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COMMERCIAL REAL ESTATE SERVICES

FOR SUBLEASE (OPPORTUNITY FOR NEW DIRECT LEASE)

OFFICE / CLASSROOOM SPACE IN THE H.J. HEINZ BUILDING AT ASHBY PLAZA
2998 SAN PABLO AVENUE, BERKELEY, CA

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OFFICE SPACE ON SAN PABLO AVENUE AT ASHBY. WITH ITS ELEGANT MEDITERRANEAN-STYLE FAÇADE, THE H.J. HEINZ BUILDING HAS BEEN CALLED THE MOST BEAUTIFUL INDUSTRIAL BUILDING IN BERKELEY

SIZE AVAILABLE

- ± 4,200 rsf 1st Floor
- ± 2,660 rsf 2nd Floor
- ± 6,860 total both rsf

LEASE RATE

- 1st Floor: $1.49 psf/month IG
- 2nd Floor: $1.49 psf/month IG
- Both: $1.49 psf/month IG

PROPERTY OVERVIEW

- Space fronts onto San Pablo Avenue
- Rare on-site parking and plenty of off-street parking
- Zoned C-W (West Berkeley Commercial District)
- 6 reserved parking spaces
- 14 non-reserved parking spaces
- High ceilings with sprinkler system
- Lease term expires April 30, 2019. 5 year option with 2.5% annual increases

Easily accessible from I-80/580, the H.J. Heinz Building at Ashby Plaza is close to all public transit, convenient to entire SF Bay Area. Located on the corner of San Pablo and Ashby Avenues, two major traffic arteries serving Berkeley, Emeryville, and Oakland. Part of the San Pablo Corridor – a vibrant, eclectic mix of restaurants, retail, home furnishings, home improvement stores and services. Near the headquarters of TCHO Chocolate, Clif Bar and Title Nine Sportswear. Co-tenants include Orchard Supply Hardware, John F. Kennedy University, KALA Art Institute, Mancini's Sleepworld, Mid Century Mobler and Looking Glass Photo. Adjacent to Berkeley Bowl and across from Walgreen's. Close to Urban Ore, Ironworks Gym, City Sports Club and the new BayHealth Outpatient and Urgent Care Center – a joint venture between UCSF Health and John Muir Health, scheduled to open this year.

WALK SCORE	91
BIKE SCORE	99

- AC Transit bus stops on corner
- ±1 mile to Ashby BART

DOWNSTAIRS

- 4 private offices
- Room for 8 work stations
- 2 restrooms
- Kitchenette break room
- Open space for workstations
- Heater (no AC)
- ±9' roll-up door near dock high loading

UPSTAIRS

- 3 private offices
- Room for ±16 work stations
- Large conference room
- Class room
- HVAC
- Shared restrooms on 2nd floor
- Elevator (freight)

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ABOUT

Designated a City of Berkeley Landmark in 1986, the H.J. Heinz Building is a reminder of West Berkeley's industrial history. At the corner of Ashby and San Pablo Avenues, with its elegant Mediterranean-style façade, the 2-block-long building is prominent and distinctive.

Behind its nicely detailed exterior, was once an industrial manufacturing building producing 28 of the H.J. Heinz company's famous "57 Varieties." The architect, Albert Kahn, designed a large percentage of America's industrial buildings – and this is believed to be the only building he designed in Berkeley. The Heinz Company opened its first Berkeley plant in 1926 in a small building on the current site. It was designed to be beautiful and to enhance its San Pablo Avenue location – which was the main highway at the time. Also known as State Route 123, San Pablo Avenue is one of the oldest existing roads in the East Bay and the corner is a major intersection. Immerse yourself in this dynamic area.

