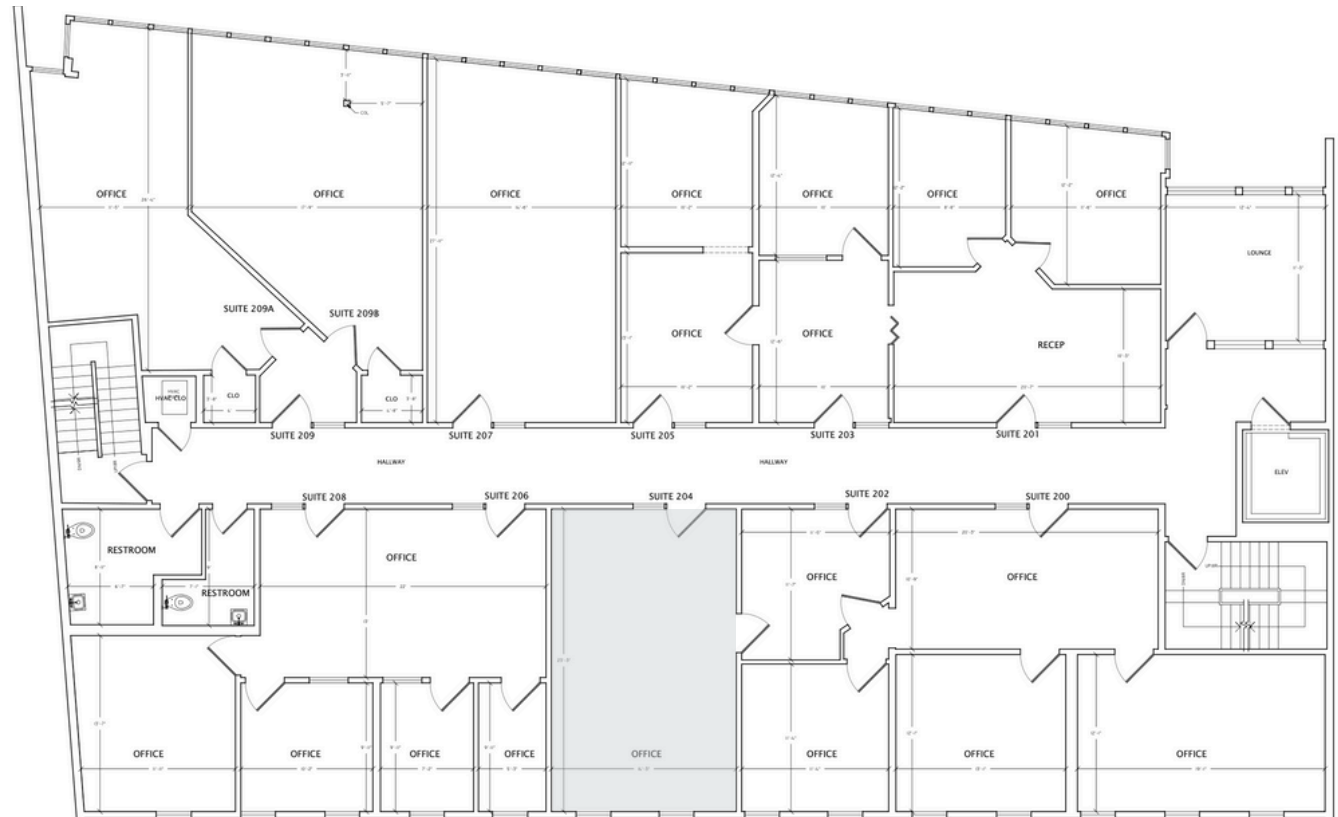
Anytime Fitness  
OrgangeTheory Fitness





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**2ND FLOOR**  
**130 SF - 3,893 SF**

