

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 2421 FOURTH STREET, BERKELEY, CA
THERAPY OFFICES AVAILABLE IN CHARMING 3-STORY BUILDING

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**AVAILABLE
NOW!**
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PROPERTY OVERVIEW

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

AVAILABLE NOW

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

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

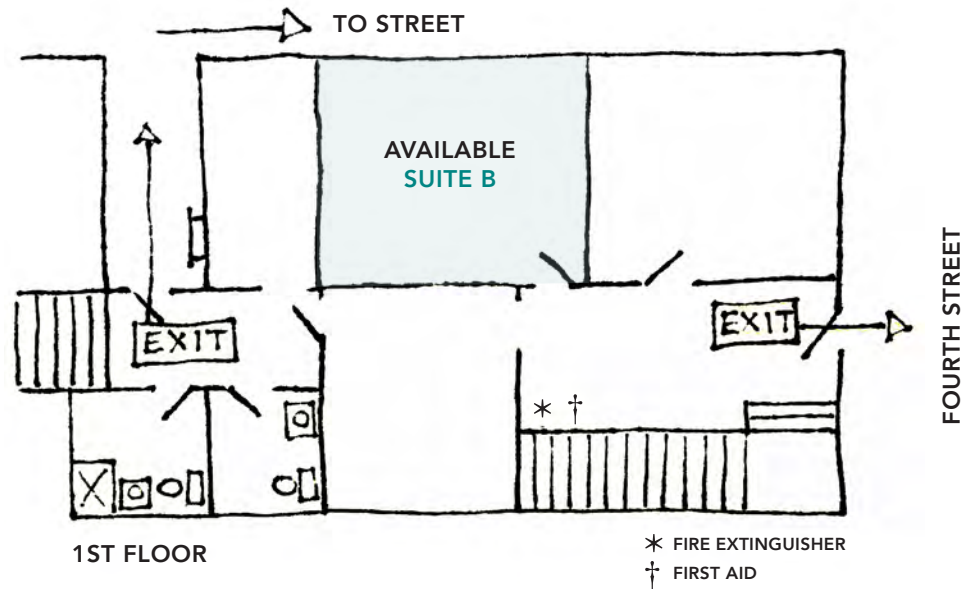
- Second floor front office with large window
- Lots of natural light
- Large double-paned operable window

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

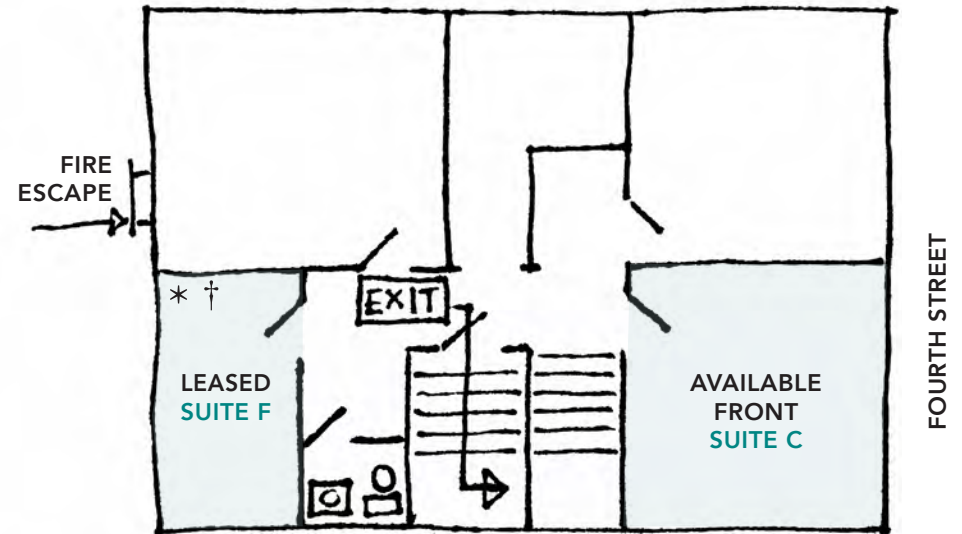


1ST FLOOR



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



2ND FLOOR

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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

