



## PROPERTY DESCRIPTION

The Alameda Therapy Center presents a premier commercial property consisting of three separate buildings and one ample parking lot, particularly suitable for mental health professionals located at 919, 921, and 925 The Alameda, Berkeley. The center offers approximately +/- 5,750 SF of versatile usable area, ideal for therapists and counselors seeking a welcoming and professional environment in the Northbrae area on the corner of Solano Ave and The Alameda.

The property's high visibility, convenient ample parking, and easy access to major transportation routes ensure maximum exposure and accessibility for your clients.

Available unit sizes in the center range from +/- 108 to +/- 294 usable SF (contiguous up to +/- 814 usable SF) with access to shared kitchenettes and restrooms. Private offices have double-entry doors and offer natural light. The units are designed with a customizable layout, helping businesses thrive and serve their clients effectively. Each building has separate entry and exit doors for patient confidentiality.

## OFFERING SUMMARY

Property Type/Use:	Therapy/counseling Office
Lease Rate:	\$850 - 1,500 per Month (Full Service Lease)
Lease Term:	Negotiable
Space Size:	+/- 108 to +/- 294 usable SF (contiguous up to +/- 814 usable SF)
Available units	Please call (Lease rates vary according to a unit size and availability)

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921 The Alameda



919 The Alameda



925 The Alameda

### PROPERTY/LEASE HIGHLIGHTS

- Location: Berkeley (Solano Avenue, The Alameda)
- Neighborhood: Northbrae, Berkeley, California
- Amenities: Ample Parking lot, Easy access to public transit (bus and BART, and bike lanes), Solano Ave with dining venues, artisan cafes, and cultural hotspots
- Private offices with shared kitchenettes and restrooms
- Use: professionals as counselors, therapists, and mental health care providers
- Unit Size(s): from +/- 108 to +/- 294 usable SF (contiguous up to +/- 814 usable SF)
- Lease Term: a minimum of one year
- Lease Rate: from \$850 to \$1,500 per month (depending on a unit's size) Full Service Lease
- Incentive: One month free rent for a qualified lease of more than 1 year (12 months +1 month free rent)

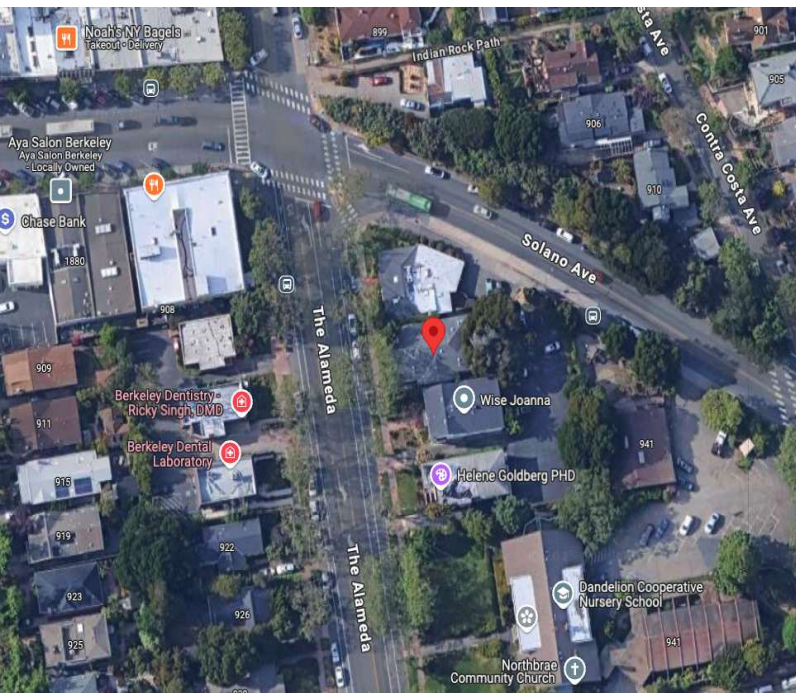
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## 919 The Alameda - Unit 6

The Alameda Therapy Center (919-925 The Alameda, Berkeley, CA)



### UNIT HIGHLIGHTS

- Quiet Counseling/Therapy Space
- Available space: Suite # 6 with +/- 112 usable SF
- Private Space, private entrance
- Lease Rate: \$850/Mo (full service)
- Shared Furnished Waiting Room
- Shared kitchenettes and restrooms
- Fully Built-Out as a Private Office
- Access to the parking lot
- HVAC
- Easy access to public transportation
- Proximity to Solano Ave.

