

**DIVINE KATOURE****DRE 02035540****510.612.3445**

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PROPERTY SUMMARY

Zoning: Office

Size:

First Floor Office Space

Unit 1 +/- 1,027 SF

Second Floor Office Space

Unit 3 +/- 1,071 SF

First Floor Unit

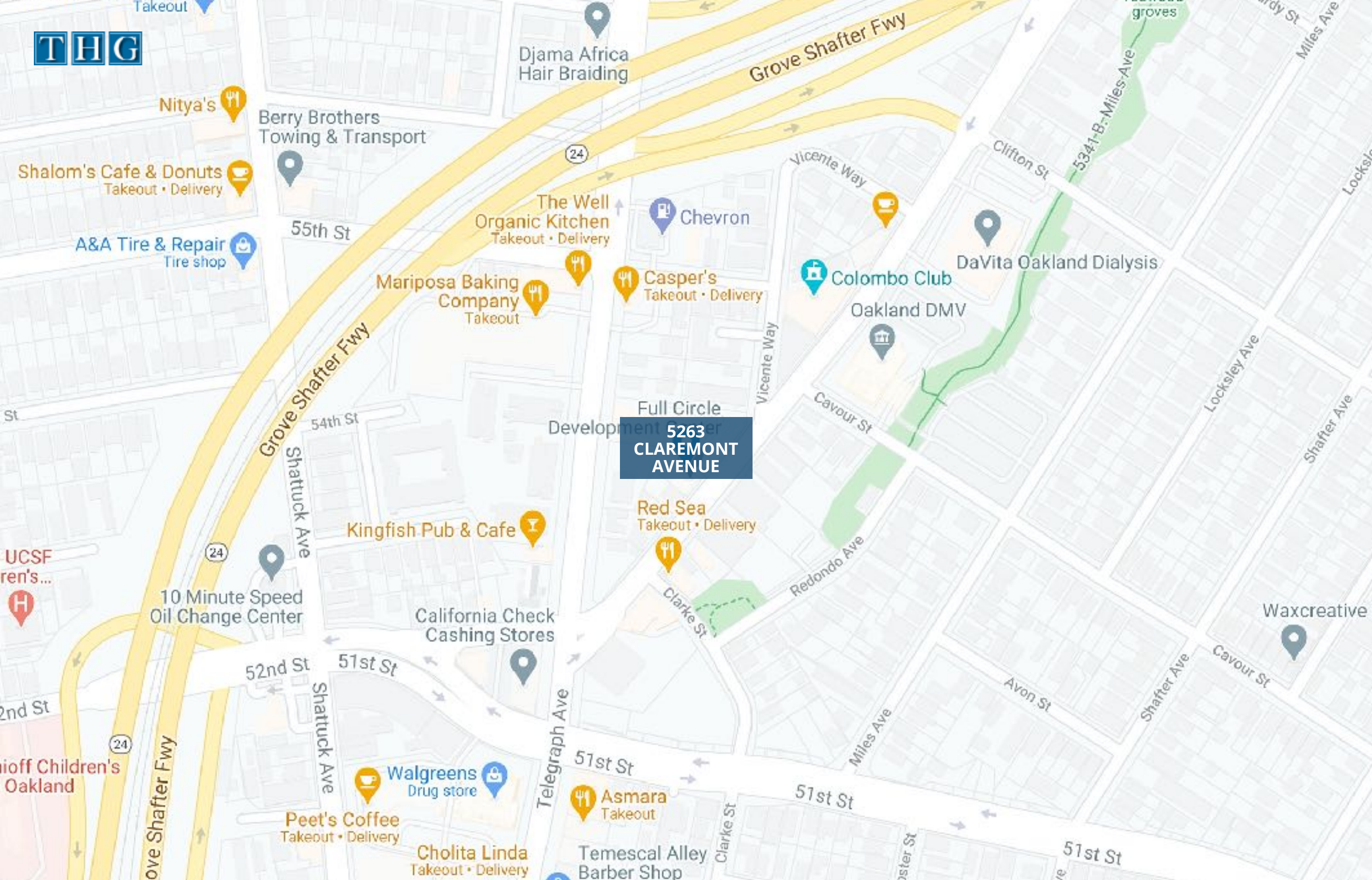
+/- 788 SF

Rental Rate: \$2.50 psf lg

Term: 10 Years







5263 CLAREMONT AVE IN THE MIDDLE OF TEMESCAL AND ROCKRIDGE

This top floor prime office space is on the market and was recently renovated after many years. This great space has the following amenities to bring commerce and energy to your team.

- Five units of creative space. Each unit can be leased separately.
- Community room
- Second floor outside deck
- Large and spacious rooms with lots of storage space for files and more
- Two bathrooms on each floor (showers) for the at lunch work out enthusiasts
- Gated entrance for privacy and security
- Multiple parking spots
- Lots of natural lighting with front and back window views on the city
- Great location near shops and restaurants
- Fantastic common outside area for working in the sun in a safe enclosed area
- Newly painted and renovated