



1820 SOLANO AVENUE, SUITE B-2, BERKELEY, CA

Prime Solano Avenue Store Front Office Space - Flexible Leasing Options!



Listed By: Jodi Nishimura
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1820 SOLANO AVENUE, STE B-2 BERKELEY, CA PROPERTY OVERVIEW

Available for lease or co-lease at 1820 Solano Avenue, Suite B-2, this inviting 1,300 square foot professional office space offers versatile arrangements for businesses seeking a prestigious Berkeley address and outstanding store frontage for brand visibility. The beautiful and thoughtfully designed space combines functionality with flexibility, and can be used as work space, meeting or event space. The dramatic open ceilings give it a modern industrial feel, and an abundance of lush plants throughout bring warmth and natural beauty. Designer furnishings (Design Within Reach, Herman Miller, Room & Board) throughout.

AVAILABLE

IMMEDIATELY

- Size: ±1,300 sf
- Co-Lease Rate: \$21.00 /SF/YR
- Lease Takeover Rate: \$42.00 /SF/YR
- Rent Type: NNN + CAM
- Zoned C-SO
- (Solano Avenue Commercial)

WALK SCORE 95

BIKE SCORE 90

GOOD PUBLIC
TRANSIT
(walkscore.com)

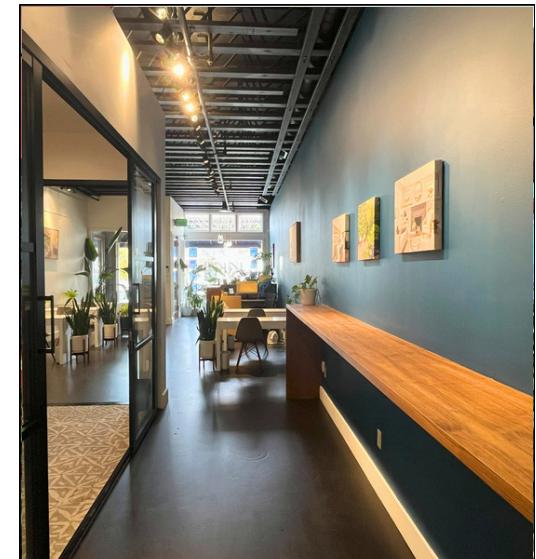
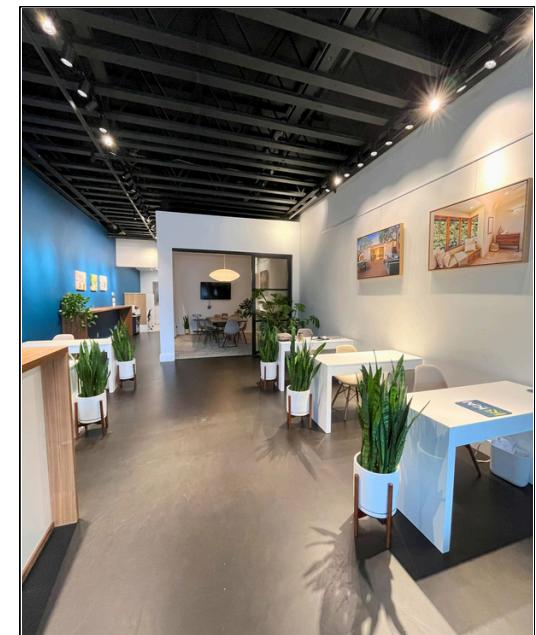
Layout & Features:

