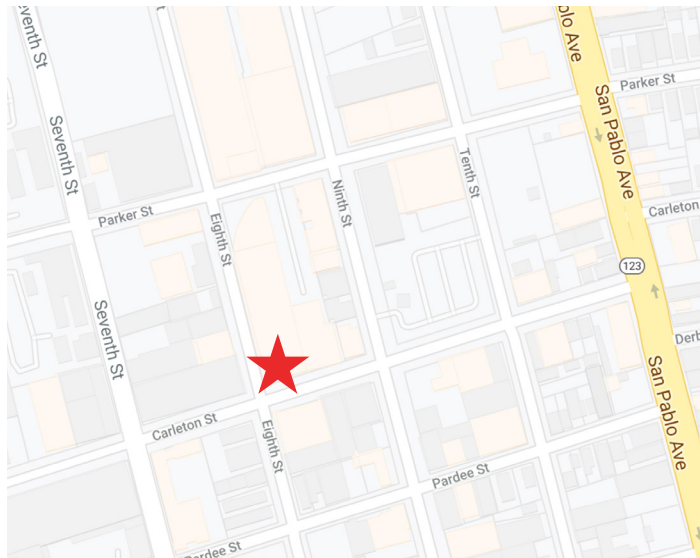


WEST BERKELEY "UNIQUE SPACE" FOR LEASE: 2603 8th Street – Berkeley, CA



Property Size: ±12,690 SF Available

As exclusive agents, we are pleased to offer the following space:



PROPERTY HIGHLIGHTS:

- Glass Store Front Entry
- ADA / Forklift Ramp to Entry
- 2 Large Open Rooms
- 2 Offices
- 1 Conference Room
- Kitchen
- 2 ADA Restrooms
- Excellent Abundant Natural Light
- Insulated Ceiling
- Two - 10'x16' Dock High Doors
- Sprinklered
- 18' Clear Height
- Space Heater

AVAILABLE NOW
Asking: \$1.95 IG

COMMENTS:

- Past use - photography
- Easy Parking
- Walk to Shopping and Restaurants
- Short Drive from Ashby I-80 Exit
- Zoning: MULI



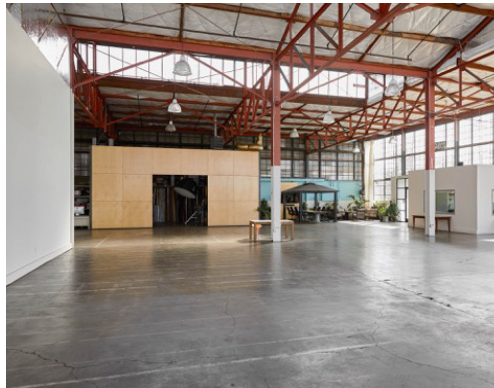
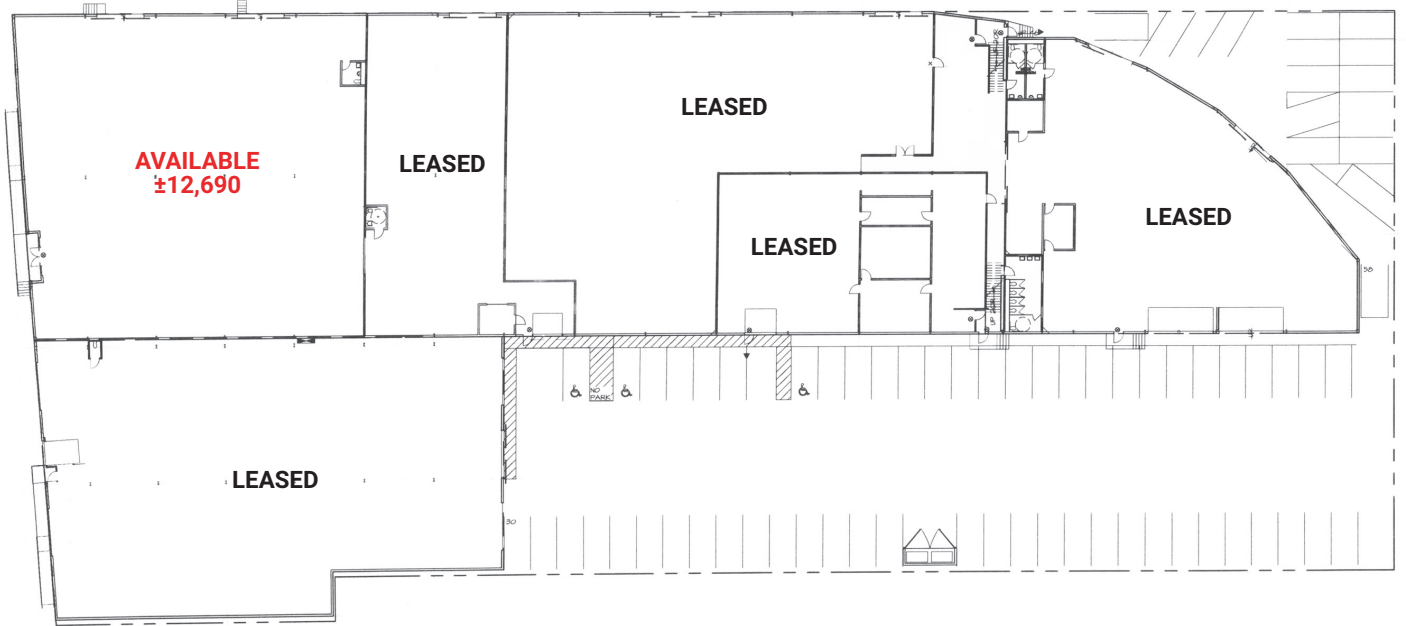
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