



FOR LEASE

WEST BERKELEY GREAT LT. INDUSTRIAL/R&D/STUDIO

SIZE

1,300± sq. ft.

LEASE RATE

\$2.75/sq.ft. I.G.

LOCATION

2332-4th Street Unit "G"
between Bancroft and
Channing Way

AVAILABLE

April 1, 2021

PROPERTY HIGHLIGHTS

- Space can accommodate many uses.
- 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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