

2332 Fourth St. Unit G



FOR LEASE

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

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 throughout, stained concrete floor
- Walk to Fourth Street shops and Restaurants
- 3+ blocks to BART Shuttle Route

SIZE
1,300± sq. ft.

LEASE RATE
\$3.25/sq.ft. I.G.

LOCATION
2332-4th Street
between Bancroft and
Channing Way

AVAILABLE
August 1st 2024

**NORHEIM
& YOST**

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