

**FOR
LEASE**

**OFFICE / FLEX SPACE
733 ALLSTON WAY
WEST BERKELEY**



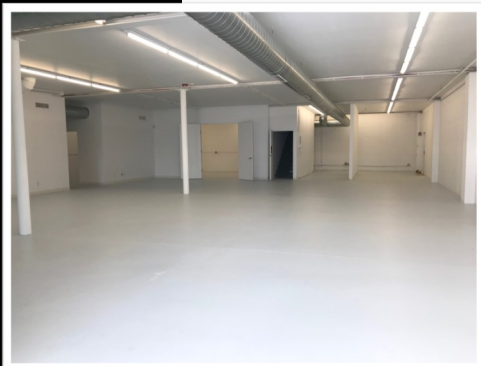
±4800 SF AT \$8,900 MONTHLY — MG



Prime West Berkeley location near 4th Street District. Located within an upgraded 25,000-SF 2-story loft complex occupied primarily by professional service firms; including architecture, landscape architecture, photography, engineering and other design firms.

Particulars:

- Quiet and private ground floor office / flex space suite with high ceilings, windows and natural light
- Upstairs common lounge area and kitchen provided in addition to office / flex space
- Upgraded private bathroom within space and 2 separate men's and women's restrooms upstairs
- Roll-up door access separate from office entrance
- Large south facing windows in roll up door and main office space
- Private secure entry leads to carpeted office with large sliding glass doors
- Building includes significant electrical service amperage
- Two short blocks to 4th Street cafes, shopping district and Aquatic Park
- In the heart of the West Berkeley office neighborhood
- Excellent access to University corridor transit and I-880 freeway
- Parking available on street or for rent in separate lot
- Security controlled access and remote in-office intercom



[FLOOR PLAN PAGE 2](#)

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AVAILABLE NOW

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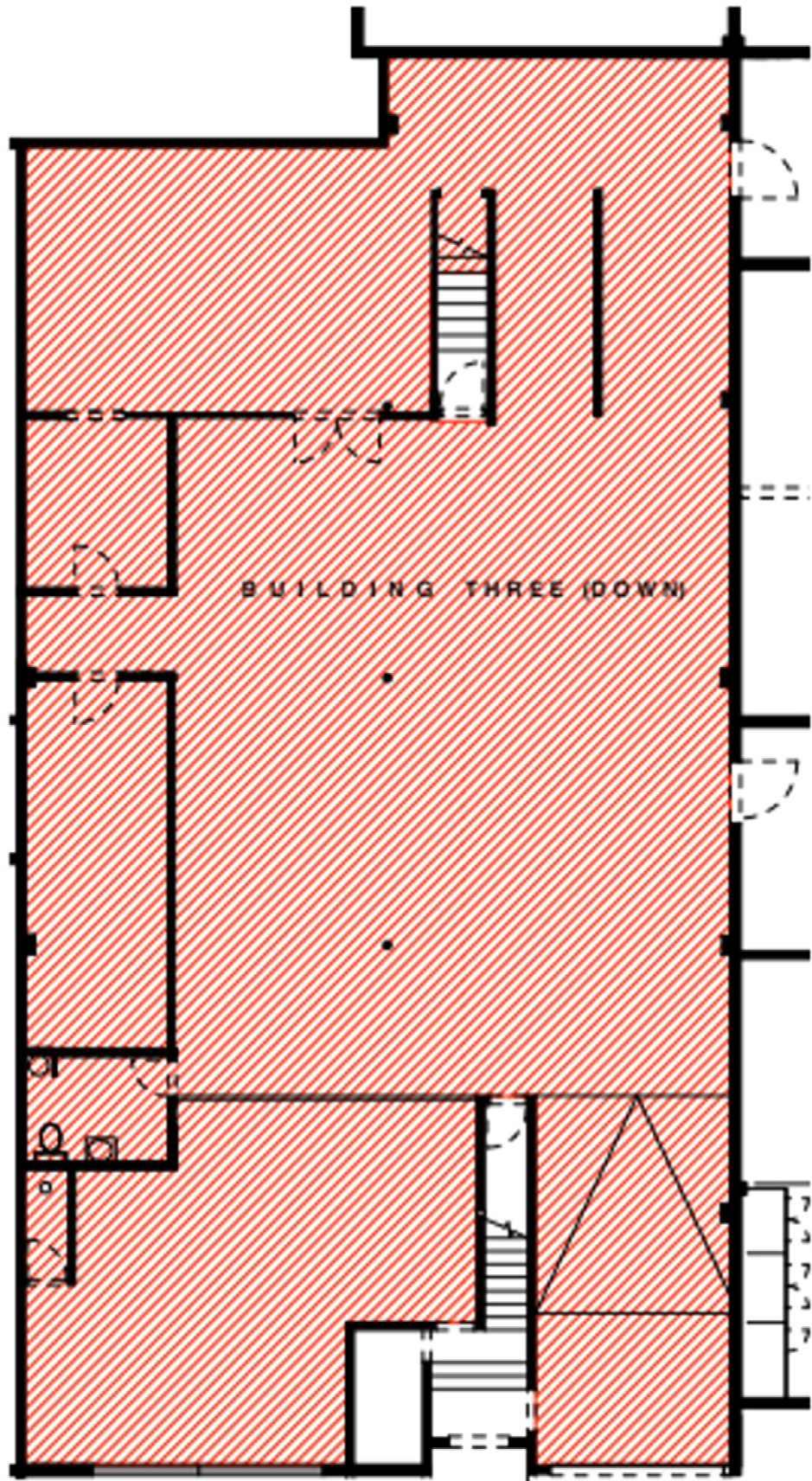
[AREA BUSINESS](#)

**FOR
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**GROUND
FLOOR
±4800 SF**



**COMMERCIAL
REAL ESTATE**



733 ALLSTON WAY

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