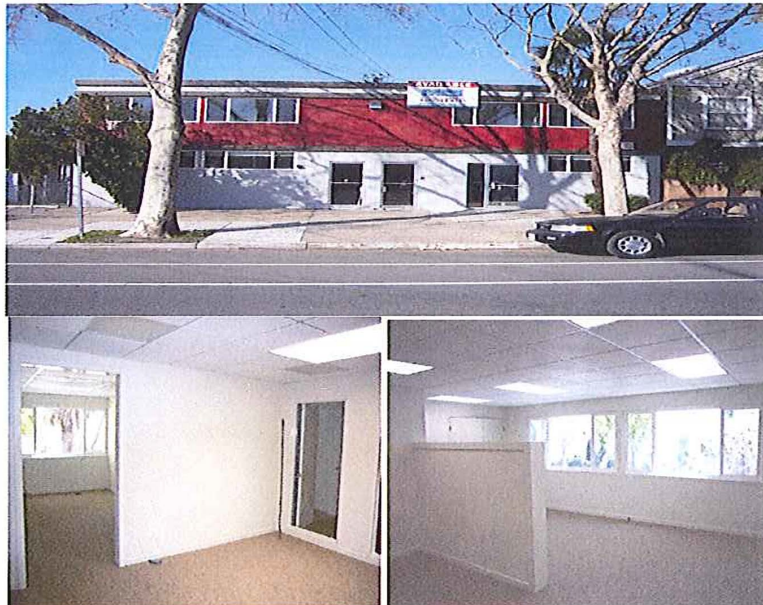


Retail/Office Lease Comparable

Address: 1450 & 1452 6th St. Berkeley CA	
Leasing Price: \$3,050/mo gross	Cost per Sq. Ft.: \$0.73/sq. ft. gross
Unit Size: 4,150 sq. ft.	Total Building Size: 6,350 sq. ft.
Terms, Conditions, Comments: 5 yr lease, 3.5 months free rent, "as-is" condition. Children's daycare center.	
Landlord: Mittone Trust	Tenant: Golden Gate Kids LLC
Listing Broker: Scott Robinson (Robinson Real Estate)	Leasing Broker: Same



***4,150 Sq.Ft.- West Berkeley FULLY Remodeled
Stand Alone Office/Flex Building for Lease
1452 Sixth Street***

- 4,150 Sq. Ft. – 1st Floor Space***
- *Private Offices*
 - *Open Conference Areas*
 - *Flex Light Industrial Space*
 - *Open Rear Backyard*

\$3,525 per month I.G. - \$0.85/sq. ft. Gross – Great Price

Professional offices, medical/sports rehab, R&D Flex space, or computer tech offices

***FOR FURTHER INFORMATION PLEASE CONTACT: Scott Robinson (510)914-8785
Or e-mail: scott@robinsonreal.com***