



Ground Floor Retail/Office Units in Central Berkeley Ranging from $\pm 1,500$ SF to $\pm 5,500$ SF



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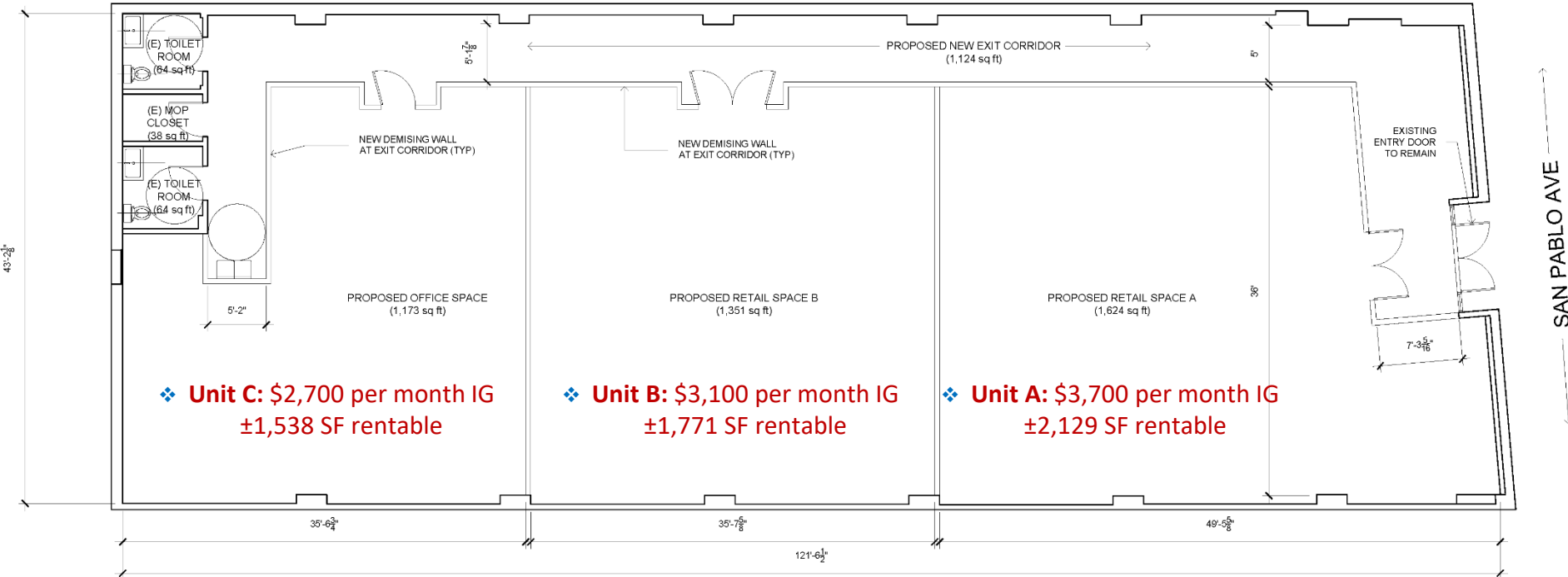
Highlights:

- Standalone building with fantastic [street visibility](#)
- Near high-traffic [corner of University and San Pablo](#)
- Clear-span with no posts
- TI allowance is available, costs to be amortized throughout lease term
- High ceilings
- Newly renovated throughout
- Two ADA bathrooms
- Exclusive outdoor yard in rear
- Currently built-out up for one user but can be demised to smaller units as shown on [Page 2](#)

[RATES & FLOOR PLAN](#)



Full Building Rate \$9,000 per Month IG



SAN PABLO AVE

