

FOR LEASE :: 3360 ADELINE STREET, BERKELEY, CA
Ground Floor Commercial Space in the Lorin District



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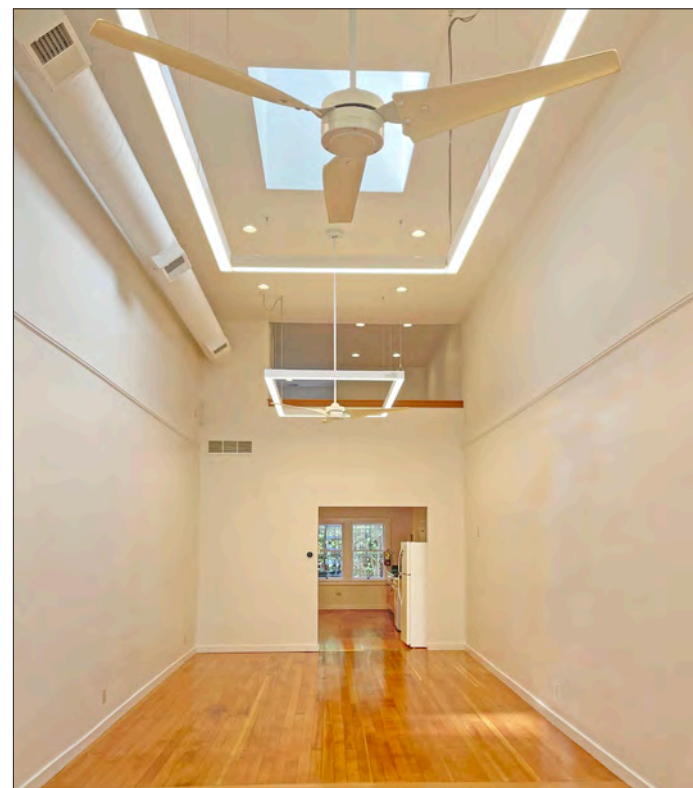
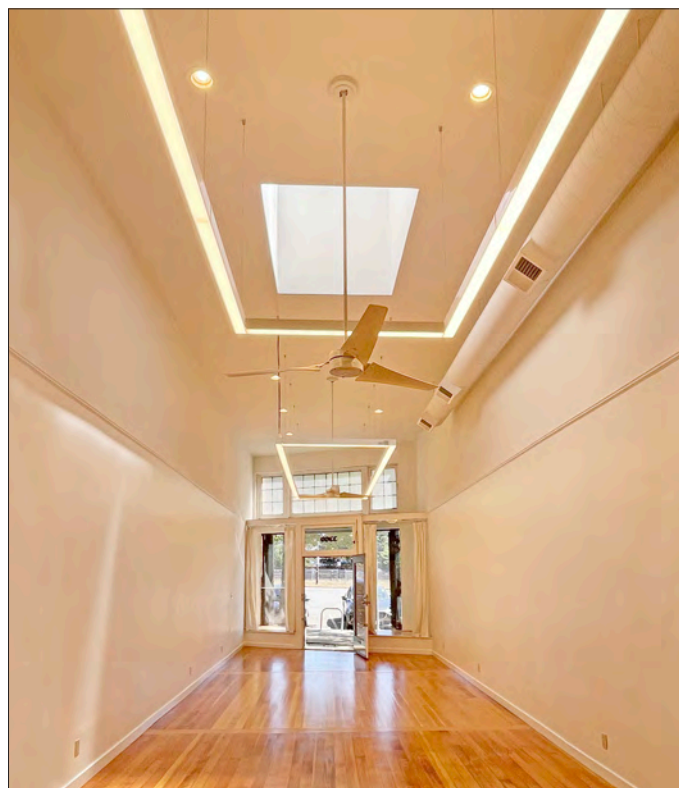
Perfect for Office, Retail, or Service Commercial Space

SIZE: ± 1,049 rsf

ASKING RENT:
\$2,500/Month + Utilities

Zoning: C-SA
(Commercial South Area)

- Ground floor plus spacious mezzanine
- Inviting entry with display area
- Clerestory windows, nice natural light, and ceiling fans
- Hardwood floors
- High ceiling with recessed lighting, new LED lighting, and skylight
- Kitchen and storage area, 1 restroom
- Shared backyard space (with adjacent tenants)
- Prominent street visibility
- Easy street parking, and excellent freeway access



