



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
210 Mikee Integrative Health	Zeph Locke
212 Mikee Integrative Health	Matthew Danche
214 Thorge Law	Heather Collins
216 Dr. Kim Mendenhall, DDM, LAC	301 Deborah Efron, LCSW
217 Living Tree Community Funds	Kathie Brann, PhD
218	Rachel Heister, LMFT
219	Heidi Rosenfeld, Ph.D.
220	302
221	303
222	304 Stacy Taylor, LCSW
223	305
224	306
225	307
226	308 Law Offices of Richard C. Naisik
227	309 Berkeley Hills Dentistry
228	Dr. Vignesh Tanandhyam, 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

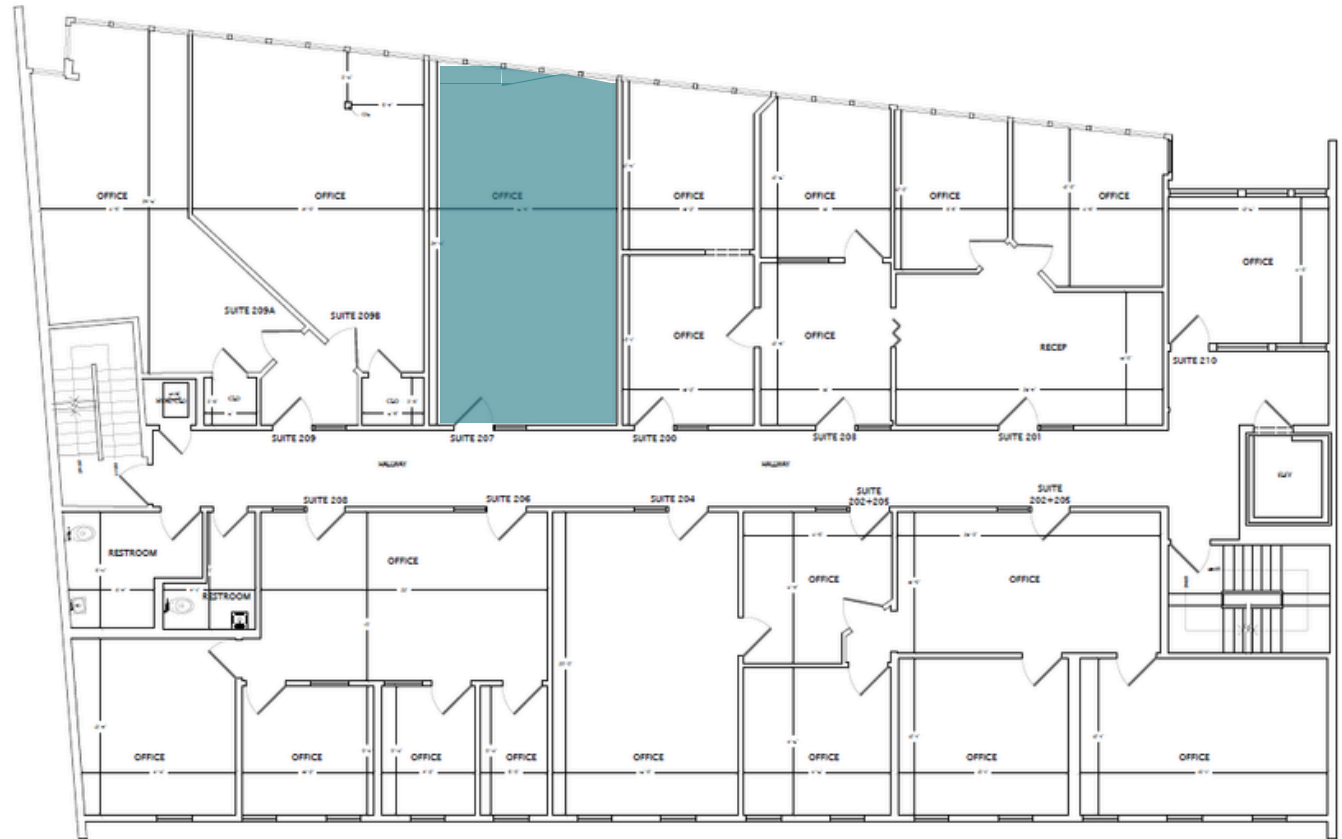
Anytime Fitness
OrgangeTheory Fitness





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2ND FLOOR
130 SF - 3,893 SF



 AVAILABLE
UNITS

SUITE	RENTABLE SF	BASE RENT
207	510	\$4.45/SF
2nd Floor Total	+/- 510	

AVAILABILITY TERMS & CONDITIONS

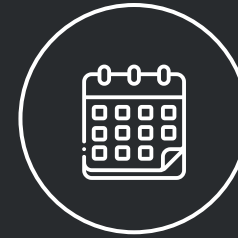
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RENT: \$2.75-\$3.95/SF/MO
FLEXIBLE TERMS



SHORT & LONG TERM
LEASE AVAILABLE



AVAILABLE
IMMEDIATELY



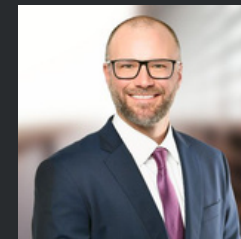


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FOR LEASING INFORMATION



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