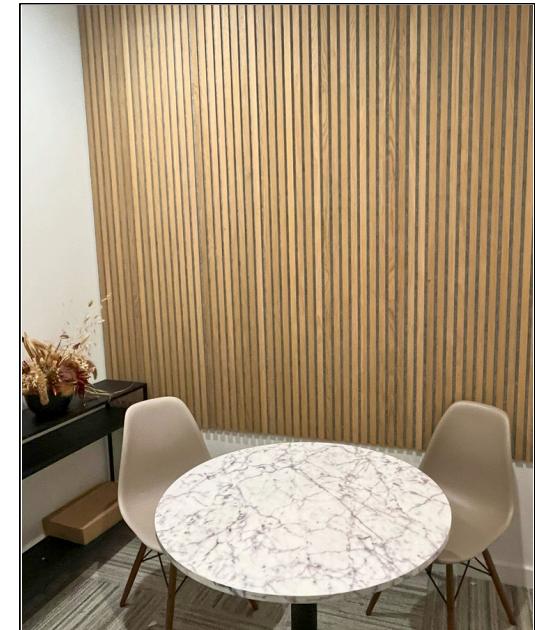
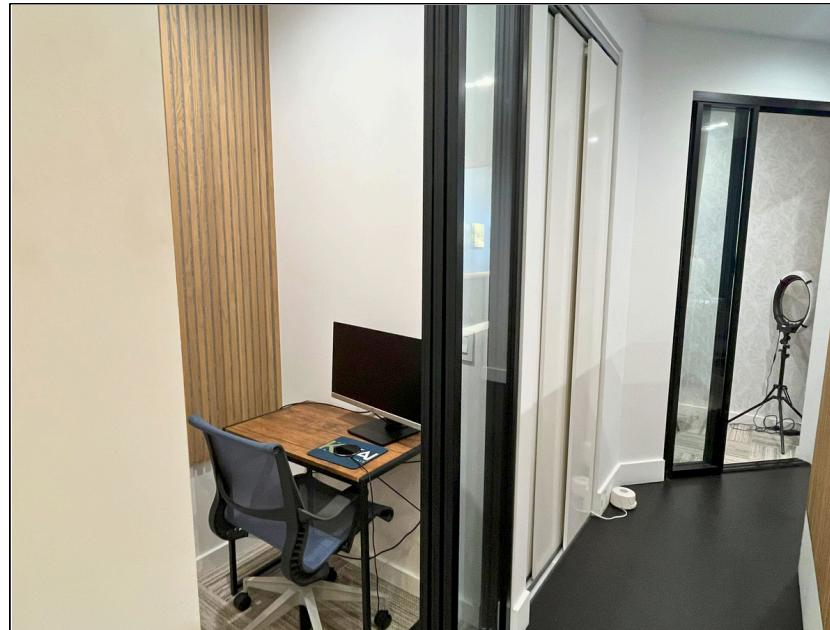
- Conference room for client meetings and team collaborations (seats up to 10 at table, more in room)
- A/V equipment
- Small meeting room for 2-3 people
- “Telephone booth” for private conversations
- Five semi-private desk spaces perfect for focused work
- Five open-plan desks in the welcoming front area
- Kitchen and lunch table
- Private bathroom
- Professional printer and office supplies
- Designated parking for additional fee
- Flexible layout can be used for hosting networking and educational events, client parties, etc. (we have hosted groups of 60-70 people)
- Fantastic store frontage to maximize your brand (no billboard needed!)
- After-business-hours use possibilities





