



<b>Address:</b> 1621 5 <sup>th</sup> Street, Berkeley, CA	
<b>Price:</b> \$9,488 per month Net	<b>Cost per sq.ft.:</b> \$2.75/sq.ft. NNN* - \$0.25/sq.ft. on Net
<b>Unit Size:</b> 3,450 sq.ft.	<b>Yard Area:</b> 4 off street parking space and rear garden
	<b>On Market:</b> 3 months
<b>Terms, Conditions, Comments:</b> 7 year lease with 3% annual increases. 3 year option to renew at (95%) FMV. The building was brand new – rebuilt fully after a fire in August 2017. It was fully rebuilt as a state of the art culinary kitchen facility. There is also a 1,500 sq.ft. rear culinary garden fully irrigated etc.	
<b>Lessor:</b> HFR Properties II LP	<b>Lessee:</b> Third Culture Bakery
<b>Listing Broker:</b> Robinson Real Estate, Ben Enos and Scott Robinson	



**BRAND NEW STATE OF THE ART CULINARY KITCHEN FACILITY**  
**FOR LEASE – 3,500 sq.ft.**  
**1621 5<sup>th</sup> St. Berkeley, CA – Cross St. Cedar St.**

- 10' x 12' walk in fridge unit with 8' ceiling
- 30' hood – holds 2 kitchen lines with flood suppression system
- Dishwashing line and hood
- FRP wall coverings
- 2 in-line drains for steamers
- 2 sinks/drains for work tables
- 2 ADA Restrooms
- Eco-Grip floors

*FOR FURTHER INFORMATION PLEASE CONTACT:*

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