

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 2827 SEVENTH STREET, BERKELEY, CA**

**WEST BERKELEY WAREHOUSE WITH OFFICE, LOADING, PARKING**



**CONTACT: LORI ROSENTHAL**

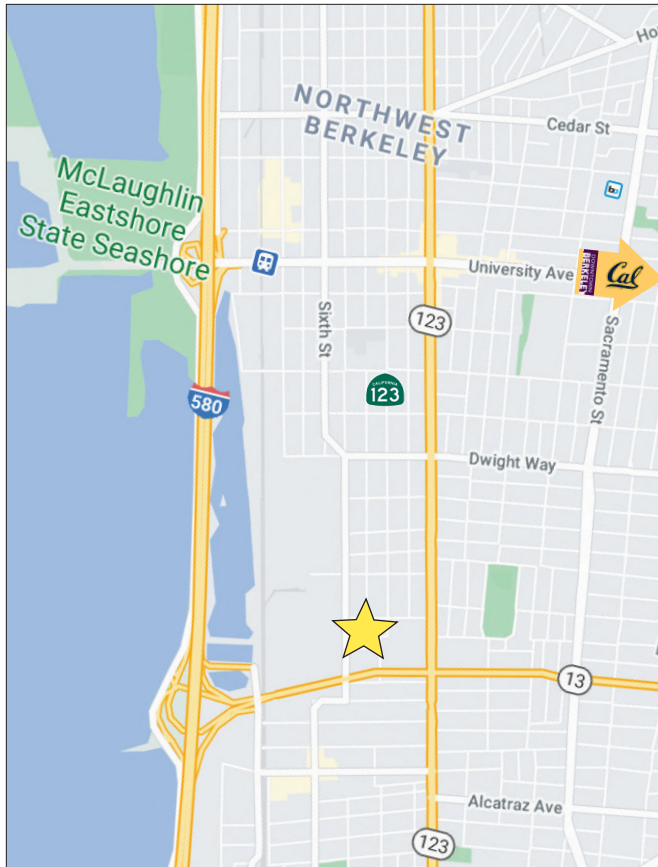
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## PROPERTY OVERVIEW

