



## Telegraph Avenue Office Space for Lease

**INCENTIVE PRICING!**

**Just \$1.25 psf  
for the first 12 months**



### **2807 Telegraph Avenue, Berkeley, CA** **Office Space for Lease**

**Size: +/- 1,400 - 3,726 sq. ft.**  
**Lease Rate \$1.50 - \$1.75 psf IG**

#### Contact

**Kevin Gordon**  
**(510) 898-0513**

**kevin@gordoncommercial.com**  
**License #: 01884390**

The information contained herein has been given to us 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 lease.

#### **GORDON COMMERCIAL REAL ESTATE SERVICES**

2091 Rose Street Berkeley, CA 94709 ~ [www.gordoncommercial.com](http://www.gordoncommercial.com)

**John Gordon**  
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### Building and Location Highlights

- Bright, clean, well maintained, 2 story office building with multiple suites available
- Many privates with open work space
- Each suite separately metered for electricity
- Each space includes 1 parking space
- Tenant pays pro-rata share of gas and water
- Restrooms and skylights in each suite
- Suite 202: +/- 3,726 sq. ft. on two levels
  - private offices, conference rooms, open work areas, kitchenette, 2 bathrooms, server room
- Suite 203: +/- 2,700 sq. ft.
  - 6 private offices, open work areas, exposed brick wall, kitchen/break room, 2 bathrooms
- Suite 204: +/- 1,400 sq. ft.
  - 1 private office, large open work area, kitchenette, 1 bathroom
- Close to Whole Foods, Alta Bates Hospital, several medical office buildings
- Walking distance to the Ashby BART station
- Easy access to downtown Berkeley and UC Berkeley campus
- Strong retail, commercial, and service commercial businesses in the area
- Zoning: C-1 (General Commercial)

### Available Suites

**SPECIAL PRICING OFFER:**  
**All suites just \$1.25/rsf for the first 12 months!**

Suite #	Rentable Sq. Ft. (+/-)	Lease Rate
Suite 202	3,726 sf total <i>Ground floor: 2,431 sf</i> <i>Mezzanine: 1,295 sf</i>	\$1.50/rsf IG
Suite 203	2,700	\$1.75/rsf IG
Suite 204	1,400	\$1.75/rsf IG

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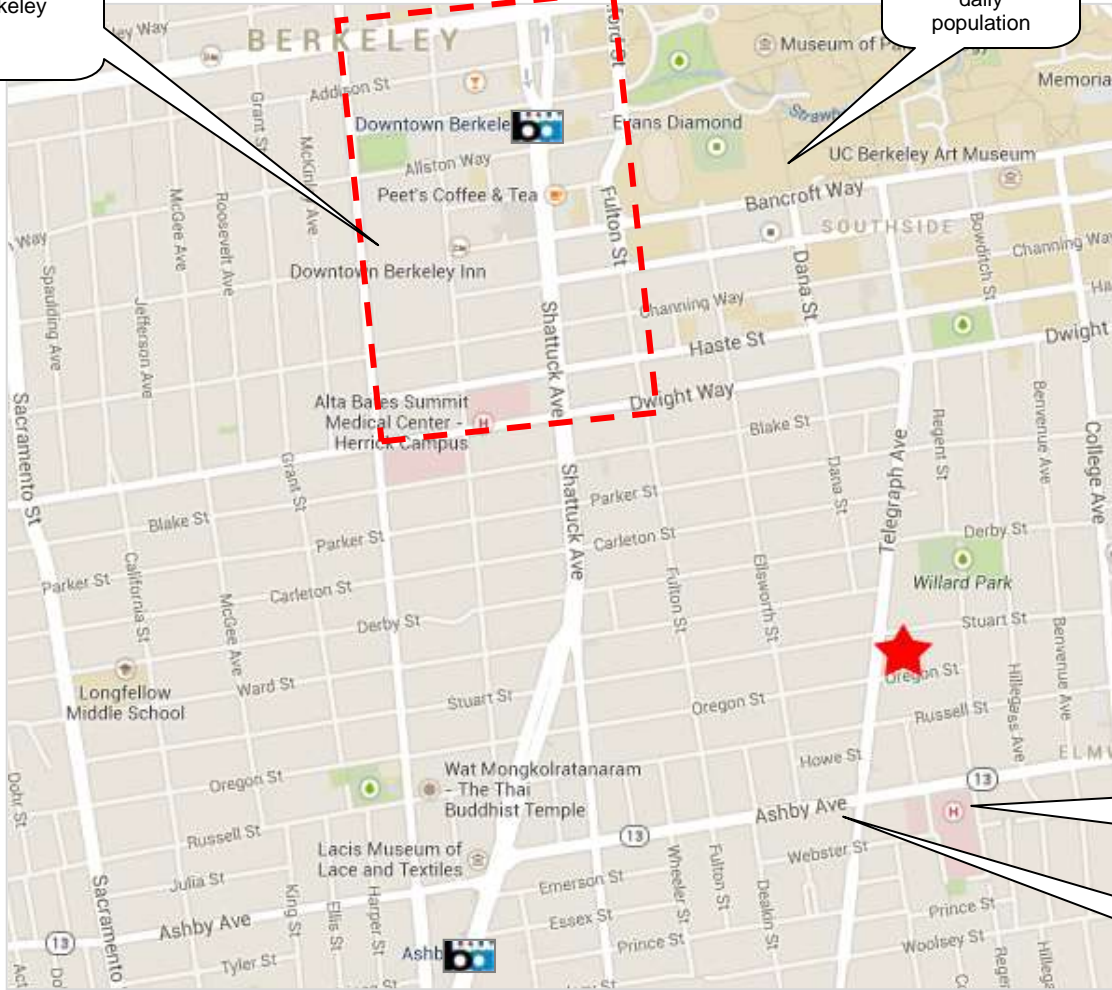
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## Location