1820 SOLANO AVENUE, STE B-2 BERKELEY, CA
PHOTO TOUR





DETAILS

Size: 1,300 SF

Term: Negotiable

Co-Lease: \$21.00 /SF/YR

Lease Takeover: \$42.00 /SF/YR

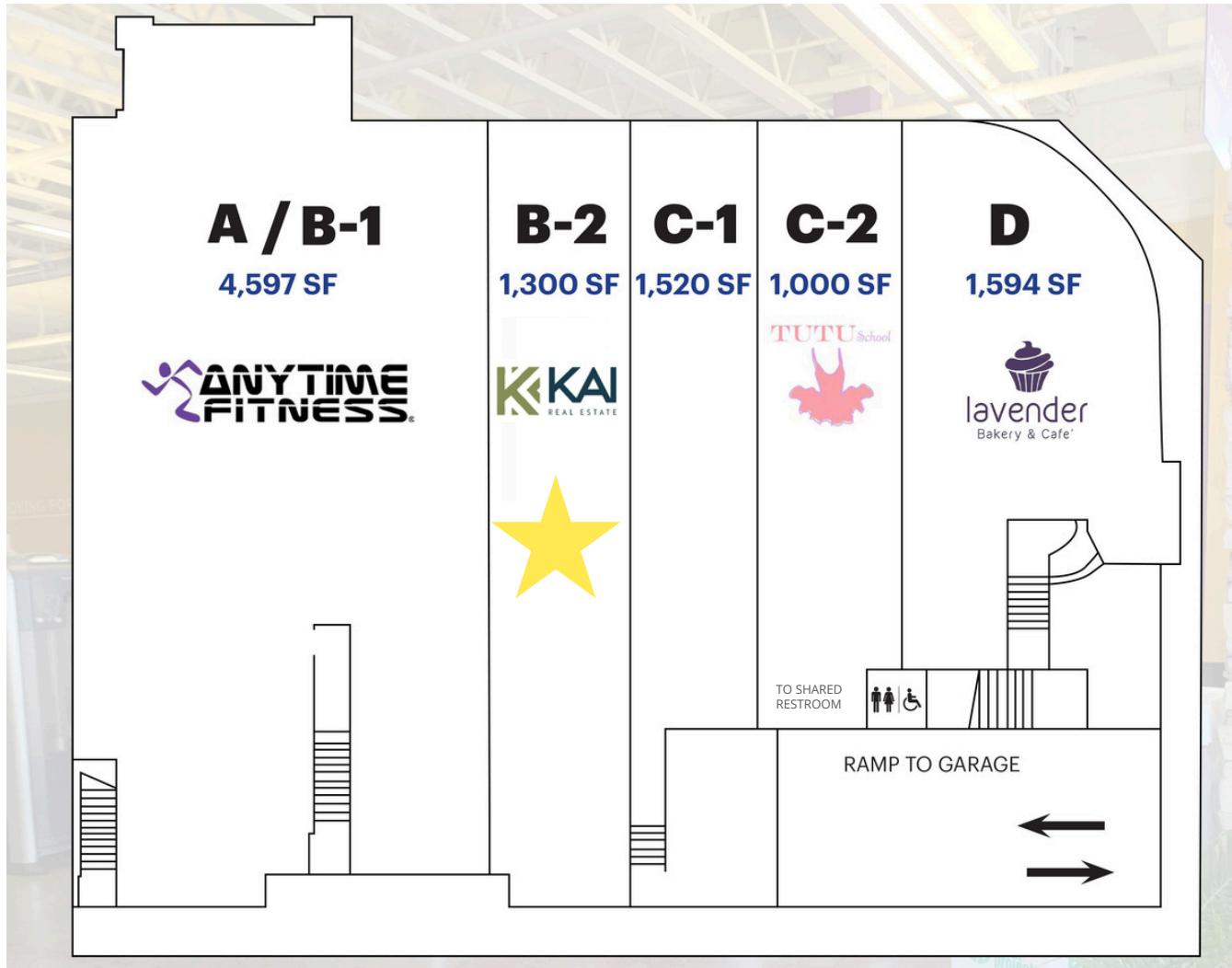
Rent Type: Triple Net (NNN) + CAM

Space Use: Office

Condition: Full Build-Out

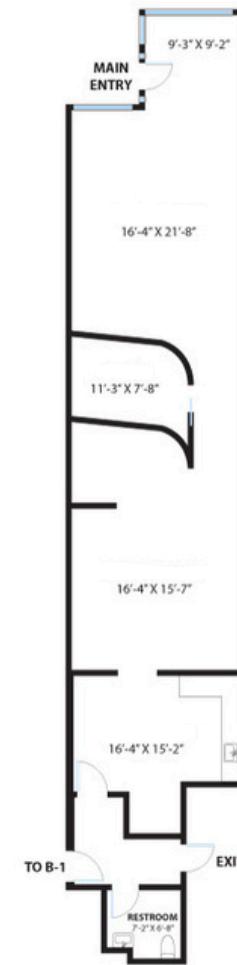
Availability: IMMEDIATELY

SITE MAP



FLOOR PLAN

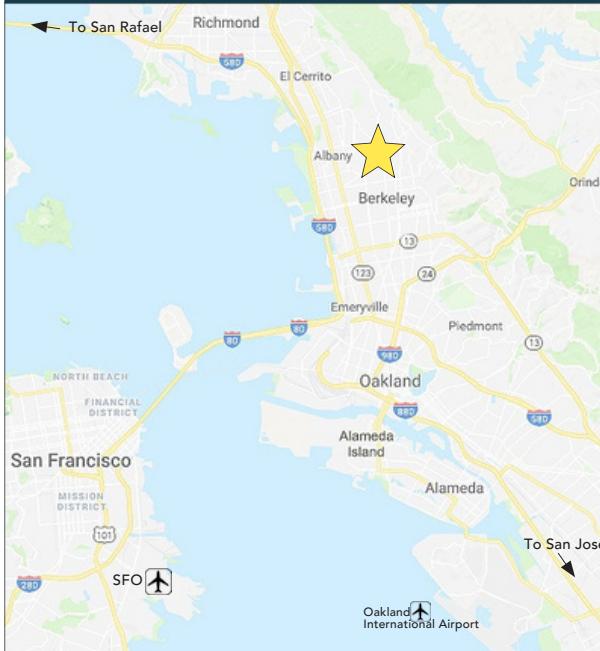
PROPERTY SQ FT INFORMATION
MEASUREMENTS CALCULATED TO THE INTERIOR WALLS
LIVING SPACE: 1296 SQ FT



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.



1820 SOLANO AVENUE, STE B-2 BERKELEY, CA AREA MAP



RESTAURANTS, CAFÉS AND BARS

Lavender Bakery & Café
Peet's Coffee Roasters
Ajanta Indian Restaurant
Fonda Tapas Restaurant
Sweet Basil Thai
Starbucks
Zachary's Pizza
House of Curries
Bowl'd Korean Rice Bar
Solano Yogurt & Ice Cream
Taqueria Talavera
Cugini Italian Restaurant
Gordo Taquería
Kim's Café & Sandwiches
Oori Rice Triangles
Schmidt's Pub
Solano Cellars Wine Bar

Noah's NY Bagels
Zachary's Chicago Pizza
iScream
Cactus Taqueria
Troy Greek Restaurant
Khana Peena
