



1760
SOLANO AVE

PREMIER
MIXED-USE
OFFICES
FOR LEASE



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1760 SOLANO	
2nd FLOOR	3rd FLOOR
208 J. Thorge PhD / E. Wiley PhD	300 Patricia Contaxis, MFT
211 Mikee Integrative Health	Zeph Locke
213 Mikee Integrative Health	Matthew Danche
214 Thorge Law	Heather Collins
215 Dr. Kim Mendenhall, DDM, LAM	301 Deborah Efron, LCSW
217 Living Tree Community Funds	Kathie Brann, PhD
219 Sam P. David, DVM	Rachel Heister, LMFT
	Heidi Rosenfeld, Ph.D.
	302
	303
	304 Nancy Taylor, LCSW
	308 Law Office of Richard C. Naisik
	309 Berkeley Hills Dentistry
	Dr. Vignan Tanandayan, DDS PhD



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



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FOOD & BEVERAGE

Starbucks
Barney's Gourmet
Hamburgers

RETAIL

Chase
Mechanic's Bank
California Bank
Bank of America

GROCERY STORES

Andronico's Community
Market
Safeway

LIFESTYLE

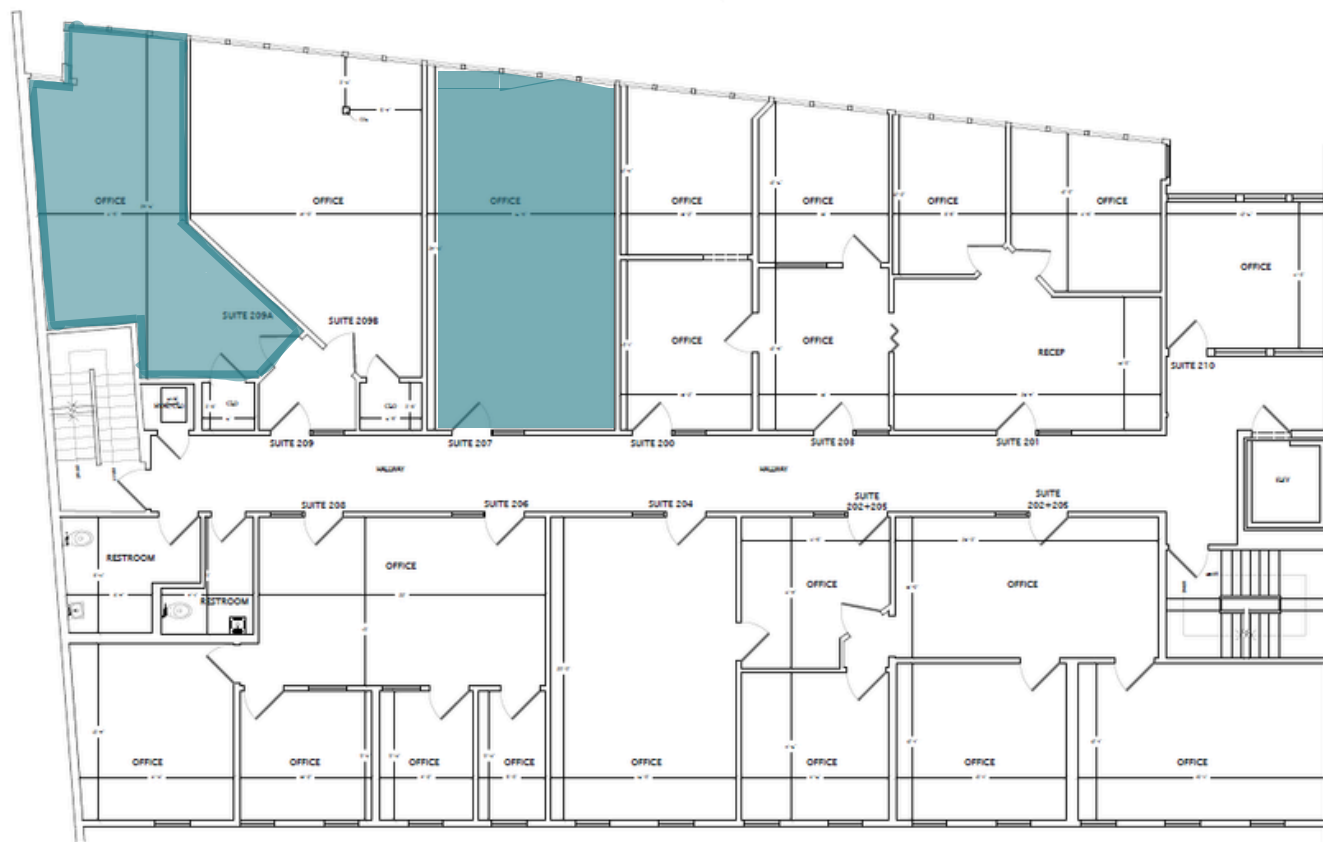
Anytime Fitness
OrgangeTheory Fitness





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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

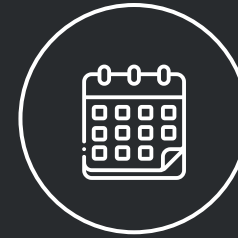
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RENT: \$2.75-\$3.95/SF/MO
FLEXIBLE TERMS



SHORT & LONG TERM
LEASE AVAILABLE



AVAILABLE
IMMEDIATELY



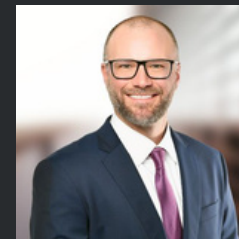


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FOR LEASING INFORMATION



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