

## 3031 TELEGRAPH AVENUE

Medical Office and Retail Spaces Available with Parking  
High-Visibility Corner Building



## BERKELEY CENTRAL MEDICAL BUILDING OFFICE AND RETAIL SPACES FOR LEASE

**SIZE:** ± 986 RSF – ± 2,046 RSF

**LEASE RATE:** \$2.00 – \$3.25 psf/month FS

### **CONTACT:**

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**THREE MEDICAL OFFICE SUITES AND ONE RETAIL/OFFICE SPACE AVAILABLE FOR LEASE.** Close to Alta Bates Summit Medical Center, Whole Foods Market, Starbucks and the UC Berkeley campus. Parking available.

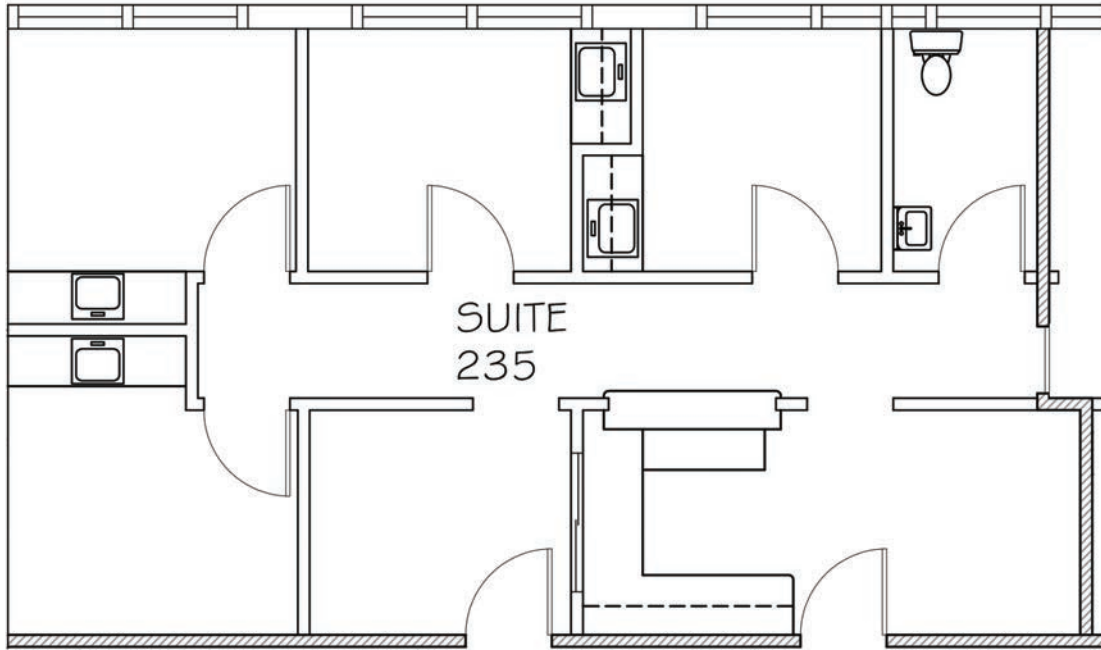
**PROPERTY HIGHLIGHTS**

- High-visibility corner building, one block from Alta Bates Hospital in Berkeley’s medical office cluster
- Multiple AC Transit bus lines with stops at the building
- Across the street from Whole Foods Market, Starbucks, and dense housing
- On-site parking lot with full time attendant; reserved parking spaces available to lessees
- Handicap accessible
- Walking distance to Ashby BART station and UC Berkeley
- Easy freeway access to Highways 13, 580, and 24
- Zoned C-1 (General Commercial)



<b>SPACES AVAILABLE</b>		
<b>SUITE</b>	<b>RSF</b>	<b>PRICE PSF</b>
235 (office)	± 986	\$3.00 full service
142 (office)	± 1,060	\$3.00 full service
115 (retail/office)	± 2,046	\$3.25 full service
100 (basement)	± 1,958	\$2.00 full service
Storage Area	± 498	\$ .75 full service

