

Address: 1710 4th Street - Berkeley	
Leasing Price: \$4,845 per month	Cost per Sq. Ft.: \$0.95 per sq.ft.
Unit Size: 5,100 sq.ft. Complex Size: 30,000 sq.ft.	Lease Date: May 1, 2011
Comments: 5 year Lease; 3 year option at market rent to renew; As-Is Condition Year 1: \$0.95/sq.ft. Year 2: \$1.01/sq.ft. Year 3: \$1.07/sq.ft. Year 4: \$1.14/sq.ft. Year 5: \$1.21/sq.ft. One month of free rent	
Landlord: Demo 4th Street Berkeley LLC	Tenant: Mulholland Brothers
Broker for Landlord:	Broker for Tenant: RRE - Scott Robinson



FOURTH STREET LIGHT INDUSTRIAL SPACE FOR LEASE

ADDRESS: 1710 Fourth St., Berkeley, CA

DESCRIPTION: ±5,100 square feet of amazing light industrial/manufacturing space with ancillary retail in the heart of the bustling Fourth Street Shopping District. Includes manufacturing/assembly space, restrooms, parking, and 400 amps.

PRICE: \$1.15/sqft./month Industrial Gross