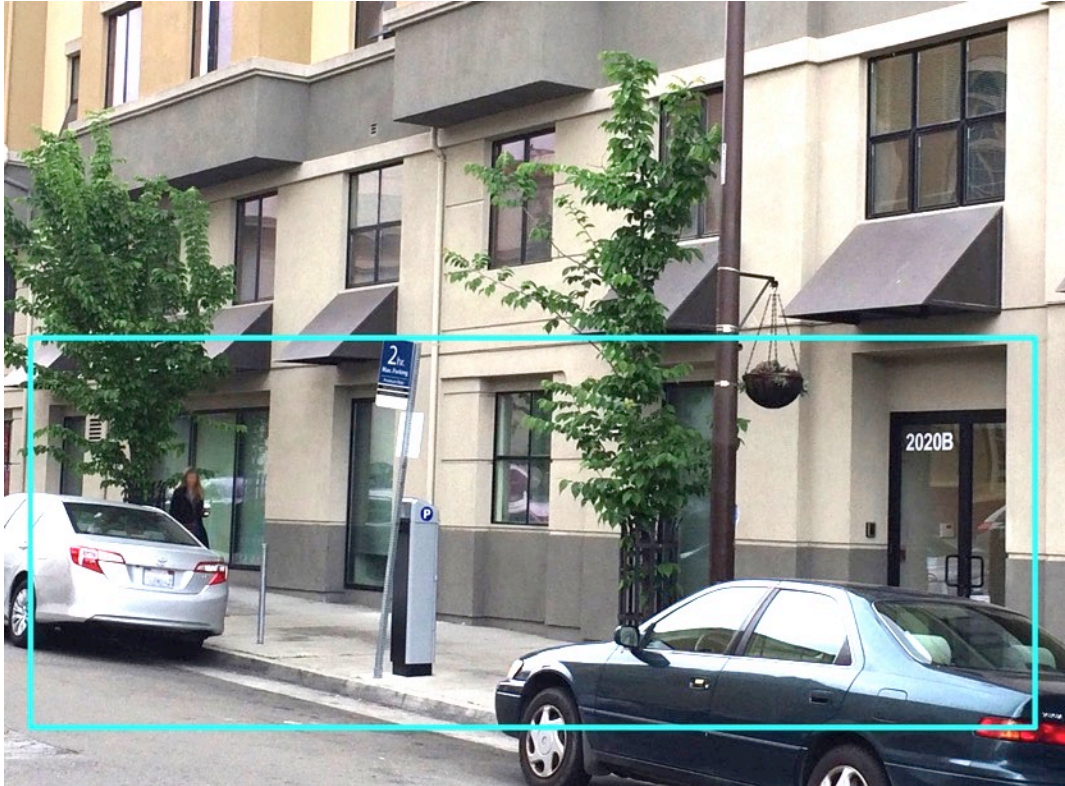


Downtown Retail/Office Space



FOR LEASE
2020B Kittredge Street, Berkeley

Size: \pm 2,232 RSF
Lease Rate: \$2.75 psf FS

Kevin Gordon
(510) 898-0513
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License #: 01884390



Property Highlights

- Ground floor space on Kittredge Street between Shattuck Avenue and Milvia Street
- Built out with several offices, cubicles, open spaces, and kitchenette
- Paid Parking available adjacent to the building
- Adjacent to the Berkeley Main Library
- ½ block to Downtown Berkeley BART
- Short walk to city Hall and downtown office buildings
- Near many restaurants, food purveyors Target Express, Walgreen's and retailers
- 2 blocks to UC Berkeley with a daily population of 50,000+
- Close to the Downtown Arts District with 1,700+ seats of live theater and/or music venues including The Berkeley Repertory Theater, Aurora Theater, California Jazz Conservatory, Freight and Salvage Coffeehouse

Area Demographics

	1-Mile	2-Mile	3-Mile
Population	58,269	133,939	201,152
Avg. Household Income	\$65,545	\$92,376	\$98,937
Bachelor's Degree Education	34%	31%	31%
Education Beyond Bachelor's	36%	35%	34%

Downtown Daytime Population	75,000
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Floor Plan