## FLOORPLAN

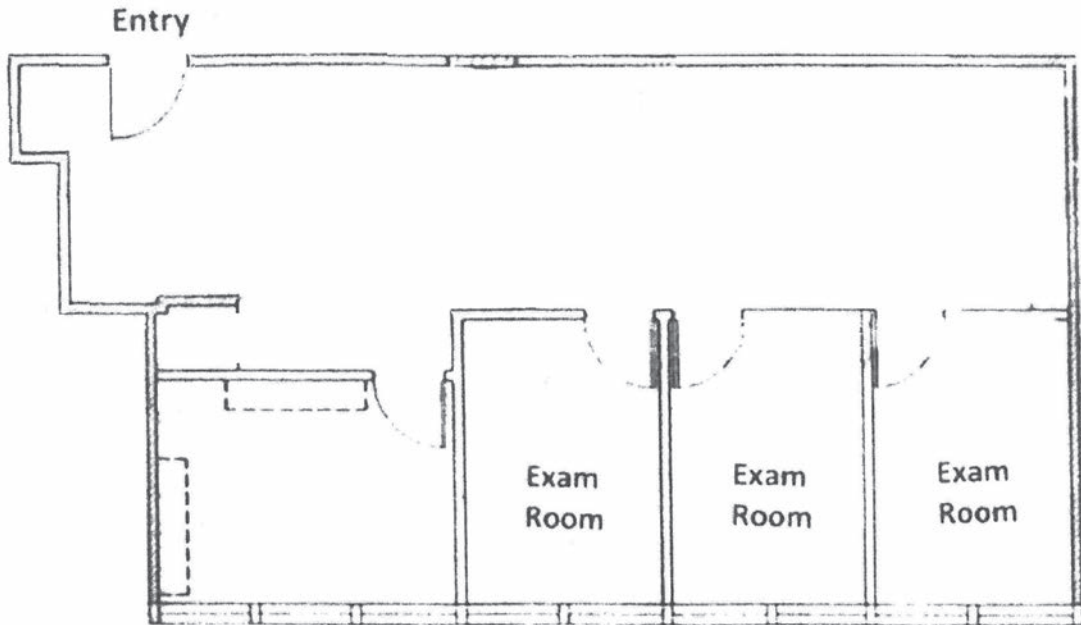


### SUITE 235

- ± 986 RSF
- Four private exam rooms with sinks
- Bathroom in-suite
- Waiting area and administrative areas

