

1240 Sixth St.



FOR SALE MAJOR PRICE REDUCTION

BEAUTIFUL STAND-ALONE BUILDING WITH PRIVATE YARD AND PARKING

SIZE

± 2,900 sq. ft.

OFFERED AT

\$1,996,000.

LOCATION

1240 Sixth Street, Berkeley

PROPERTY HIGHLIGHTS

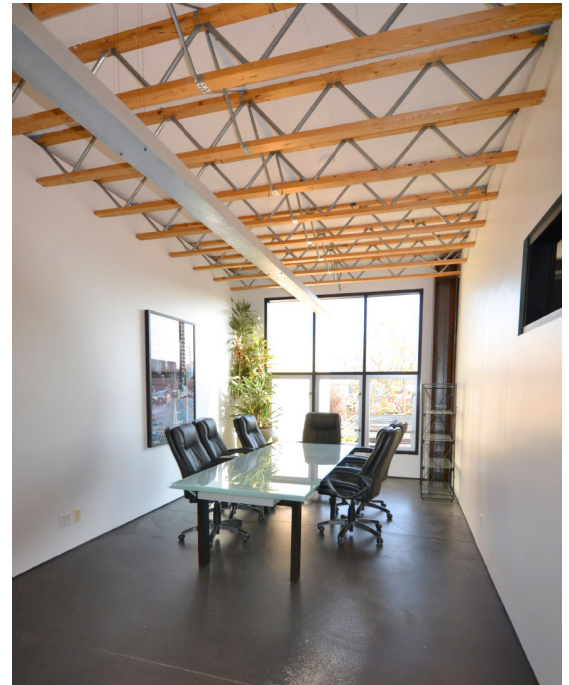
- **Over \$300,000 reduction**
- ±2,900 sq. ft. of state-of-the-art office space
- Can be used as four individual offices or one office unit
- Great natural light
- Exposed ceilings
- 24 Solar panels
- Radiant Heat
- Gated parking
- Concrete Floors
- Private back patio
- Cardkey access to building

**NORHEIM
& YOST**

732 Addison Street
Suite "C"
Berkeley, CA 94710

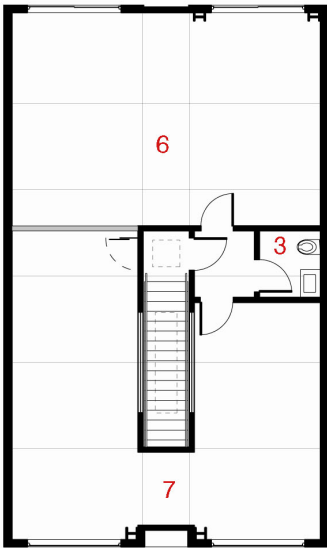
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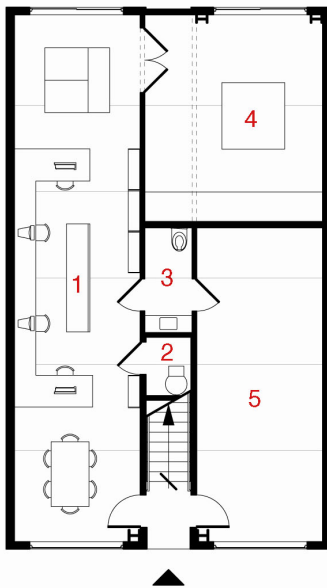


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1240 SIXTH STREET



UPPER FLOOR PLAN



GROUND FLOOR PLAN

- 1. STUDIO
- 2. MECH
- 3. BATH
- 4. SHOP
- 5. SUITE B
- 6. SUITE C
- 7. SUITE D

