

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

OFFICE SPACE FOR LEASE

:: 900 COLUSA AVENUE, SUITE 202, BERKELEY CA ::



**ELEVATOR
OFFICE SPACE
WITH
PARKING**

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SECOND FLOOR SUITE IN PRIME UPPER SOLANO AVENUE LOCATION

Pedestrian-oriented neighborhood alongside numerous restaurants, coffee shops, banks, service commercial offerings, and retail stores. Abundant foot traffic, car traffic, convenient parking. Highly visible space with excellent frontage and significant signage opportunity. On same block as Lavender Bakery & Café, Anytime Fitness, Kai Real Estate, Tutu School Berkeley. Near Peet's, iScream, many restaurants, and a wide variety of shops selling food, clothing, accessories, books, rugs, and unique items.

- SIZE: ±1,140 RSF
- ASKING RENT:
\$3.00 psf/month IG
- Zoned C-SO
(Solano Avenue Commercial)

WALK SCORE 95

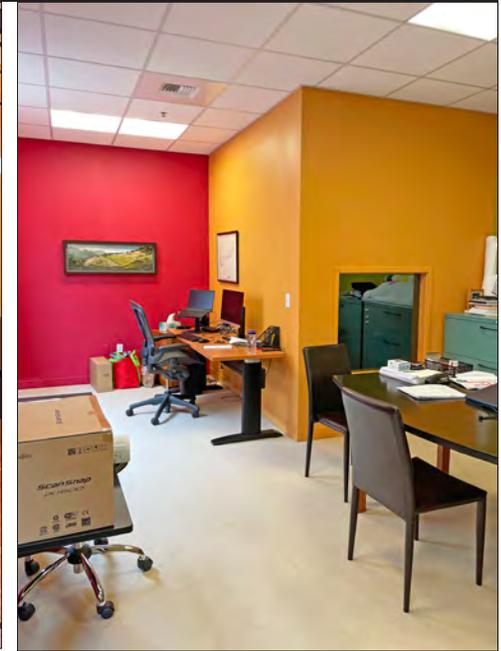
BIKE SCORE 90

**GOOD PUBLIC
TRANSIT**

(walkscore.com)



**SOLANO AVENUE IS
ONE OF BERKELEY'S MOST
DELIGHTFUL AND DIVERSE
BUSINESS DISTRICTS**



FEATURES

- Reception area
- Large work room or bullpen
- Conference room
- Storage room
- Kitchen area
- Storage/utility room
- Carpeted
- HVAC

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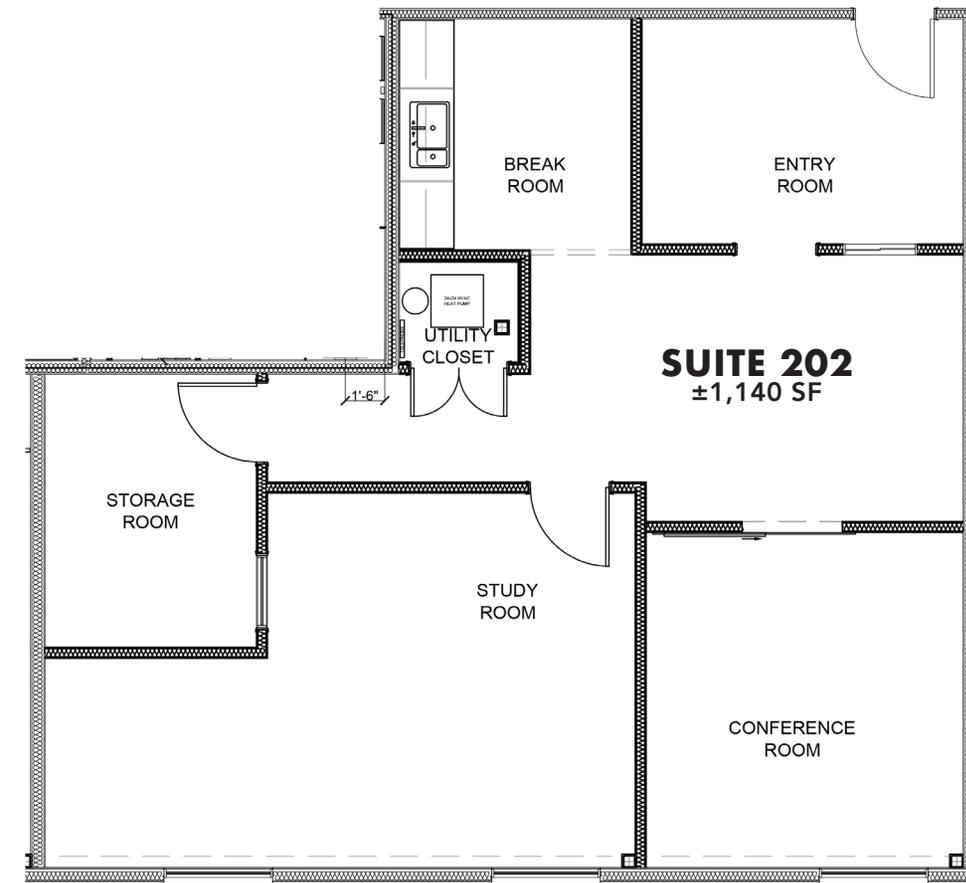
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900 COLUSA AVENUE, SUITE 202, BERKELEY CA
BUILDING