Downtown Berkeley

UC Berkeley with 50,000 daily population



Alta Bates Hospital

Whole Foods

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## Photos - Suite 202



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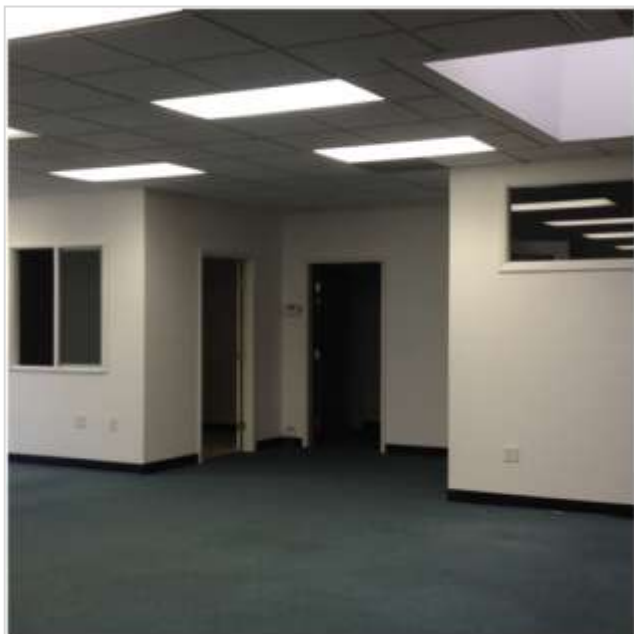
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## Photos - Suite 203



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## Photos - Suite 204



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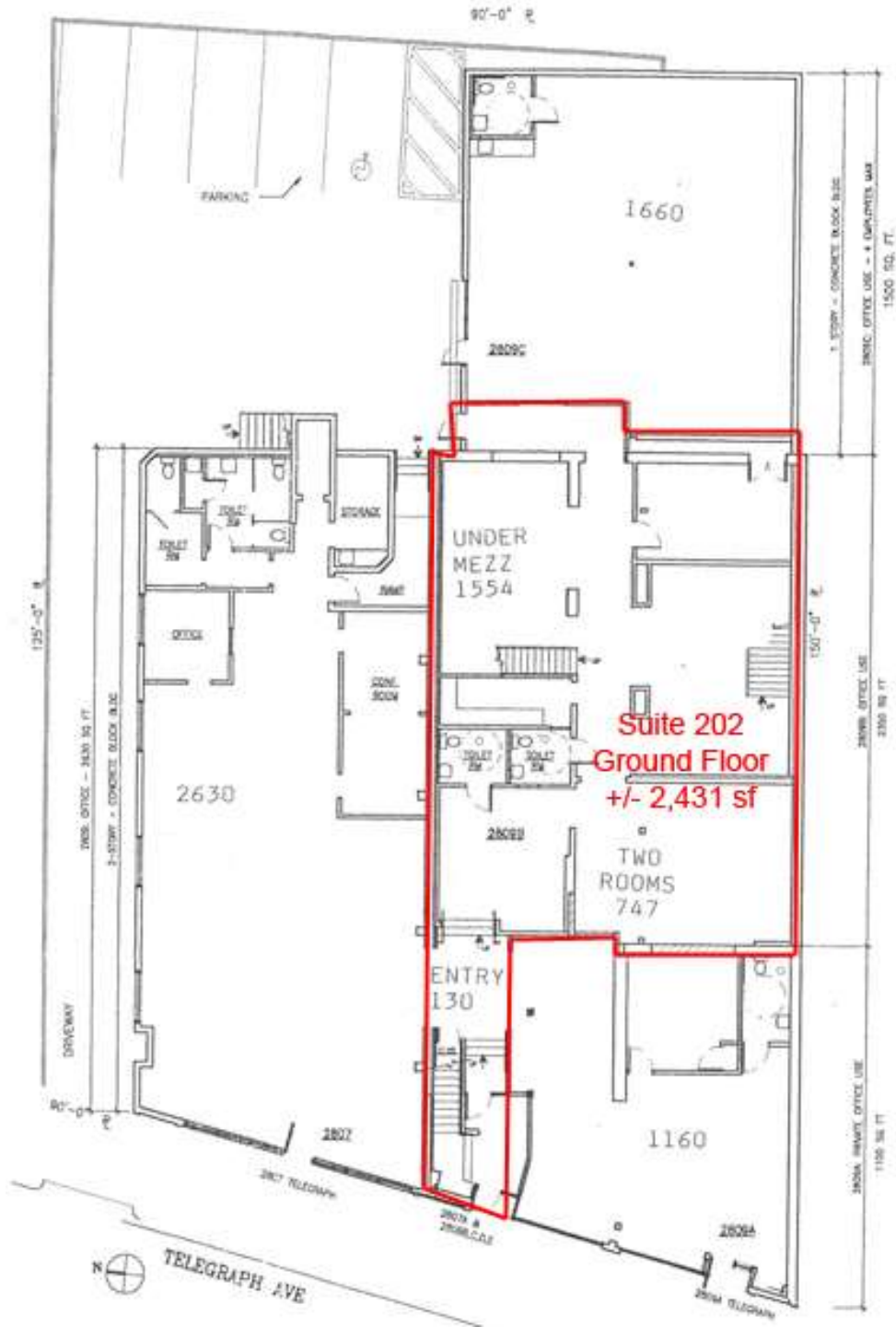
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## Floorplan - Ground Floor