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#### UNIT HIGHLIGHTS

- Quiet Counseling/Therapy Space
- Size range: +/- 108 to 294 Sq Ft, (contiguous up to +/- 814 usable SF)
- Lease rate: \$850 - 1,500 per Month (Full service lease)
- Natural light
- Shared waiting room, kitchenettes and restrooms
- Fully built-out as office spaces in a two-story Building
- Natural light
- Available to move-in after 09/01/2025
- Access to the parking lot
- Easy access to public transportation
- Proximity to Solano Ave.

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## On-Site Parking Lot Photos

The Alameda Therapy Center (919-925 The Alameda, Berkeley, CA)



### PARKING LOT HIGHLIGHTS

- Convenient on-site parking with two driveways
- Street Parking Available
- Easy Access to main roads
- One unassigned parking space for each unit (first-come, first-served basis)
- Paved and striped

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REAL  
ESTATE

## The Neighborhood

The Alameda Therapy Center (919-925 The Alameda, Berkeley, CA)



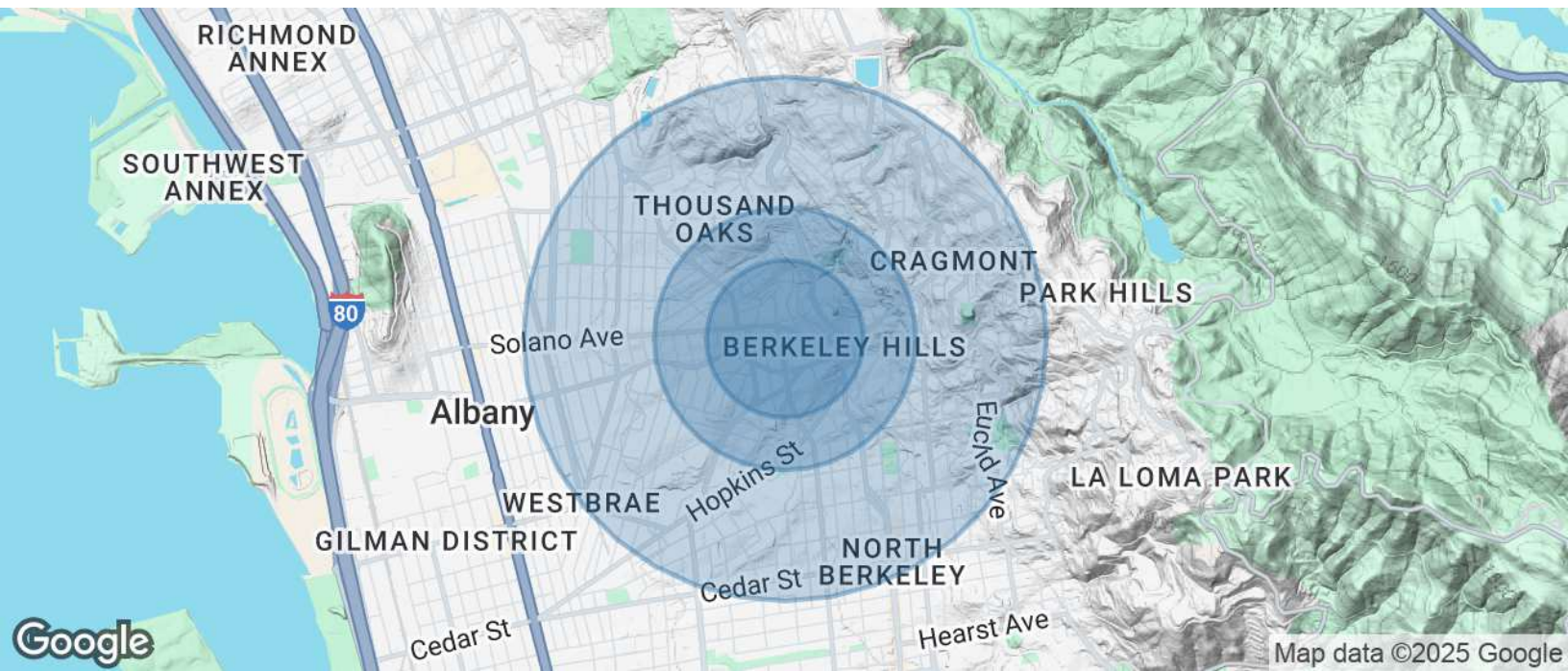
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,974	5,733	29,261
Average Age	50	49	47
Average Age (Male)	49	48	45
Average Age (Female)	51	50	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	795	2,316	12,055
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$264,024	\$254,678	\$245,278
Average House Value	\$1,797,282	\$1,738,062	\$1,606,337

Demographics data derived from AlphaMap

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