CORNER INTERSECTION OF SAN PABLO AND ASHBY AVENUES circa 1940

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Daytime Population	27,716	158,035	$282,074
Population	31,769	193,225	$355,736
Median HH Income:	$96,529	$101,522	$82,780

(Source: CoStar)

AVERAGE DAILY TRAFFIC COUNTS PER DAY

Ashby Avenue
West or East Bound **22,877**

San Pablo Avenue
North or South Bound **23,287**

"Urban Chic Trendsetters" (ESRI 2018, for 94702)

NEARBY BART STATIONS

	Drive	Bus	Distance
• Ashby	7 min	14 min	1.1 mi
• MacArthur	12 min	22 min	2.6 mi

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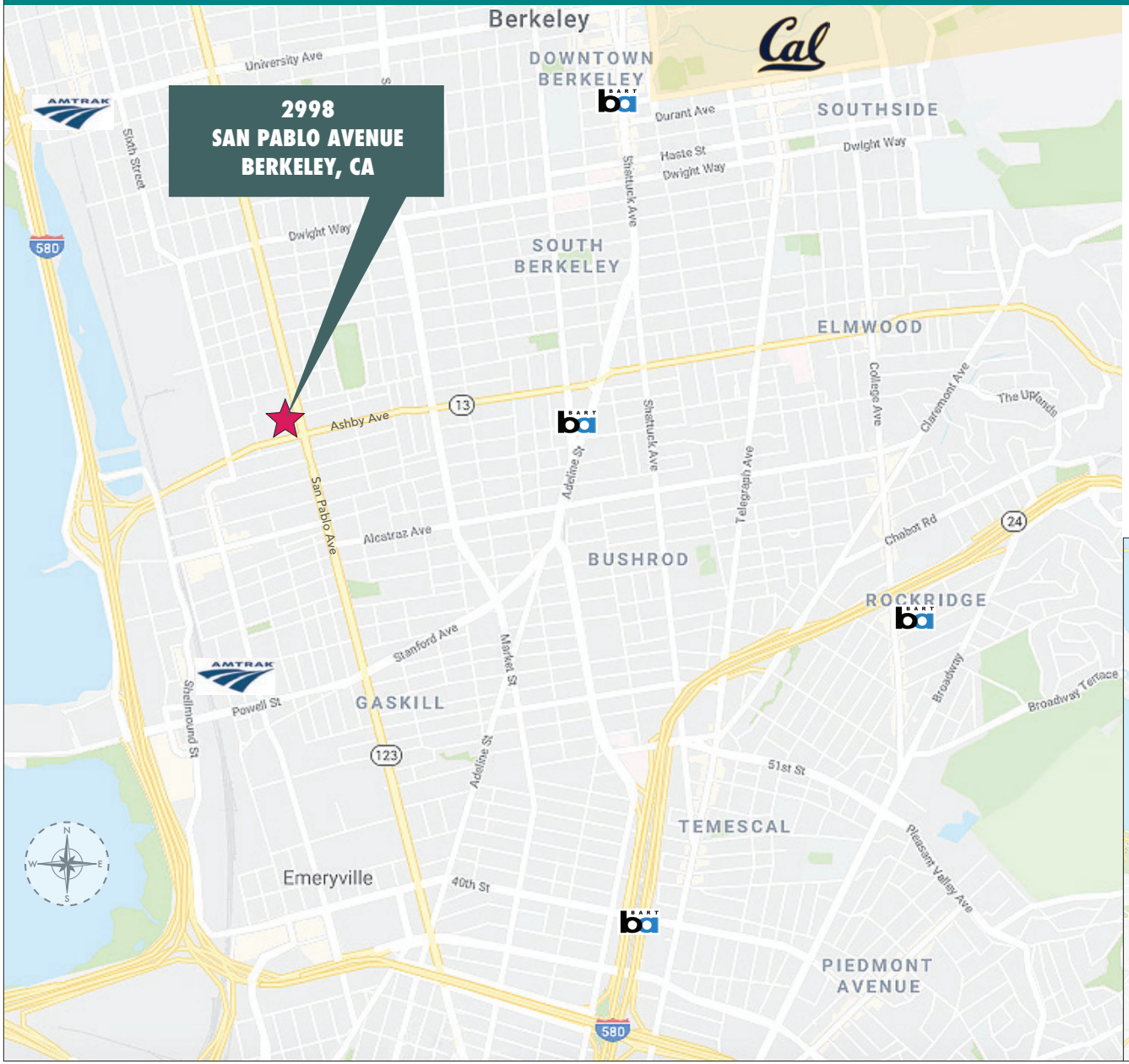
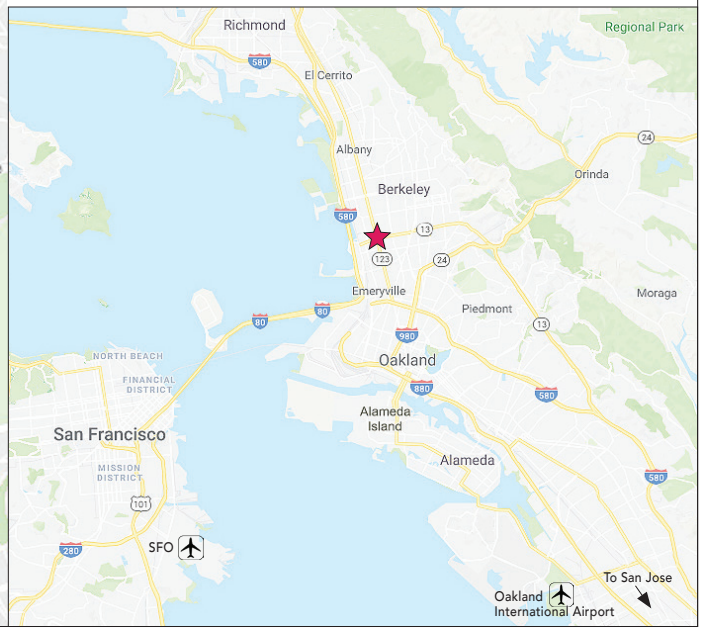


