

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 2421 FOURTH STREET, BERKELEY, CA

THERAPY OFFICES AVAILABLE IN CHARMING 3-STORY BUILDING



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PROPERTY OVERVIEW

- **Size:** ±235-236 rsf
- **Lease Rate:** \$950-\$1,090/month
- **Zoned:** MU-LI (Mixed Use-Light Industrial)

AVAILABLE SPACES – DETAILS

Suite B: ±236 rsf

- Ground floor office with nice windows and elegant details
- Fireplace (inoperable), ceiling fan, carpeted

Suite C: ±235 rsf

- Second floor front office with large window
- Lots of natural light
- Large double-paned operable window

PROPERTY FEATURES

- Charming 3-story building with 8 therapy offices
- Shared kitchen, 3 shared restrooms; one with shower; waiting rooms
- All office sizes include a load factor for shared space
- Parking available in garage on a first-come, first-served basis
- Quiet office space amidst other office and industrial tenants
- Easy street parking
- Easy freeway access
- Close to Fourth Street Shops
- Popular nearby eateries include Viks Chaat, Caffè Chiave, Anchalee, CoRo Coffee, Third Culture Bakery, Le Pho Vietnamese Restaurant, and Passione Emporio

AVAILABLE NOW

SPACE	SIZE	RENT
Suite B: First Floor	±236 RSF	\$1,090/month + CAMs
Suite C: Second Floor Front	±235 RSF	\$950/month



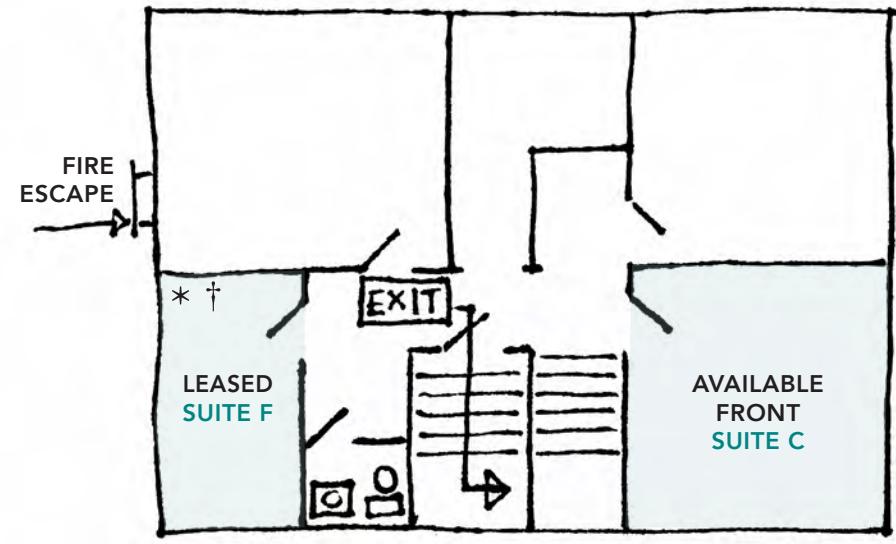
1ST FLOOR



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.