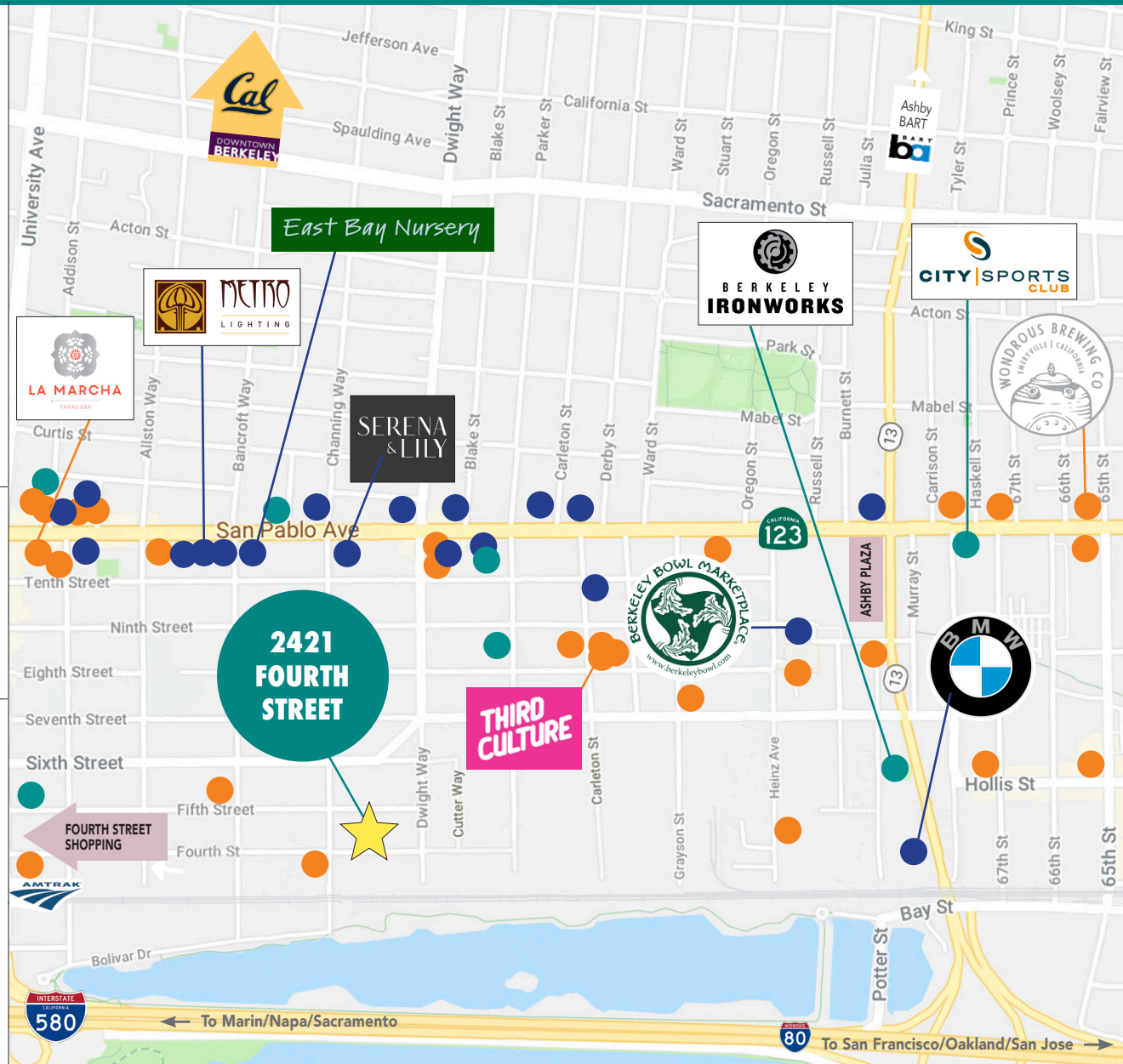
City Sports Club
The Yoga Room
Berkeley Muay Thai & Fitness
West Berkeley Fencing Club

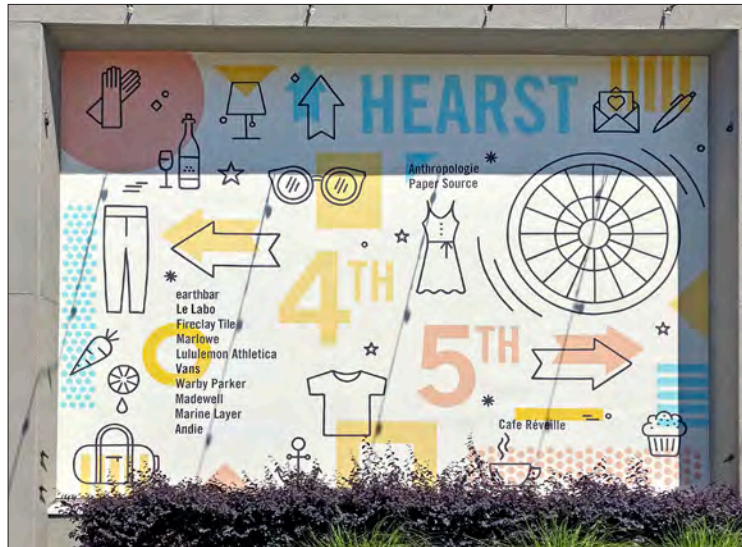
Berkeley Ironworks
No Pain No Gain Fitness Gym
Ashtanga Yoga Berkeley

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.