

FOR SALE OR LEASE

# 1200

## FIFTH STREET

NORTHWEST BERKELEY



## Office-Flex/R&D Commercial Building

With Heavy Power (400 Amp, 3-phase)



### CONTACT US

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## PROPERTY SUMMARY

### ADDRESS

1200 Fifth Street, Berkeley

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### AVAILABLE SPACE

±10,309 SF flex/R&D facility with warehouse, lab, and office space

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### AVAILABLE SPACE

Warehouse:	±3,195 SF
Ground-floor lab/office	±3,194 SF
Second-floor office	±3,200 SF

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### RENTAL RATE

TBD

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### AVAILABLE

NOW

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### POWER AMPS

400 Amp, 3-phase power  
(240/208/120V)

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## BUILDING ATTRIBUTES

- Excellent single-tenant identity and signage opportunity
- Ideal for R&D, technology, flex, and light manufacturing users
- Recently renovated offices with abundant natural light
- One (1) 10' x 12' grade-level door
- Insulated ceilings and epoxy-coated concrete flooring
- Updated restrooms and quality interior improvements
- MULI zoning
- Prime Gilman District location near dining, retail, and amenities
- Convenient access to I-80 and I-580 via recently completed interchange improvements
- Walkable to Whole Foods, Lama Beans, Fieldwork, Philz Coffee, Boichik Bagels, Picante, Gilman Brewing, and more





LOBBY



INTERIOR OFFICE



WAREHOUSE



LAB OFFICES

# BERKELEY LOCATION WITH HIGH ACCESSIBILITY

NORTH BERKELEY STATION



8 MIN.  
9 MIN.

◀ OAKLAND

19 MIN. 15 MIN.

SAN FRANCISCO ▶

35 MIN. 30 MIN.



San Francisco Bay




GILMAN ST

FOURTH STREET BERKELEY

4TH STREET

5TH STREET

1200  
FIFTH STREET

WALKSCORE:  
84 92

## SURROUNDING AMENITIES

SEPHORA

ATHLETA



earthbar



ZUT!

Peet's Coffee

ARTIS

IYASARE



Madewell

## TRANSIT

2 MIN. SAN PABLO AVE

2 MIN. HIGHWAY 580

5 MIN. UNIVERSITY AVE

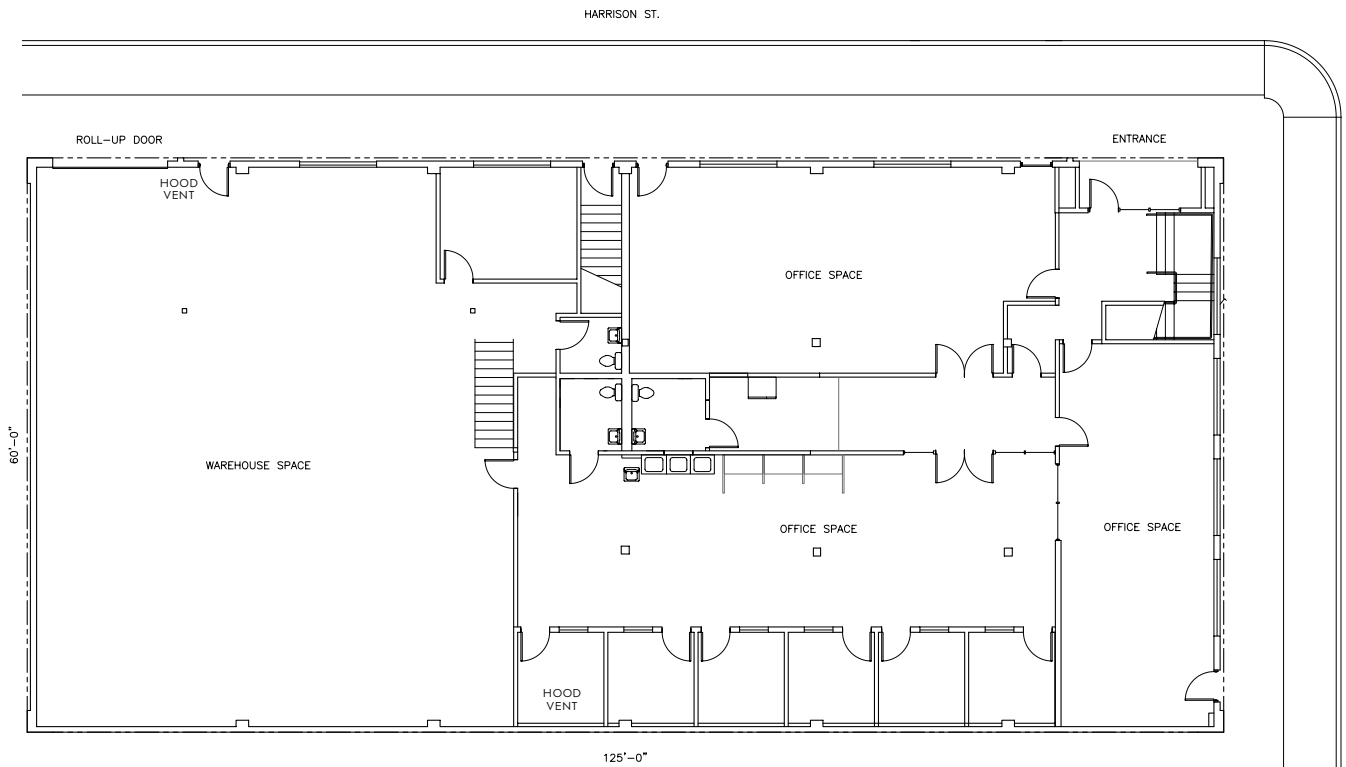
9 MIN. SAN PABLO & HARRISON TRANSIT STOPS

