

# FOR LEASE SECOND-FLOOR MEDICAL/OFFICE

WITH DEDICATED PARKING

979 SAN PABLO AVENUE  
ALBANY, CA



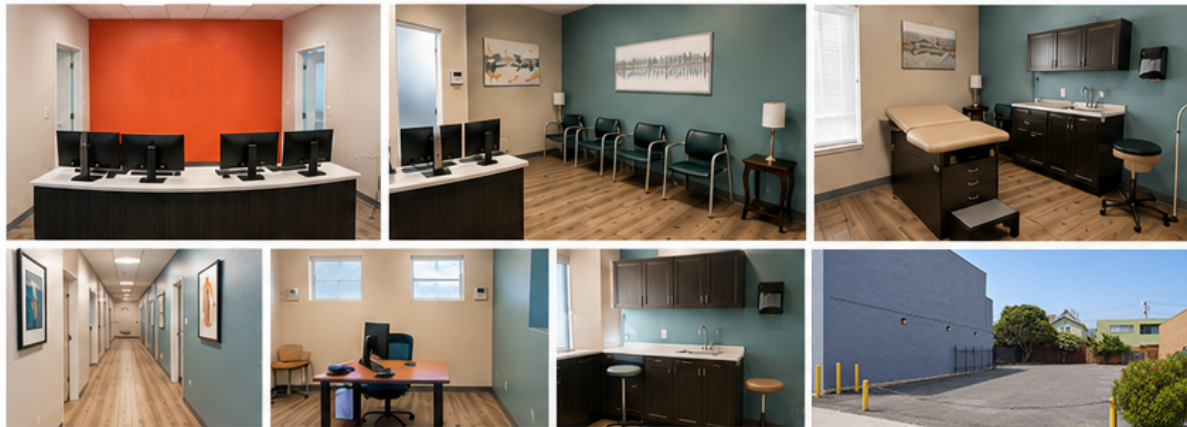
±4,350 SF  
SECOND FLOOR



ELEVATOR  
ACCESS



12 DEDICATED  
PARKING SPACES



 **SIZE**  
±4,350 RSF

 **ASKING RENT**  
\$11,880/month NNN

 **ZONED SPC**  
(San Pablo Commercial)

## OUTSTANDING VISIBILITY IN ONE OF ALBANY'S MOST TRAVELED COMMERCIAL CORRIDORS.

- Multiple Offices & Treatment Rooms
- ADA-Accessible with Lift
- Reception, Lobby, Kitchen/Break-room
- Built-Out Radiology Room
- 12-Space Private Parking Lot
- Significant Signage Opportunity
- Existing Furniture Available
- Easy Freeway Access
- Conveniently Located at Center of Albany/Berkeley/El Cerrito Corridor.