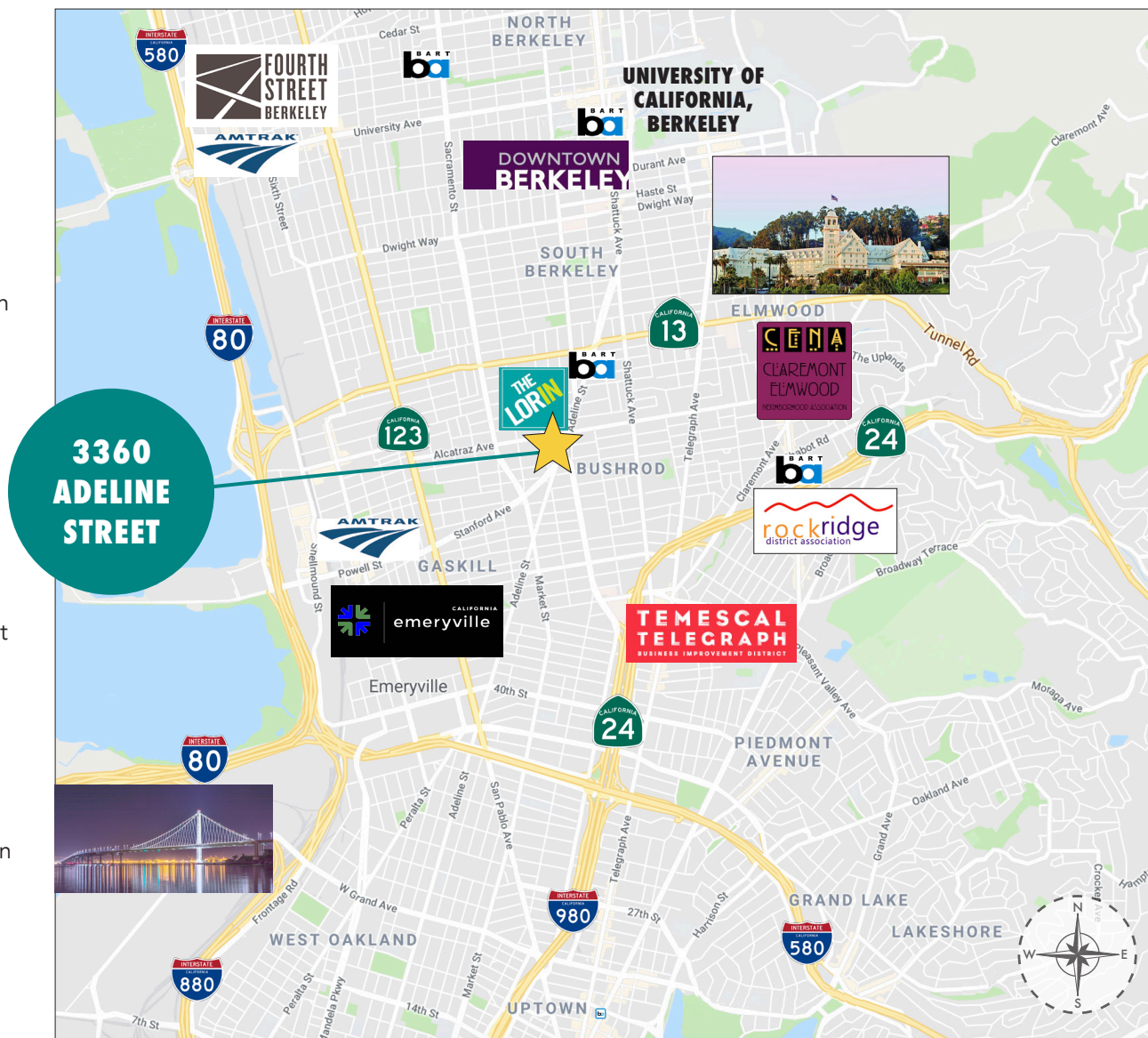


▲ Ground floor kitchen with access to shared backyard space



▲ Stairway to mezzanine space and restroom

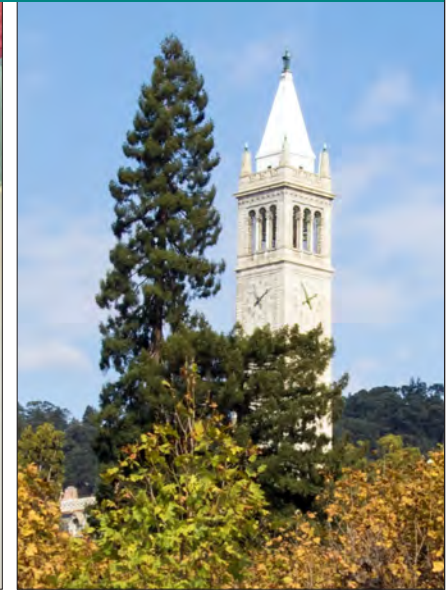
- 5 blocks from Ashby BART
- Steps from popular Sweet Adeline Bakeshop
- Tuesday Farmer's Market held weekly in the neighborhood
- Short walk to Berkeley Bowl, Sports Basement, Ashby Stage, Black Repertory Group, Berkeley Design Center, and The Starry Plough Pub
- Close to Downtown and UC Berkeley Campus
- Nearby eateries include The Vault Café, Zing Cafe, The Fat Fish (fish and chips), Red Bay Coffee, Lemat Ethiopian Restaurant, Roses on Adeline, Hoi Polloi Brewing Taproom and Beat Lounge, Domino's Pizza, and Yeti Sports Bar and Restaurant
- 1.5 miles to Berkeley's Fourth Street Shopping District
- 1.5 miles to Emeryville Public Market
- 2 miles to Powell Street Plaza and Shops
- Easy freeway accessibility and SF Bay Bridge access
- Near several major cities via an extensive transportation system



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

3360 ADELINE STREET, BERKELEY, CA
NEIGHBORHOOD



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.