

<b>Retail Lease Comp</b>	
<b>Address:</b> 1615 Hopkins Street, Berkeley, CA	
<b>Price:</b> \$3,600 per month gross	<b>Cost per sq.ft.:</b> \$2.57/sq.ft. gross
<b>Building Size:</b> 1,400 sq.ft.	<b>Parking Area:</b> Street Only
<b>Start Date:</b> March 1, 2015	<b>On Market:</b> 3 months
<b>Terms, Conditions, Comments:</b> 5 year lease w/3% annual increases, tenant received 2 months of free rent. 5 year option to renew said lease at 3% annual increases continued. Taken in "as is" condition.	
<b>Landlord:</b> 1615 Hopkins, LLC	<b>Tenant:</b> Susie's Salon
<b>Listing Broker:</b> Robinson Real Estate, Scott Robinson and Ben Enos	<b>Leasing Broker:</b> Same

## ***Ideally Located North Berkeley High-End Office Space***



### ***1,400 sq.ft. of Beautiful, Free-Standing Office Space 1615 Hopkins Street, Berkeley, CA***

*Approx. 1,400 sq.ft. of prime office space with the following features:*

- Great natural light & skylights
- Reception area
- Several private offices
- Free-standing building
- Short walk to North Berkeley Bart
- Nice backyard garden area
- High speed wired throughout
- Kitchenette included

***\$3,700/month Gross – Great Price***

***Great North Berkeley Location – Right across from Gioia Pizza and Monterey Market.  
Just blocks away from Gilman St. restaurants and shops (REI, Walgreens, New Whole  
Foods, New Philz Coffee, and many more)***