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

SOLANO AVENUE

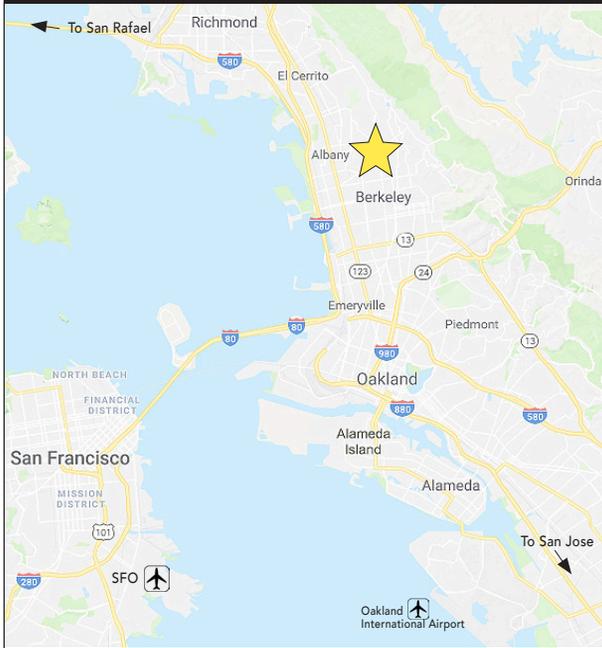


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

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900 COLUSA AVENUE, SUITE 202, BERKELEY CA
IN THE VICINITY



RESTAURANTS, CAFÉS AND BARS

- Lavender Bakery & Café
- Peet's Coffee Roasters
- Ajanta Indian Restaurant
- Sweet Basil Thai
- 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
- iScream
- Troy Greek Restaurant
- Noah's NY Bagels
- Zachary's Chicago Pizza
- Cactus Taqueria
- 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
- The Oaks Climbing Gym

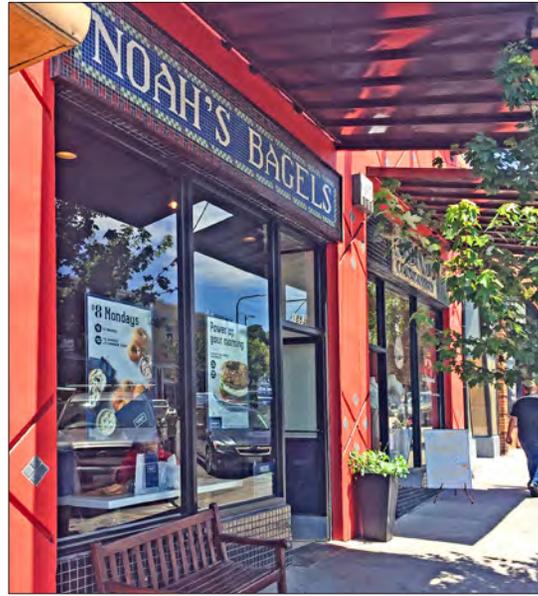


**900
SOLANO
AVENUE**

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900 COLUSA AVENUE, SUITE 202, 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.