

# 904 Pardee Street



## FOR SUBLEASE QUALITY WAREHOUSE WEST BERKELEY

### PROPERTY HIGHLIGHTS

- Two Grade-level rollup doors
- Floor drain / hose bib
- Fully sprinklered / several skylights
- 3-phase 200 amp / 240 volts (tenant to verify)
- 22 ft clear-height
- **±2,682 sq. ft. of office**
- Three private offices / two kitchenettes / training room
- Conference room with glass wall
- Three restrooms / office HVAC
- Four no-charge parking spaces
- Below market through February 2025 Longer term available with landlord

**LOCATION**  
904 Pardee St  
Berkeley

**OFFERED AT**  
\$1.00 IG

**SIZE**  
±8,253 sq. ft.

**AVAILABLE**  
Immediately

**NORHEIM  
& YOST**

732 Addison Street  
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