



# 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



732 Addison Street  
Suite "C"  
Berkeley, CA 94710

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<b>SIZE</b> 1,300± sq. ft.	<b>LEASE RATE</b> \$2.95/sq. ft. I.G.
<b>LOCATION</b> 2332-4 <sup>th</sup> Street between Bancroft and Channing Way	<b>AVAILABLE</b> May 15, 2026



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