

1329

SUBLEASE OPPORTUNITY

9TH | BERKELEY

AVAILABLE

maven
RETAIL



Warehouse Features

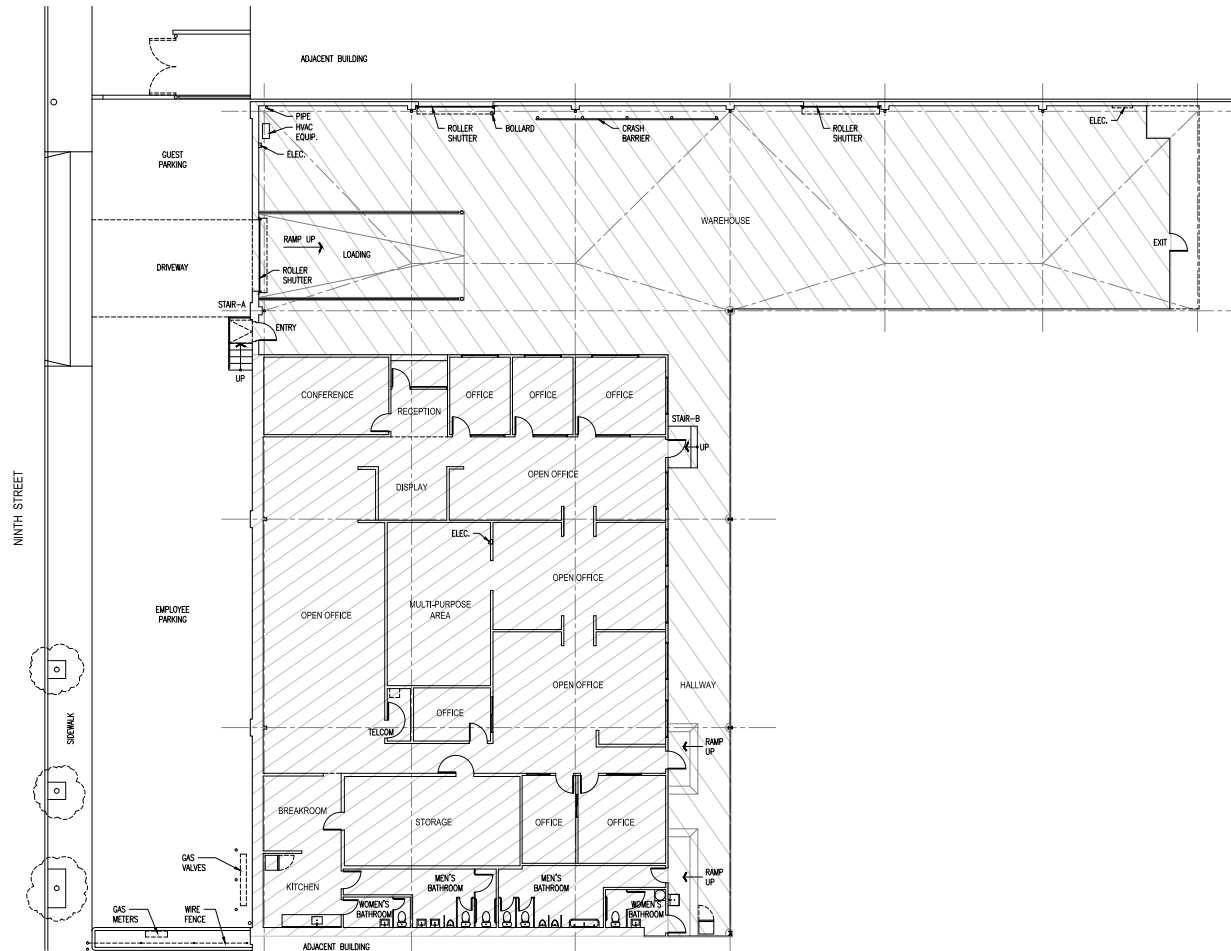
- Approximately 7,018 sq. ft. of traditional warehouse
- Approximately 2,762 sq. ft. of customer/employee parking
- Drive in loading with roll-up door
- Employee/customer parking for roughly 9-11 cars
- Centrally located about .5 miles from Highway 80
- Maximum ceiling height: 22' 6"
- Minimum ceiling height: 14'
- Sublease until Dec 31, 2025
- All existing warehouse FF&E can be included for additional fee







1329 9TH | BERKELEY • Floor Plans



L1 GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"





Office Features

- Approximately 6,823 sq. ft. of office
- Six private offices
- One conference room, 1 breakroom, several “open concept” spaces
- Kitchenette and break room area
- Max office ceiling height: 9’ 6”
- Prime location across from Whole Foods Market, Fieldwork Brewing Company, Philz Coffee, Office Depot, Gilman Brewing Co.
- All existing office FF&E can be included for additional fee





TARGET



SAM'S LOG CABIN



FIELDWORK BREWING CO.



WHOLE FOODS MARKET



THE NORTH FACE



PHILZ COFFEE



DONKEY + GOAT WINERY



ACME BREAD







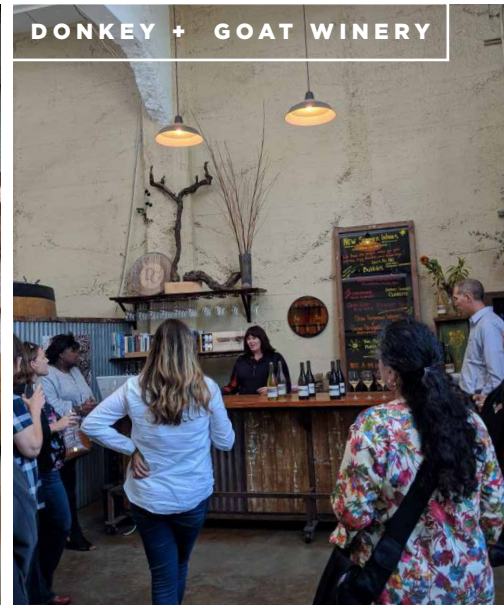
1329 9TH | BERKELEY • *Notable Neighbors*



ACME BREAD



WHOLE FOODS



DONKEY + GOAT WINERY



THE NORTH FACE



STELLA NONNA



PHILZ COFFEE



FIELDWORK BREWING CO.

1329 9TH | BERKELEY

SUBLEASE OPPORTUNITY



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