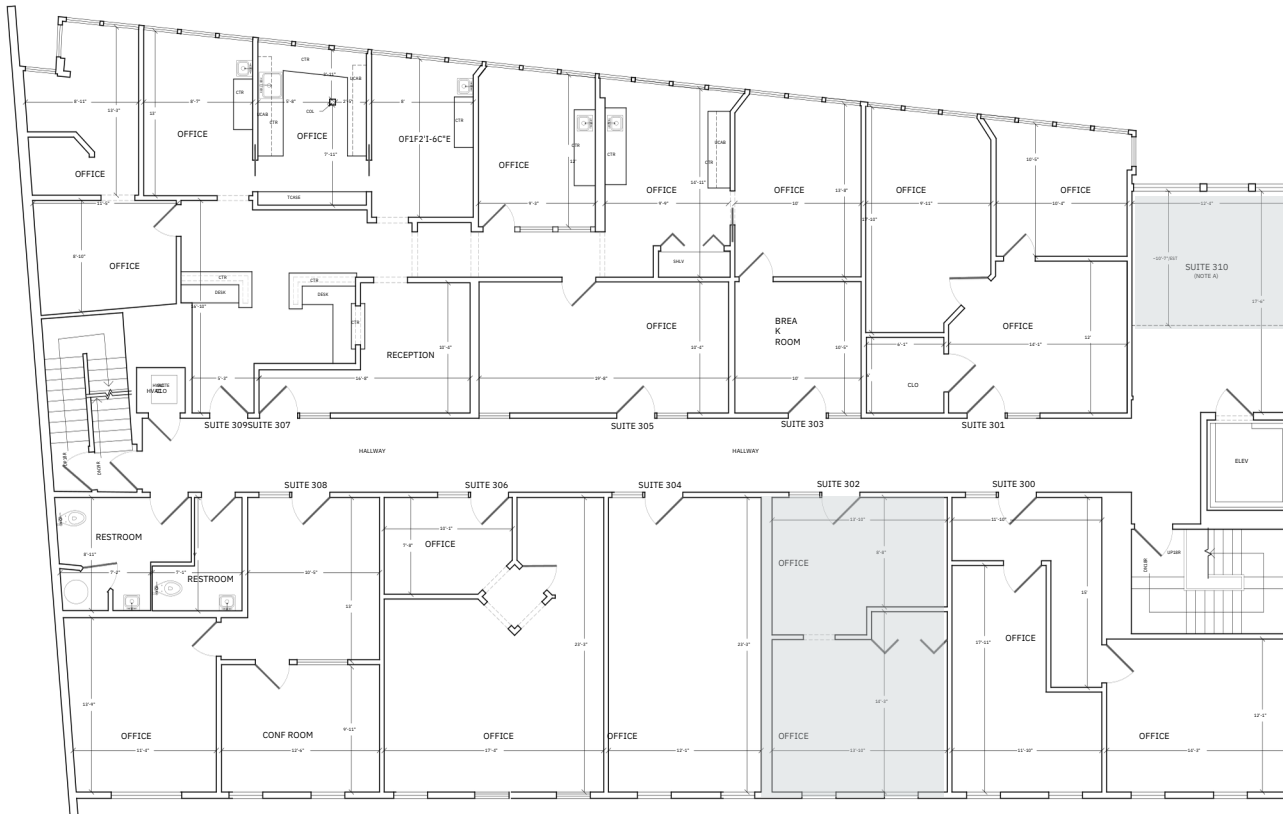


 AVAILABLE  
UNITS

SUITE	RENTABLE SF	MONTHLY RENT
204	426	\$959
<b>2nd Floor Total</b>	<b>+/- 426</b>	

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**3RD FLOOR**  
**130 SF - 1,574 SF**



 AVAILABLE  
UNITS

SUITE	RENTABLE SF	MONTHLY RENT
302	422	\$1,051
310	136	\$918
<b>3rd Floor Total</b>	<b>+/- 558</b>	



# AVAILABILITY TERMS & CONDITIONS

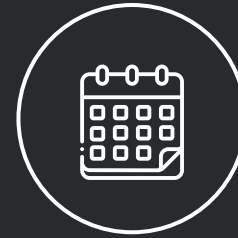
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**RENT: \$2.75-\$3.95/SF/MO**  
**FLEXIBLE TERMS**



**SHORT & LONG TERM**  
**LEASE AVAILABLE**



**AVAILABLE**  
**IMMEDIATELY**



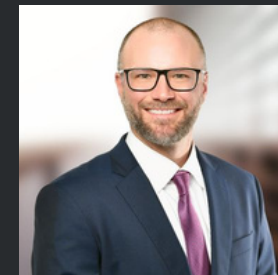


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FOR LEASING INFORMATION



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