

Retail Lease Comp	
Address: 1615 Hopkins Street, Berkeley, CA	
Price: \$3,600 per month gross	Cost per sq.ft.: \$2.57/sq.ft. gross
Building Size: 1,400 sq.ft.	Parking Area: Street Only
Terms, Conditions, Comments: 5 year lease w/3% annual increases, tenant received 2 months of free rent. 5 year option to renew said lease at 3% annual increases continued. Taken in "as is" condition.	
Landlord: 1615 Hopkins, LLC	Tenant: Susie's Salon
Listing Broker: Robinson Real Estate, Scott Robinson and Ben Enos	Leasing Broker: Same

Ideally Located North Berkeley High-End Office Space



1,400 sq.ft. of Beautiful, Free-Standing Office Space 1615 Hopkins Street, Berkeley, CA

Approx. 1,400 sq.ft. of prime office space with the following features:

- Great natural light & skylights
- Reception area
- Several private offices
- Free-standing building
- Short walk to North Berkeley Bart
- Nice backyard garden area
- High speed wired throughout
- Kitchenette included

\$3,700/month Gross – Great Price

***Great North Berkeley Location – Right across from Gioia Pizza and Monterey Market.
Just blocks away from Gilman St. restaurants and shops (REI, Walgreens, New Whole
Foods, New Philz Coffee, and many more)***