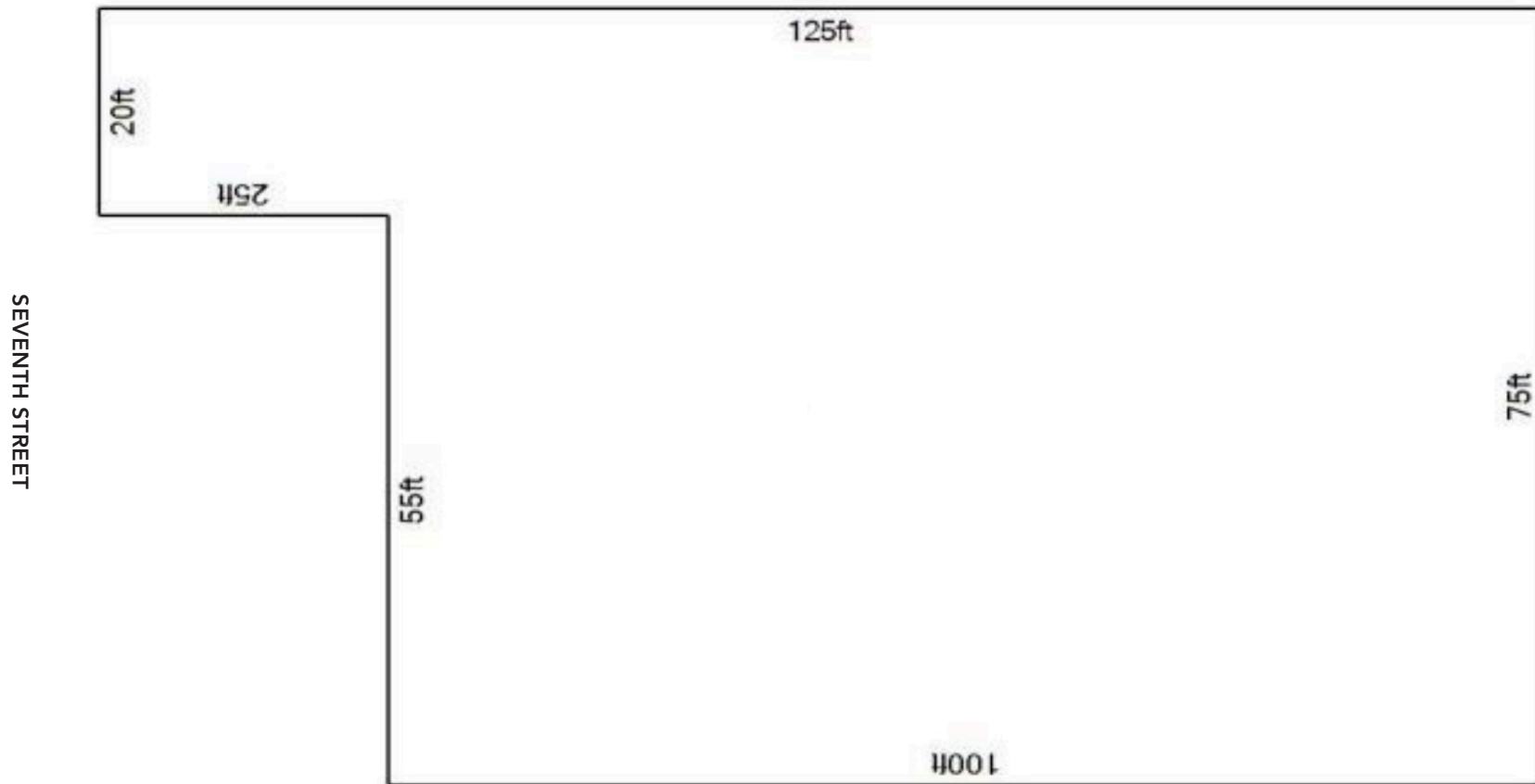
- **Size:** ± 8,000 rsf
- **Lease Rate:** \$1.65 psf/month Industrial Gross (IG)
- **Zoned MU-R:**  
Mixed-Use Residential

## PROPERTY FEATURES

- Open space plan, parking in front
- Dock high loading door
- High ceiling with barrel truss roof, 6 skylights
- Concrete floors, concrete block walls
- ±500 sqft front office/showroom
- Small rear outdoor space
- 400 AMPs power
- Located in West Berkeley's High Tech and Life Sciences corridor and West Berkeley's Design Loop
- Easy freeway access, 1 block to Ashby Avenue
- Easy access to Amtrak, BART, two airports, and the West Berkeley Shuttle
- Close to the Berkeley/Emeryville/Oakland border
- Nearby: OSH, BMW, Berkeley Bowl Marketplace, numerous eateries, retail, breweries, and industrial makers



## FLOOR PLAN



THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

## PHOTOS



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.

### OVERVIEW OF DESIGN LOOP OFFERINGS

The West Berkeley Design Loop is a group of local merchants, teamed up to provide an unparalleled home improvement shopping experience.

Located along a convenient path of travel – from I-80 via Ashby Avenue, University Avenue, or Gilman Street exits – West Berkeley Design Loop merchants work together in the spirit of “co-opetition”.

- Home goods
- Home improvement
- Design Loop area

### CATEGORIES OF MERCHANTS INCLUDE:

- Antique and Salvage
- Bed and Bedding
- Books and Educational Resources
- Cabinets and Countertops
- Flooring and Tile
- Furniture
- Glass and Stained Glass
- Hardware Store
- Home and Garden
- Home Décor
- Lighting
- Lumber and Decking
- Plumbing Fixtures and Hardware

[CLICK FOR WEST BERKELEY DESIGN LOOP WEBSITE](#)

### RETAIL/HOME IMPROVEMENT STORES IN VICINITY:

- Metro Lighting
- Ohmega Salvage
- The Gardener
- Keetsa Mattress
- Fenton MacLaren
- The Sink Factory
- Truitt and White Lumber
- EcoHome Improvement
- Serena & Lily Outlet



