

# VINE STREET INVESTMENTS



## 3160 College Avenue Suite 201, Berkeley For Lease

Rarely Available Prime office space on College Avenue at  
Berkeley/Oakland border

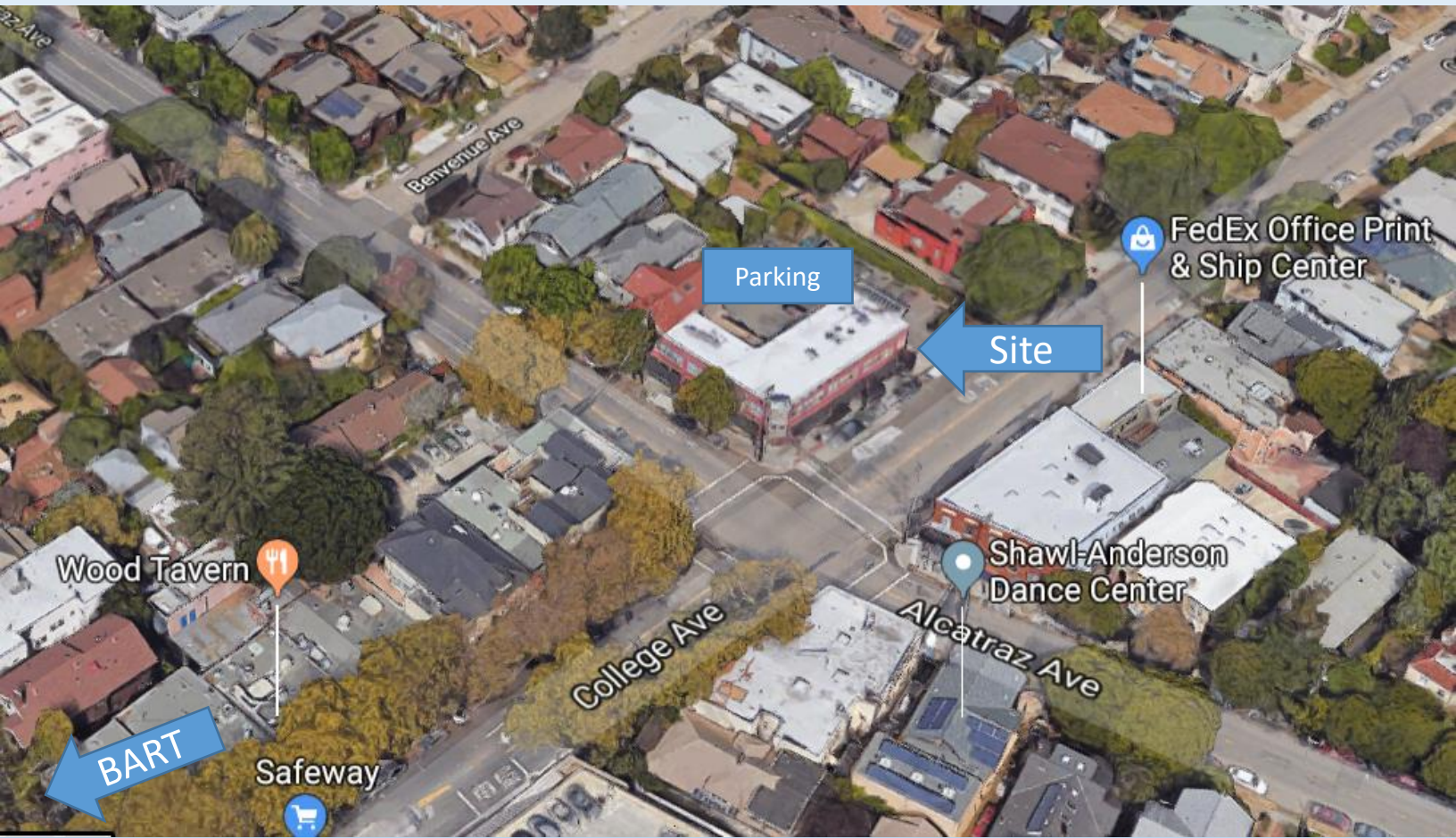
Two Reserved Parking Stalls Included

Approximately 1,350 square feet

\$5,500 per month, Modified Gross

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## College Avenue Location



Excellent Rockridge Location Amidst Numerous Shops and Restaurants

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## Photos



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## Highlights

- Approximately 1,350 square feet of second floor office space, “plug and play”
- Two reserved parking stalls included
- Great window line and natural light
- Private office, conference room (with separate entrance), kitchen and storage room
- Well maintained and well managed building
- Furniture available

### Location:

- Convenient to Rockridge BART, Hwy 24
- Surrounded by excellent restaurant and shopping options, such as Wood Tavern, Peets’ Coffee, Safeway etc.

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**For more information**

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