# FLOOR PLANS

## FIRST FLOOR

Warehouse: ±3,195 SF

Ground-floor lab/office ±3,194 SF

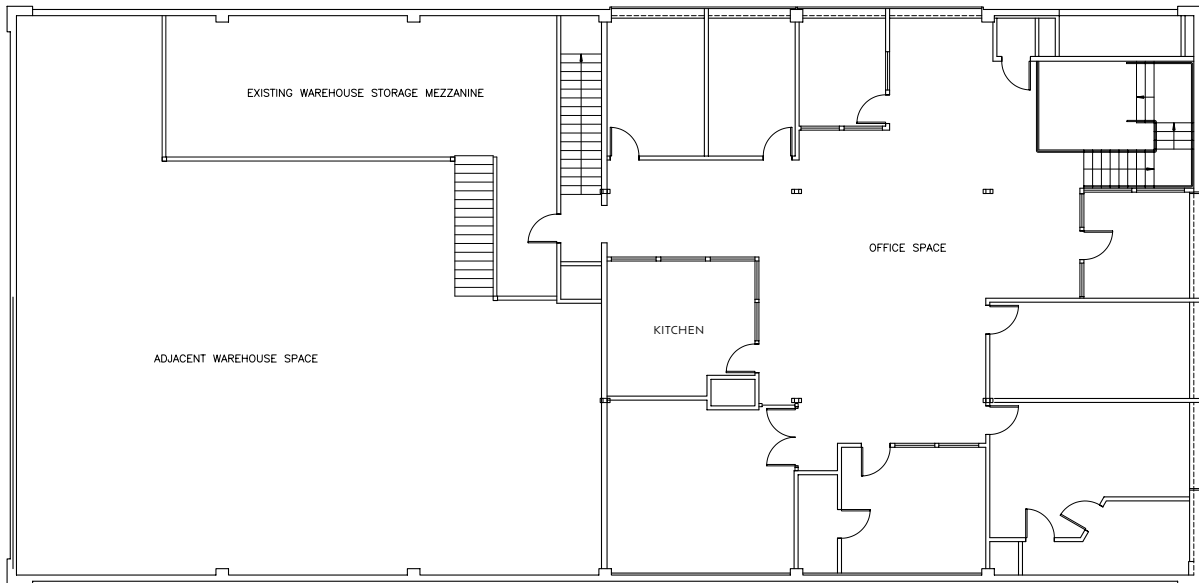


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FLOOR PLANS

SECOND FLOOR

Office Space,  
Storage, Mezzanine ±3,200 SF



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# Amenity-Rich NorthWest Berkeley



