

FOR LEASE

SOUTHSIDE LOFTS & RETAIL

3075-95 Telegraph Avenue, Berkeley, CA 94705



ONLY 2,800 SQUARE FEET LEFT

The Southside Lofts & Retail is a brand new mixed used development. This spectacular building was designed by Kava Massih Architect and is surely to become a Berkeley Icon. Currently, 3 of 5 retail spaces are occupied, with 2,800 Square Feet (divisible to 1,040 & 1,760 Square Feet) available for lease. The available units all feature:

- ◆ Great Signage Opportunities
- ◆ Access to Modern ADA Bathrooms
- ◆ Plenty of On & Off Street Parking
- ◆ Great Retail Mix with MOKKA CAFÉ, Edible Arrangements & Quick Communications

The Southside Lofts & Retail are situated in Telegraph Avenue's vibrant retail corridor and is neighboring:

- ◆  Alta Bates Summit Medical Center
- ◆  Berkeley University of California
- ◆ Near BART, Transit & HWY's 13, 24, 80 & 580



3089 Telegraph Features:

- ◆ App. 1,040 Square Feet, with 12 Foot Ceilings and over 30 Feet of Frontage.
- ◆ Assigned Parking for 2 Cars
- ◆ 100 Amp Electrical Service with Lights, Plugs & Switches distributed.
- ◆ Heating & Air Conditioning
- ◆ **READY FOR OCCUPANCY NOW!**
- ◆ Monthly Rent – \$2,100 NNN

3095 Telegraph Features:

- ◆ App. 1,760 Square Feet, with 14 Foot Ceilings and over 30 Feet of Frontage.
- ◆ Assigned Parking for 3 Cars
- ◆ 150 Amp Electrical Service with Lights, Plugs & Switches Partially distributed.
- ◆ Tenant Improvements Negotiable
- ◆ Monthly Rent – \$3,500 NNN

For Rental Information Contact:

PROFESSIONALLY MANAGED BY

PREMIUM
PROPERTIES & DEVELOPMENT

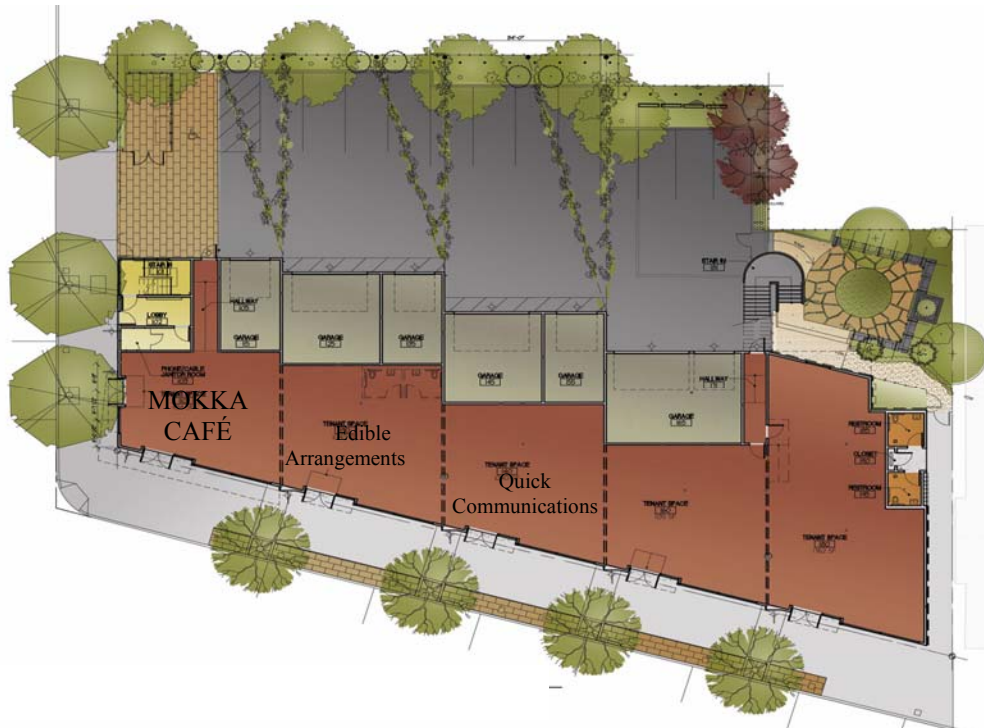
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RETAIL SPACE	APPROXIMATE SIZE	MONTHLY RENT (NNN)
UNIT #3089	1040 SQUARE FEET	\$2,100
UNIT #3095	1760 SQUARE FEET	\$3,500

