



FOR LEASE

LARGE FLEX SPACE IN PRIME LOCATION

PROPERTY HIGHLIGHTS

- Now vacant and available immediately
- Incredible location in the heart of Berkeley's vibrant Gilman District
- Space has very high ceilings, a functional wide open floor plan, and a large glass storefront
- Zoned MULI. Uses may include: Warehouse/Office, Maker/Retailers, Brewers and other light manufacturers.
- Exterior entrance offers fantastic exposure to patrons of Philz, Funky Elephant Thai, Berkeley Burgers, and Whole Foods.
- One block from Office Depot, Chipotle, Walgreens, REI and many other retailers.

LOCATION

1308 Ninth St.
Berkeley

OFFERED AT

\$1.75 per sq. ft. IG
\$1.55 PRICE REDUCTION

SIZE

± 5,400 sq. ft.



**NORHEIM
& YOST**

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