FIELDWORK



GILMAN BREWING



BERKELEY ART



BERKELEY

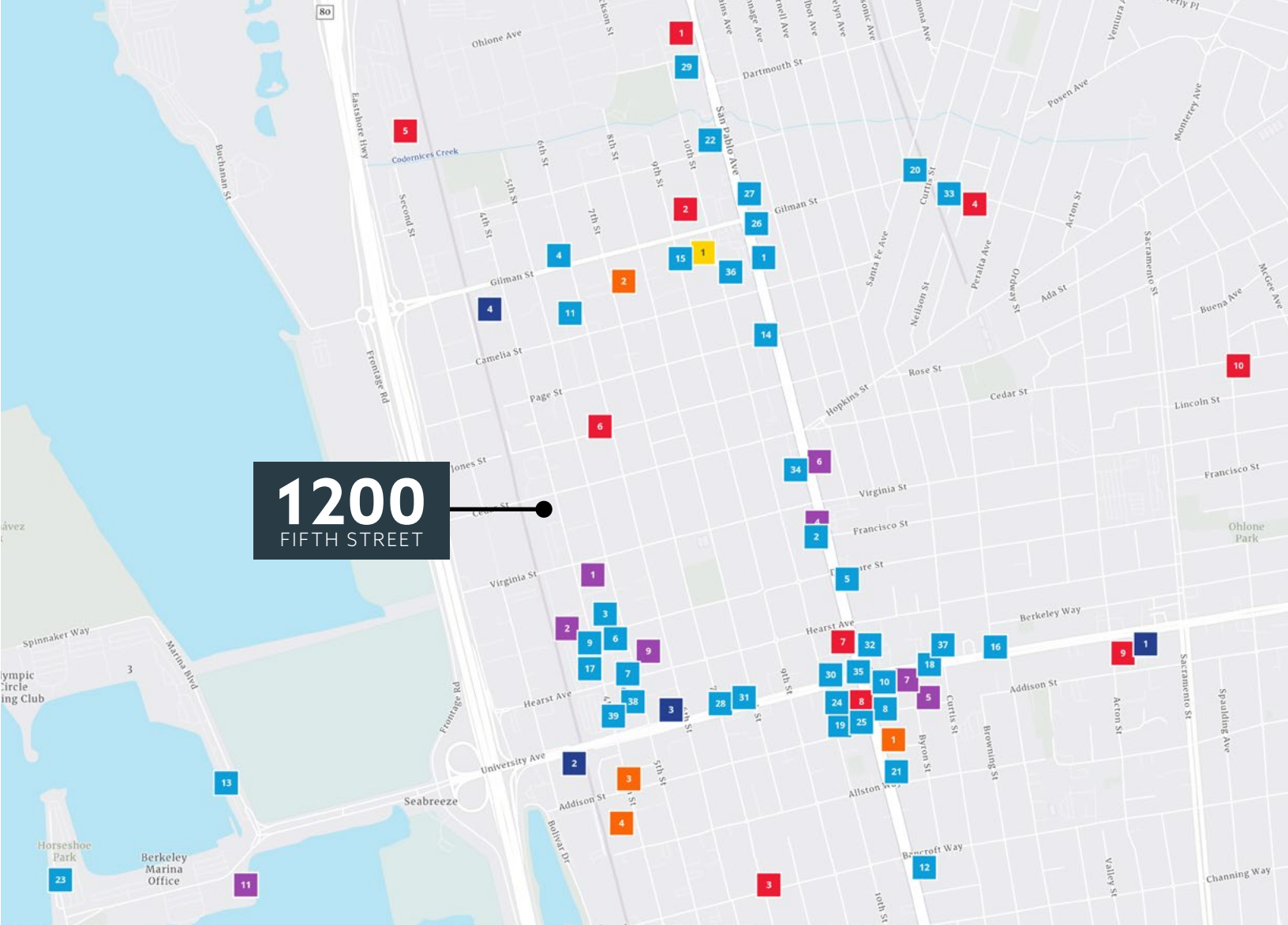


A Neighborhood of Fine



Shops & Outdoor Dining





**1200**  
FIFTH STREET

**RESTAURANTS**

- 1** Nuevo Sol
- 2** Cafe Leila
- 3** Cafe M
- 4** Lama Beans
- 5** Casa Latina Bakery
- 6** Oceanview Diner
- 7** Cafe Réveille
- 8** Luca Cucina Italiana
- 9** Zut! On Fourth
- 10** Califa's Greens
- 11** Picante
- 12** Afghan Burrito
- 13** The Berkeley Boathouse
- 14** Super Super Pho
- 15** Funky Elephant Berkeley
- 16** La Mission
- 17** Lyasare
- 18** Eat at Thai
- 19** La Marcha Tapas Bar
- 20** Thai Corner Berkeley

**RESTAURANTS**

- 21** Jack in the Box
- 22** McDonald's
- 23** Skates On The Bay
- 24** Gran Via Restaurant
- 25** El Patio
- 26** Pho Le
- 27** Sistory Thai Kitchen
- 28** Thai Table
- 29** Habit Burger & Grill
- 30** Kabana Restaurant
- 31** Mercado 925
- 32** Everett & Jones Barbeque
- 33** Kiku Sushi
- 34** Mountain Mike's Pizza
- 35** Pizza Guys
- 36** Chipotle Mexican Grill
- 37** Fosters Freeze
- 38** Dojo Dog
- 39** Earthbar

**COFFEE & TEA**

- 1** Artis Coffee
- 2** Peet's Coffee
- 3** Philz Coffee
- 4** Masterpiece Coffee
- 5** Belmo Café
- 6** Bartavelle Cafe (86 Toast!)
- 7** Heyma Yemeni Coffee
- 8** CoRo Coffee Room
- 9** Cafe Réveille
- 10** Starbucks
- 11** Roaming Bean Coffee

**BARS & PUBS**

- 1** Acme Bar & Company
- 2** Gilman Brewing Company
- 3** Great Notion Brewing
- 4** Takara Sake

**BANKS**

- 1** Chase
- 2** Wells Fargo

**GROCERY**

- 1** Sprouts Farmers Market
- 2** Whole Foods Market
- 3** Franklin Bros. Market
- 4** Berkeley Natural Grocery
- 5** Target
- 6** Ocean View Market
- 7** Zara Super Market
- 8** Mi Ranchito Market
- 9** Target
- 10** Cedar Market

**GYM & FITNESS**

- 1** Bay Strength
- 2** No Pain No Gain Fitness
- 3** CorePower Yoga
- 4** Root & Limb Pilates

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