

**LEASE**

**TWO ±2,500-SF UPSTAIRS OFFICE UNITS  
±4,750-SF GROUND-FLOOR RETAIL  
CENTRAL BERKELEY**



**1820 San Pablo, ±2,500-5,000 SF (Upstairs — Not pictured):**

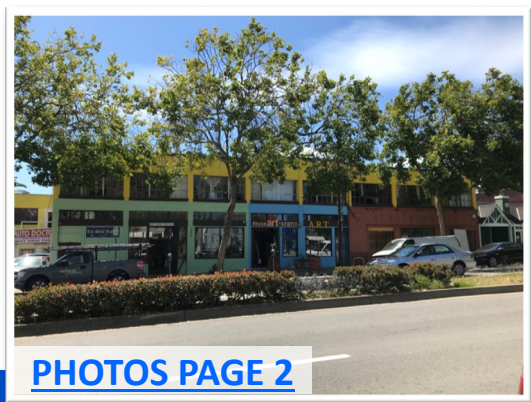
- Newly renovated office space
- Floor to ceiling windows and exposed beams
- Open floor plan with large group gathering rooms
- In-unit bathroom and storage closet
- Landlord will consider finishing space to tenant's needs

**Rate:** \$4,375 per month IG (for 2,500-SF unit)

**1822 San Pablo, ±4,750 SF (Downstairs):**

- Bright and open retail space with high ceilings and natural light
- Attached walled-in patio has great potential and allows for out-door use
- Potential for conversion to restaurant or bar use
- "Cold-shell" allows tenant to choose its layout
- Landlord will consider finishing space to tenant's needs

**Rate:** \$8,000 per month IG



**PHOTOS PAGE 2**

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**1822 SAN PABLO AVENUE, ±4750 SF**

**— INCLUDES ±1150-SF WALLED-IN PATIO**



[MORE PHOTOS ONLINE](#)

### Location Highlights:

- Neighborhood businesses include The Spanish Table, Casa Latina Bakery, Café Leila, La Marcha Tapas Bar, and [more](#)
- Great exposure to [San Pablo Ave.](#) thoroughfare
- Metered parking in front for customers
- One block from University Ave International Marketplace
- Central Berkeley [location](#) with [easy access to highway](#)

