



# FOR LEASE

## CREATIVE RETAIL/SERVICE/OFFICE SPACE

### LOCATION

1703 University Ave.  
Berkeley

### OFFERED AT

\$2.85/sq.ft. IG

### SIZE

1,500 sq.ft.

### PROPERTY HIGHLIGHTS:

- Ground floor open space
- High Ceilings
- Concrete Floor
- Full Kitchen
- ADA restroom
- Mezzanine office w/ restroom/shower
- Laundry facilities
- Perfect for almost any commercial use
- Walker's Paradise Score 95
- Biker's Paradise Score 99
- 2 blocks to Trader Joes, 1/2 mile to UCB



**NORHEIM  
& YOST**

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