2ND FLOOR



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FOURTH STREET

FOOD AND DRINKS

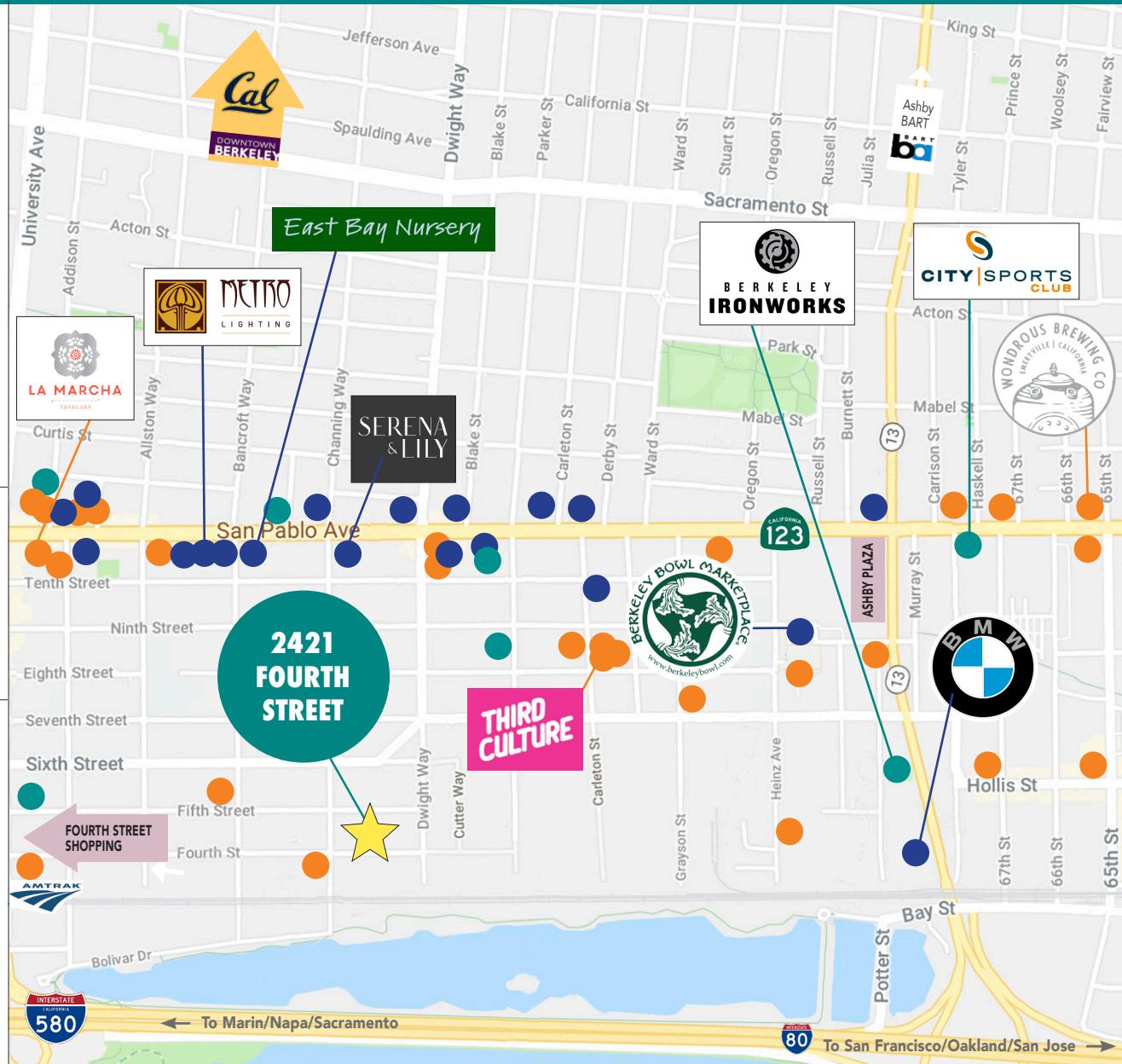
- Third Culture Bakery
- La Noisette Sweets
- Le Pho Vietnamese Restaurant
- Anchalee Thai Cuisine
- Caffè Chiave
- Far Leaves Tea
- Cellarmaker Brewing Company
- Gallegos Mexican Restaurant
- Luca Cucina Italiana
- Acme Bar & Company
- El Patio Bar & Grill
- Wondrous Brewing Company
- La Marcha Tapas Bar
- Sweet Bites Bakery and Brunch
- Lavender Bread & Cafe'
- Califa's Greens
- Spoon Korean Bistro
- Mint Leaf Vietnamese
- Vital Vittles Bakery
- 900 Grayson
- Nina's Cafe
- King of Kabab
- CoRo Coffee Room
- Chile Jalapeño Taquería
- Los Moles
- Passione Emporio
- Viks Chaat
- Prizefighter

FITNESS

- City Sports Club
- The Yoga Room
- Berkeley Muay Thai & Fitness
- West Berkeley Fencing Club
- Berkeley Ironworks
- No Pain No Gain Fitness Gym
- Ashtanga Yoga Berkeley

RETAIL

- East Bay Nursery
- Metro Lighting
- Keetsa Mattress Store
- Ohmega Salvage
- Omega Lighting & Design
- Sunrise Specialty
- Big O Tires
- Weatherford BMW
- Berkeley Bowl West
- Famous Foam Factory
- Ecology Center Store
- Lhasa Karnak Herb Company
- Serena & Lily Outlet
- TCHO Chocolate Shop
- Outdoor Supply Hardware
- Ashby Plaza Shops





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.