



FOR SUBLEASE

1422 San Pablo Avenue
Berkeley, CA

Rare, Design-Forward Preschool Opportunity in Northwest Berkeley

Modern Construction | Expansive Outdoor Play | Secure On-Site Parking

CONTACT US

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Highlights

- Full ±3,865 RSF building situated on a generous ±13,551 RSF parcel
- Term through March 31, 2028 – opportunity for additional direct term
- Lease Rate: \$3.25 PSF/month, NNN
- Striking new exterior façade creating a fresh, contemporary presence
- Fully modernized interior featuring new flooring, upgraded classrooms, restrooms, and HVAC systems
- Expansive, renovated outdoor play area with open space, play structure, and thoughtfully designed shade sails
- Secure, gated on-site parking for staff and families
- Premier Berkeley Location with immediate access to Gilman Street and University Avenue corridors
- High-Visibility frontage along San Pablo Avenue (CA State Route 123)
- Zoned C-W (West Berkeley Commercial) – ideal for childcare or educational use

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BUILDING PHOTOS



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INTERIOR PHOTOS



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OUTDOOR SPACE & PLAY AREA



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