



**GROUND-FLOOR RETAIL / OFFICE  
UNIVERSITY AVENUE  
CLOSE TO BART AND BUS LINES  
BERKELEY**

**LOCATION:** 1356 University Avenue, Berkeley. Located in a busy high-traffic retail corridor, about four blocks from BART and within ¼ block of Andronico's market.

**DESCRIPTION:** Great location for ground-floor retail, office or service office. Good street frontage and visibility. Street parking is available immediately in front of this commercial space. Located in same building as a wonderful bakery – The Bread Workshop. Martial arts studio and sign shop are also in the same building. This is a new, attractive, mixed-use building with retail/office space on the ground floor and four floors of apartments above.

**SIZE:** Approximately 610 square feet.

**LEASE RATE:** \$1.65 per square foot (\$1,005) per month, gross lease basis.

**CONTACT**

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