Barney's Gourmet Hamburgers
Suzette Crêpe Café
Little Star Pizza
Boss Burger
Zaytoon Mediterranean
Mr. Dewie's Cashew Creamery
Kirin Chinese Restaurant
Café Raj Asian Restaurant
Highwire Coffee
Bua Luang Thai Cuisine
AKEMI Japanese Restaurant

RETAIL

Safeway Sole Terra Shoes
Pegasus Books CVS Pharmacy
Sue Johnson Custom Lamps
Morningtide Curated Gifts
Matsu Fine Natural Bedding
Neilson Arts Gallery
Andronico's Avenue Yarns
Five Little Monkeys Toy Store
YAZA Women's Clothing
Oaks Jewelers Plaza Tennis & Sports Bikes on Solano
Flowerland Nursery Ensler
Lighting

Sottovoce Women's Clothing
Solano Florist
Of All Places
Lava9 Handbags & Clothing
Fillgood Home Goods
Oaktown Spice Shop

FITNESS

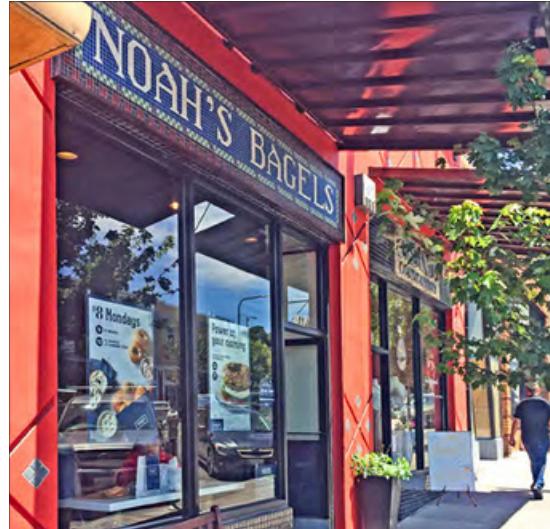
Anytime Fitness
Orangetheory Fitness
Happy Hour Fitness Studio
Oaks Climbing Gym



**1820
SOLANO
AVENUE**



1820 SOLANO AVENUE, STE B-2 BERKELEY, CA
NEIGHBORHOOD



PEDESTRIAN-ORIENTED NEIGHBORHOOD, FILLED WITH POPULAR EATERIES, RETAIL SHOPS, FITNESS + SERVICES



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.



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