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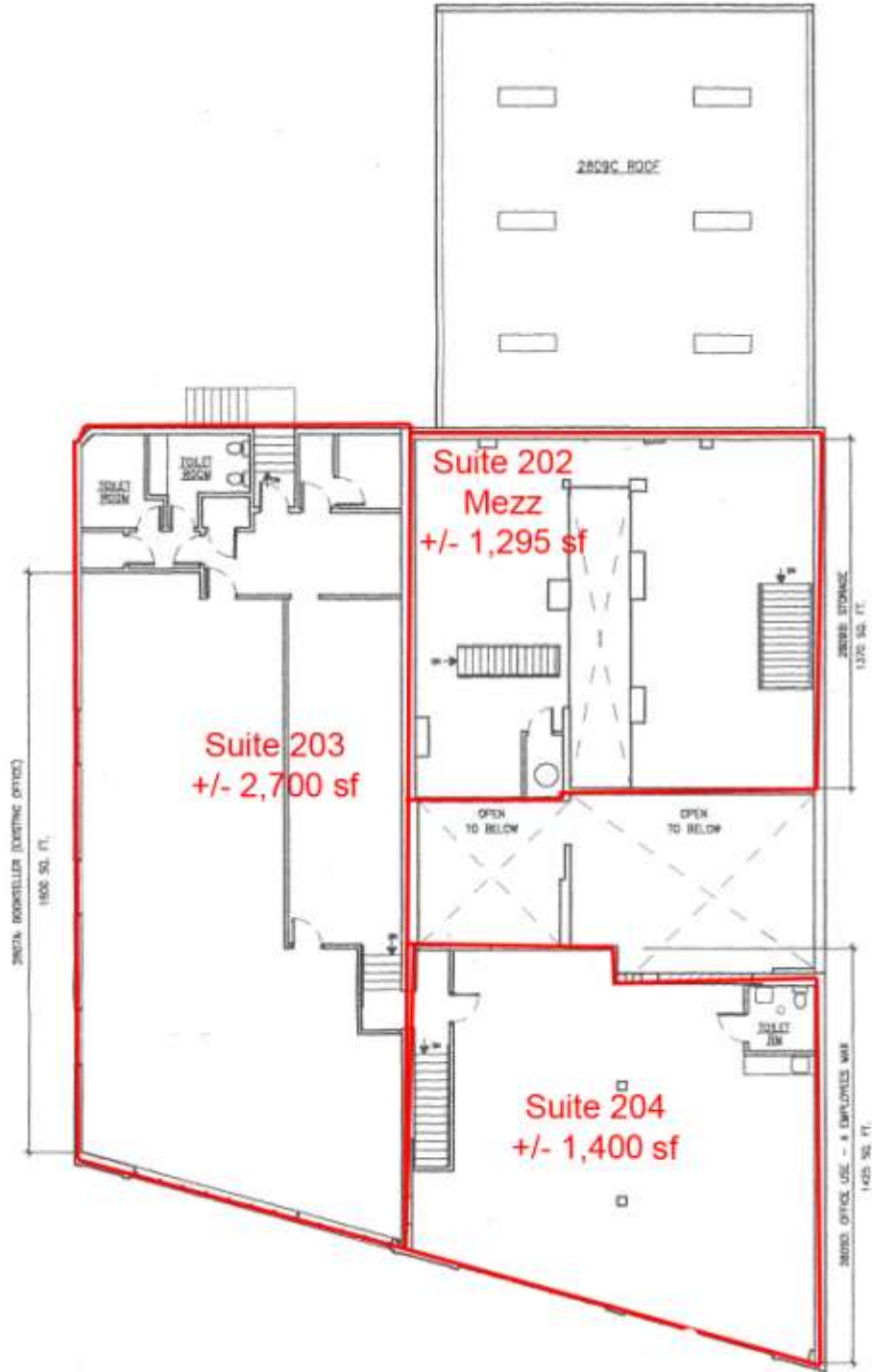
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## Floorplan - Second Floor



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