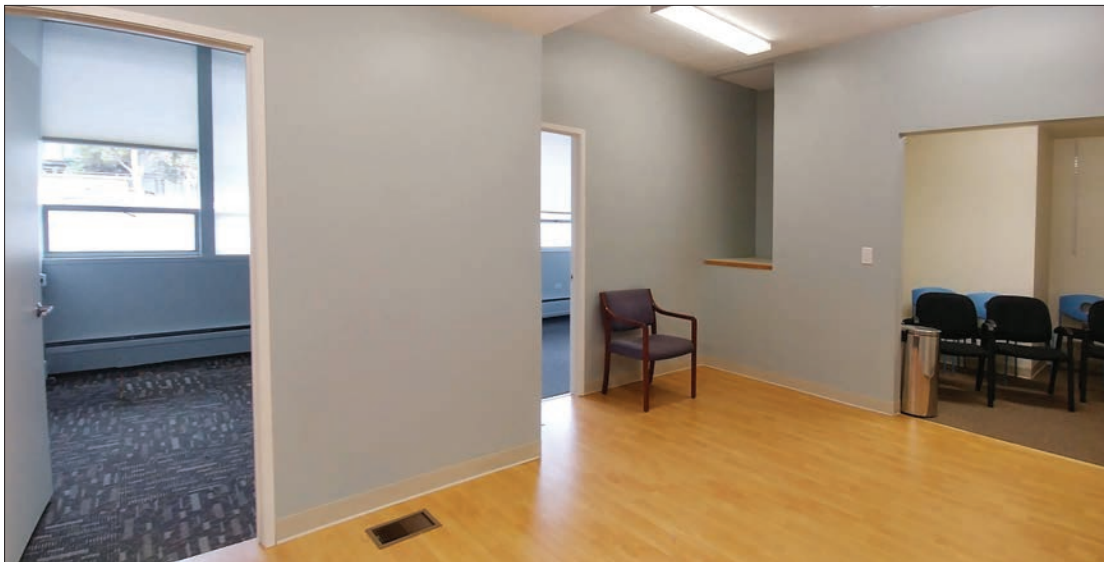


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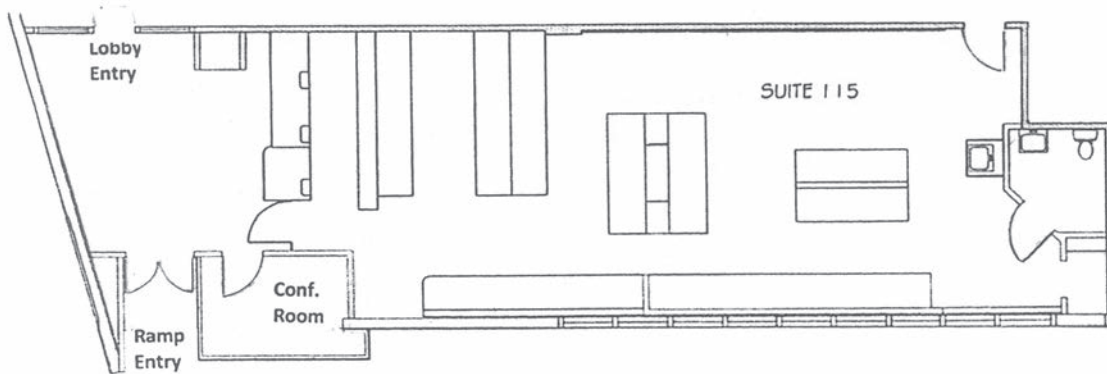


### SUITE 142

- ± 1,060 RSF
- Ground floor
- Four private exam rooms
- Plumbing hookups



## FLOORPLAN

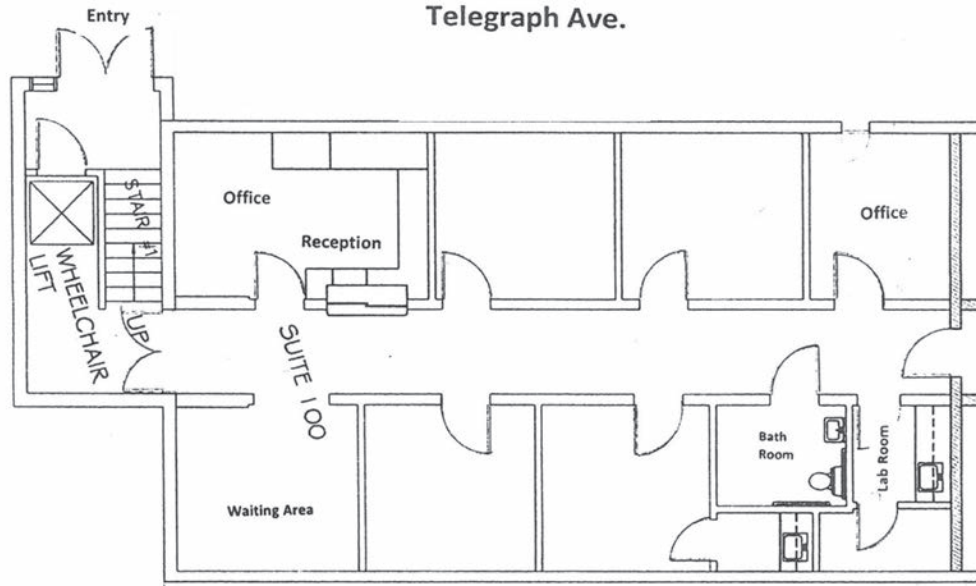


### SUITE 115

- ± 2,046 RSF
- Medical-related retail or office use
- Accessible with ramp entry from Telegraph Avenue; also accessible from lobby and hallway
- Great signage
- ADA restroom in-suite



## FLOORPLAN



### SUITE 100

- ± 1,958 RSF
- Private entry from Telegraph Avenue with wheelchair access
- Signage available
- In-suite restroom and break rooms with sinks
- Quiet and private



# GORDON

COMMERCIAL REAL ESTATE SERVICES



## PHOTOS





## PHOTOS



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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 cannot guarantee it. All information should be verified prior to leasing.