

## Highly Flexible Office Space for Lease



**12 -18 Month Lease Available**  
**2065 Kittredge/2070 Allston Way**  
In the Heart of Downtown Berkeley

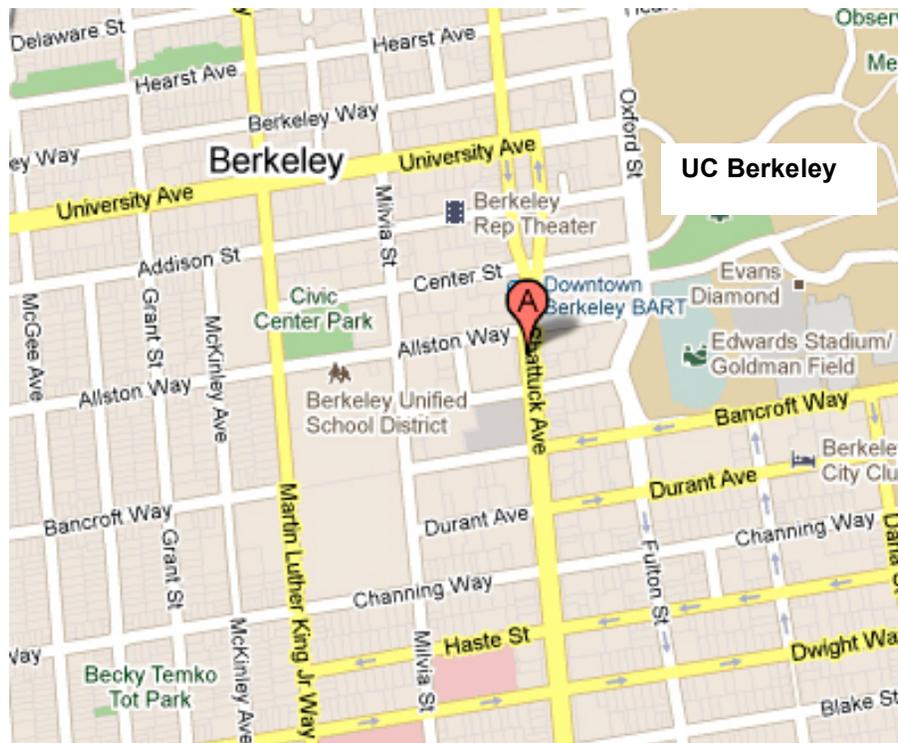
+/- 242 – 2,936 rentable sq. ft.  
Lease Rate: \$1.65 - \$1.95 psf MG (tenant pays electricity)

**Contact:**  
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## Location Highlights

- Part of a well managed, high profile retail/office complex in the center of downtown Berkeley
- One block to BART and two blocks to UC Berkeley Campus
- Two blocks to the downtown Arts District
- Adjacent to the newly renovated Hotel Shattuck Plaza with 200 rooms, 6,000 sq. ft. of conference facilities and a trendy restaurant and bar
- Upstairs from Starbucks, Papa John's Pizza, Yogurtland, the Shattuck Theater, BART Bike Station
- Across from Walgreen's FedEx, Verizon Wireless, Burger Meister Hamburgers, Peet's Coffee and Tea, and more
- Nearby to Berkeley Central Library, Main Post Office and Civic Center
- Take BART to work. AC Transit lines run directly in front of the building
- Convenient parking garage around the corner
- Zoned C-DMU (Downtown Mixed-Use)

## Street Map



### GORDON COMMERCIAL REAL ESTATE SERVICES

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

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### Property Highlights

- Highly versatile office space
- 2065 Kittredge is lower level space with good light
- 2070 Allston is second floor space with windows
- Dropped ceilings, some spaces with columns
- Shared restroom in hallway
- Available for 12 – 18 month lease

Address	Suite #	Size (+/-)	Lease Rate	Space Description	Availability
2065 Kittredge	A1	2,471	\$1.65	Large open space with 3 privates.	5/1/16
2065 Kittredge	A	1,995	\$1.65	9 privates off center hallway	5/1/16
2065 Kittredge	F2	2,936	\$1.65	Large open space with 2 privates. Columns throughout	Immediate
2070 Allston	201	1,612	\$1.95	2 privates, 2 large open spaces	7/1/16
2070 Allston	202	840	\$1.95	1 private, open space	7/1/16
2070 Allston	203	1,748	\$1.95	3 privates, open space	7/1/16
2070 Allston	204	1,088	\$1.95	3 privates, open space	7/1/16
2070 Allston	205	2,773	\$1.95	6 privates, 2 large rooms	Immediate

## Photos



**Suite 102**  
**+/- 242 rsf**  
**LEASED**



**Suite 202**  
**+/- 840 rsf**



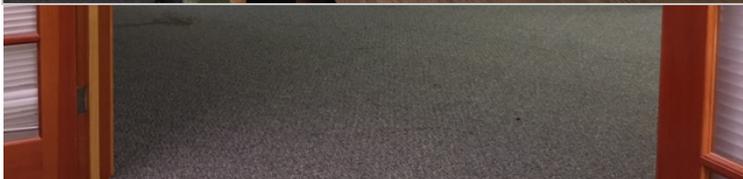
**Suite F-2**  
**+/- 2,936 rsf**



**Suite 205**  
**+/- 2,773 rsf**



**Suite 205**  
**+/- 1,748**





**Suite 204  
+/- 1,088 rsf**

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