



1760
SOLANO AVE

PREMIER
MIXED-USE
OFFICES
FOR LEASE



James Kilpatrick
President
james@nainorcal.com
510.290.9647
CalDRE #01277022

Seth Hubbert
Investment Advisor
shubbert@nainorcal.com
510.757.9929
CalDRE #02158135

Damon Gerstein
Investment Advisor
dgerstein@nainorcal.com
415.465.4907
CalDRE #02268840

Tim Marshall
Investment Advisor
tmarshall@nainorcal.com
408.502.5363
CalDRE #02325164

Ian Cruda
Investment Advisor
icruda@nainorcal.com
408.204.2287
CalDRE #02250093



THE BUILDING

Nestled in the vibrant and bustling Berkeley Hills, this premier mixed-use property is an exceptional opportunity for lease in one of the most desirable locations in Berkeley, CA. The three-story office building is +/-16,468 square feet and is comprised of one (1) ground-floor retail space and two stories consisting of eighteen (18) office spaces. Additionally, there are nineteen (19) assigned parking spaces in a gated lot.

HIGHLIGHTS

- Location: Centered in the Heart of the Berkeley Hills
- Walkable to wide variety of restaurants and shops
- Facilities: 19 Gated Parking Spaces for 18 Offices, Bathrooms on Every Floor, Newly Updated Units with Keyless Entry
- 24 Hour Access
- Building-wide WiFi
- Air Conditioning



FOOD & BEVERAGE

Starbucks
Barney's Gourmet
Hamburgers

GROCERY STORES

Andronico's Community
Market
Safeway

RETAIL

Chase
Mechanic's Bank
California Bank
Bank of America

LIFESTYLE

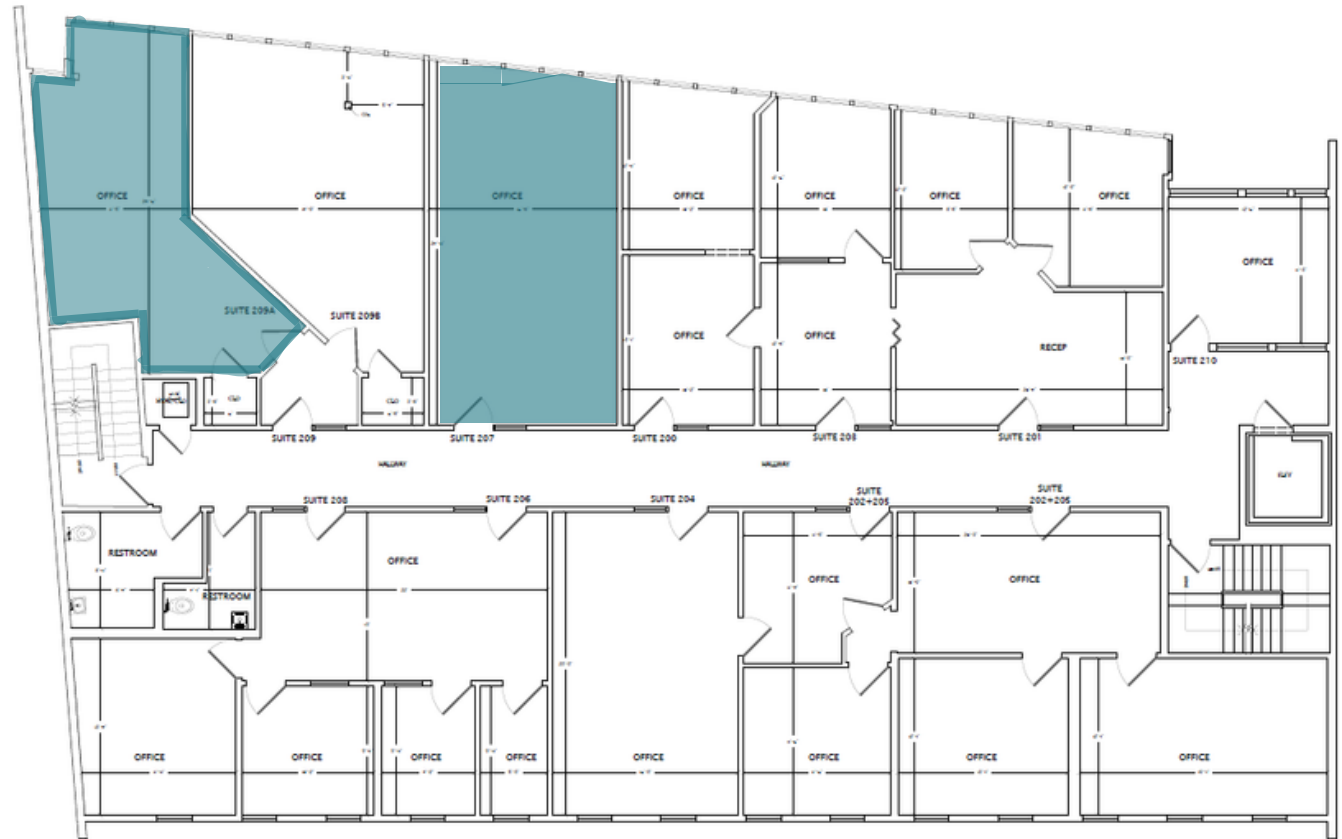
Anytime Fitness
OrgangeTheory Fitness

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2ND FLOOR
130 SF - 3,893 SF



 AVAILABLE
UNITS

SUITE	RENTABLE SF	BASE RENT
207	510	\$4.79/SF
209A	466	\$4.29/SF
2nd Floor Total	+/- 976	

AVAILABILITY TERMS & CONDITIONS

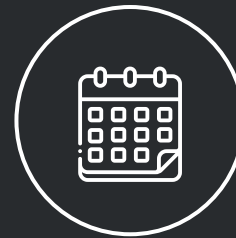
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**RENT: \$4.29-\$4.79/SF/MO
FLEXIBLE TERMS**



**SHORT & LONG TERM
LEASE AVAILABLE**



**AVAILABLE
IMMEDIATELY**

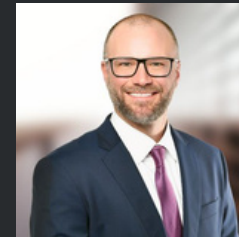


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FOR LEASING INFORMATION



James Kilpatrick
james@nainorcal.com
510.290.9647
LIC# 01277022



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shubbert@nainorcal.com
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