Not to scale, for reference purposes only

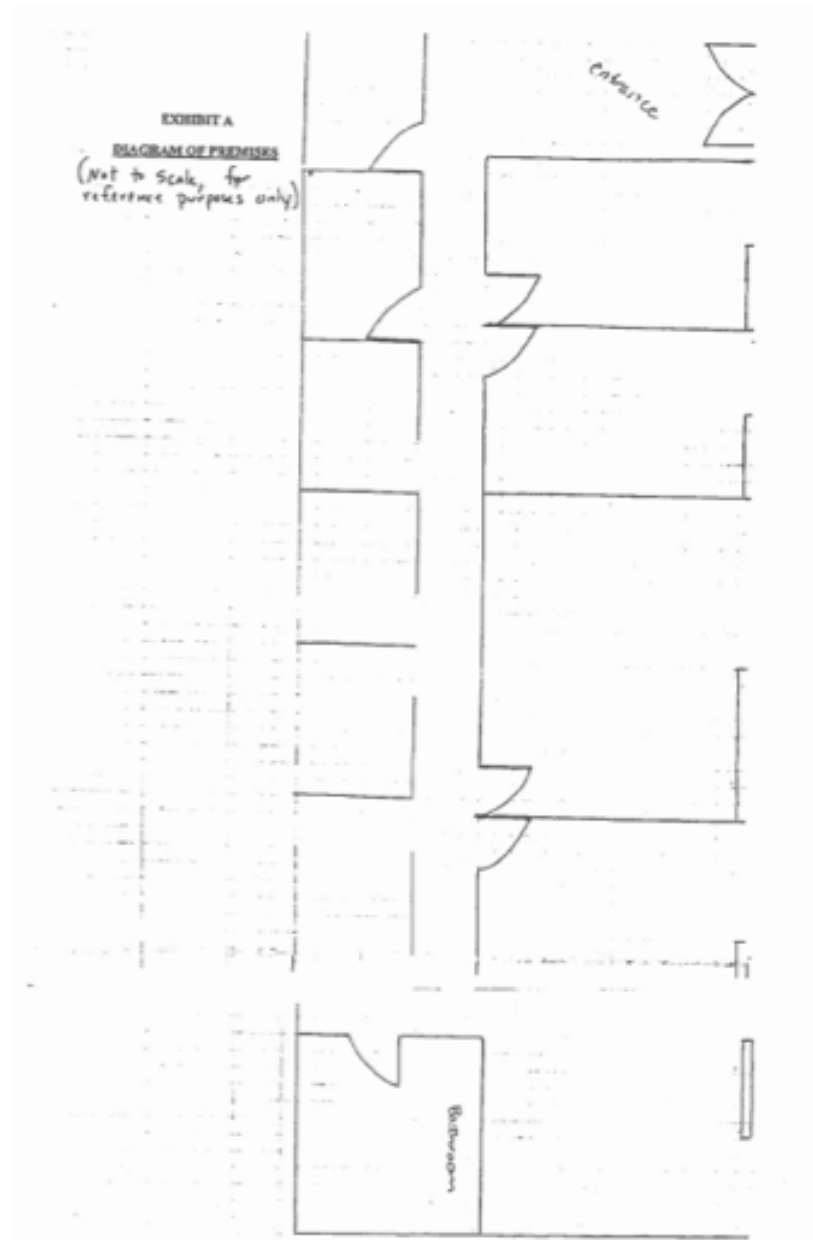
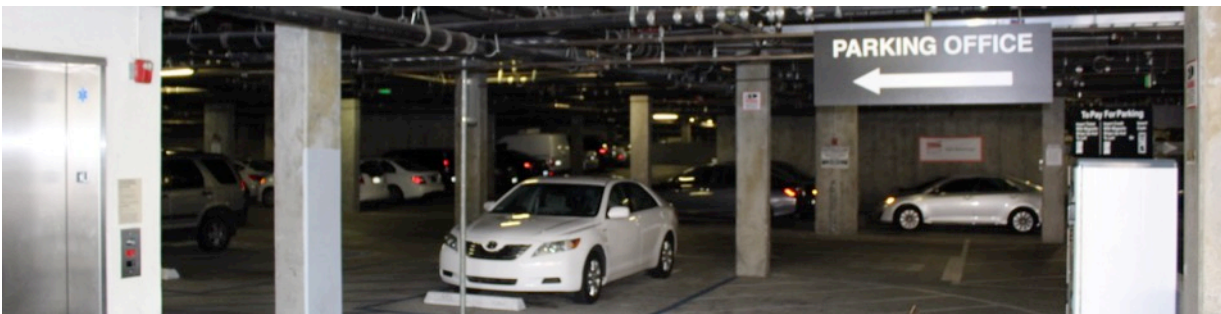


Photo Tour



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or leasing.