SUPERB PROXIMITY TO SF BAY AREA AND BEYOND

Easy freeway access. In the vicinity of 2 Amtrak train stations and near 3 international airports (OAK, SFO and SJC).

- Many cafés, gyms and shops within 1-2 blocks
- 1-1/2 miles to Emeryville's Bay Street with Apple Store, Barnes & Noble, J.Crew, West Elm, Sephora, Old Navy, Athleta and more!
- 2 miles from Downtown Berkeley
- 2 miles from UC Berkeley Campus
- 10 miles to San Francisco Embarcadero
- 40 minutes to Silicon Valley
- 1 hour to Napa and Sonoma
- 4 hours to both Yosemite and Lake Tahoe



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2998 SAN PABLO AVENUE, BERKELEY, CA
NEARBY AMENITIES MAP

RESTAURANTS, CAFÉS AND BARS

- Spoon Korean Bistro
- Figaro Gelato
- Standard Fare
- Riva Cucina
- Subway
- Anchalee Thai Cuisine
- Caffe Trieste
- Paisan Berkeley
- Longbranch Saloon
- 900 Grayson
- Uncommon Grounds Coffee
- The Deli & Grill
- Tribu Cafe
- Black Diamond Cafe
- Starbucks
- Home Grown Oakland
- Novel Brewing Company
- The Rare Barrel
- Far Leaves Tea
- Mint Leaf Vietnamese
- Prizefighter
- Los Moles
- Emeryville Public Market
- Rotten City Pizza
- Noodle Theory Provisions
- Donut Farm Oakland
- James & the Giant Cupcake
- Townhouse Bar & Grill

