



Address: 2019 2 nd Street, Berkeley, CA	
Price: \$3,650 per month gross	Cost per sq.ft.: \$1.48/sq.ft.
Building Size: 2,460 sq.ft.	Parking: 1 parking space
	On Market: 1 month
Terms, Conditions, Comments: 4 year lease with 3% annual increases. Lessee is taking unit in "as-is" condition.	
Lessor: Robinson Family Trust	Lessee: Helios Art Glass Inc.
Listing Broker: Robinson Real Estate, Scott Robinson and Ben Enos	



FOR LEASE – AVAILABLE

LARGE W. BERKELEY WORK/LIVE STUDIO w/YARD

LOCATION: 2019 Second Street, Berkeley, CA (near Aquatic Park)

IMPROVEMENTS: Approximately 2,460 sq.ft. with the following features:

- * Studio/Paint Area
- * Roll-Up Door
- * Great Natural Light
- * Can house multiple artists
- * Full Kitchen /Washer & Dryer
- * In Artist Complex with 3 other Artist Units

Great for standard industrial uses or artist classroom/teaching setting
Best Location – Centrally Located near 4th Street Amenities – Restaurants and Shops

\$3,850.00 per month gross