

# FOR SALE OR LEASE

1805-1807 EASTSHORE HWY

BERKELEY, CA



**JAY CAHAN**

Lic.0005130  
+1 415 867 4040  
jcahan@hcmcommercial.com

**JACK HERZOG**

Lic.02144267  
+1 415 306 3787  
jherzog@hcmcommercial.com

**HCM**  
Commercial Properties



HC&M Commercial Properties is pleased to present 1805–1807 Eastshore Highway, in Berkeley California. This ± 10,000 square foot commercial building ideally positioned along Berkeley’s Eastshore corridor, offering exceptional visibility and accessibility just minutes from Interstate 80. The property presents a rare opportunity for both owner-users and investors, as well as tenants seeking a well-located space with strong exposure in a supply-constrained market.

The building features flexible commercial space suitable for a variety of uses including light industrial, showroom, creative office, or service-oriented operations (subject to zoning). Its prominent frontage along Eastshore Highway provides excellent branding and signage potential, while convenient access to major transportation routes makes it an efficient location for employees, customers, and logistics.

Available for sale or lease, the property offers multiple strategic paths: an owner-user acquisition, an investment with upside potential, or a leasing opportunity for businesses looking to establish a presence in one of the East Bay’s most desirable submarkets.

*Inquiries and tours available by appointment only.*





## Property Size

- ± 10,000 square feet

## Features

- Rooftop Signage Income Potential (Pending permit approval)
- Excellent Exposure to Freeway Traffic
- High ceilings and roll-up door access
- Concrete Masonry
- 1 Drive-In Roll-up Door
- On-site Parking
- Full Kitchen & Break Room
- Multiple Skylights

## Lease Rate

- \$17,500 per month, IG (\$1.75 psf)

## Sale Price

- \$3,200,000 (\$320 psf)

## Contact

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