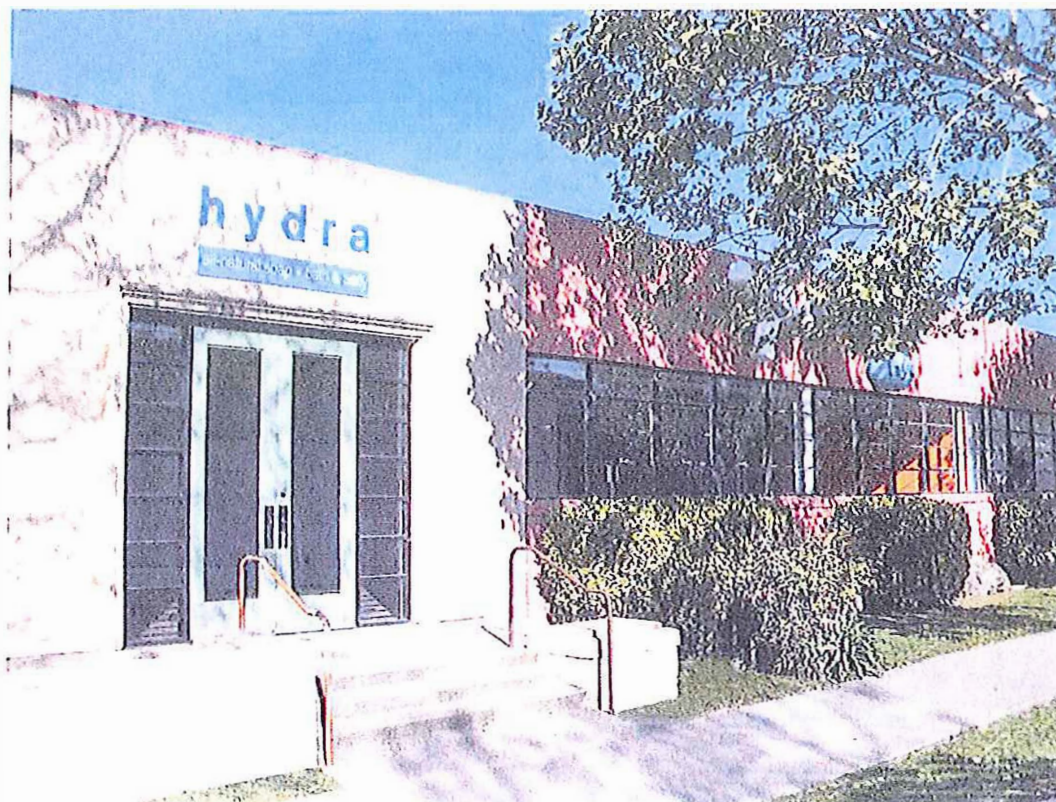


<b>Address:</b> 1710 4th Street - Berkeley	
<b>Leasing Price:</b> \$4,845 per month	<b>Cost per Sq. Ft.:</b> \$0.95 per sq.ft.
<b>Unit Size:</b> 5,100 sq.ft. <b>Complex Size:</b> 30,000 sq.ft.	
<b>Comments:</b> 5 year Lease; 3 year option at market rent to renew; As-Is Condition Year 1: \$0.95/sq.ft. Year 2: \$1.01/sq.ft. Year 3: \$1.07/sq.ft. Year 4: \$1.14/sq.ft. Year 5: \$1.21/sq.ft. One month of free rent	
<b>Landlord:</b> Demo 4th Street Berkeley LLC	<b>Tenant:</b> Mulholland Brothers
<b>Broker for Landlord:</b> Steve Smith- Norheim and Yost	<b>Broker for Tenant:</b> RRE - Scott Robinson



## FOURTH STREET LIGHT INDUSTRIAL SPACE FOR LEASE

**ADDRESS:** 1710 Fourth St., Berkeley, CA

**DESCRIPTION:** ±5,100 square feet of amazing light industrial/manufacturing space with ancillary retail in the heart of the bustling Fourth Street Shopping District. Includes manufacturing/assembly space, restrooms, parking, and 400 amps.

**PRICE:** \$1.15/sqft./month Industrial Gross

**Steve Smith**

DRE#01330154

[www.norheimyost.com](http://www.norheimyost.com)

<b>CITY:</b>	Berkeley	<b>LISTING CO:</b>	Norheim & Yost
<b>ADDRESS:</b>	1710 Fourth St.	<b>LISTING AGT:</b>	Steve Smith
<b>CROSS ST:</b>	Virginia	<b>PHONE #:</b>	(510) 527-3400 ext. 12
<b>SPACE AVAIL:</b>	±5,100 sq.ft.	<b>LIST DATES:</b>	June 30, 2011
<b>PRICE:</b>	\$1.15/sqft/month IG	<b>LISTING #:</b>	
<b>PROP. TYPE:</b>	Light Ind - MU/LI	<b>FEE TO S.O.:</b>	1/2 of 7,5,5,4,4

Information Herein Deemed Reliable but not Guaranteed.