

FOR LEASE West Berkeley Great LT. INDUSTRIAL/R&D/STUDIO	<b>SIZE</b> 1,300± sq. ft.	<b>LEASE RATE</b> \$2.75/sq.ft. I.G.
PROPERTY HIGHLIGHTS	LOCATION 2332-4 <sup>th</sup> Street Unit "G"	<b>AVAILABLE</b> April 1, 2021
<ul> <li>Space can accommodate many uses.</li> <li>1 200+ sq. ft including finished carpeted mozzapine used</li> </ul>	between Bancroft and Channing Way	

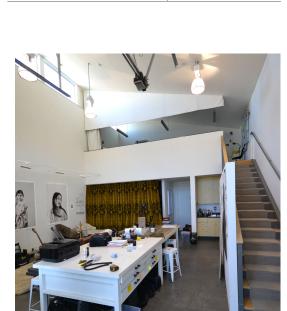
- 1,300± sq. ft. including finished carpeted mezzanine used as office.
- Space in excellent condition.
- Glass and metal motorized roll up door.
- High ceilings, operable windows
- Comcast, alarm, electrical distribution.
- Kitchenette, ADA bathroom
- Many improvements, great natural light.
- 100 amps power
- New construction in 2007
- On site parking
- Painted white thru out, stained concrete floor
- Walk to Fourth Street shops and Restaurants
- 3+ blocks to BART Shuttle Route



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