FITNESS

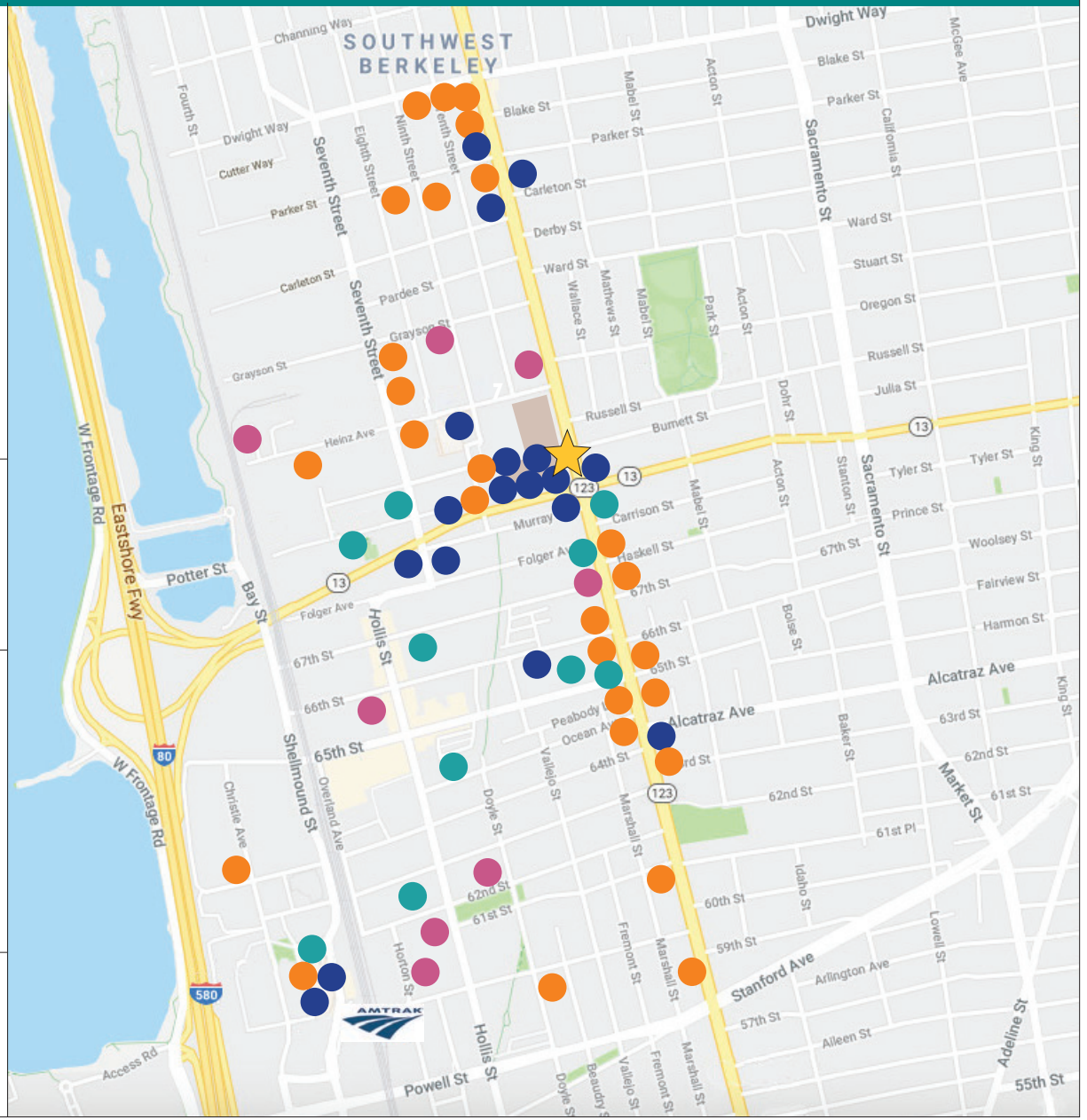
- Iron Works Climbing Gym
- Soja Mind/Body
- Kids Gym Berkeley
- City Sports Club
- Sobekick Gym
- Orangetheory Fitness
- Team Tufunga Training
- Oakland Karate & Kickboxing
- Oakland Fitness Company
- Max's Gym / Crossfit

RETAIL

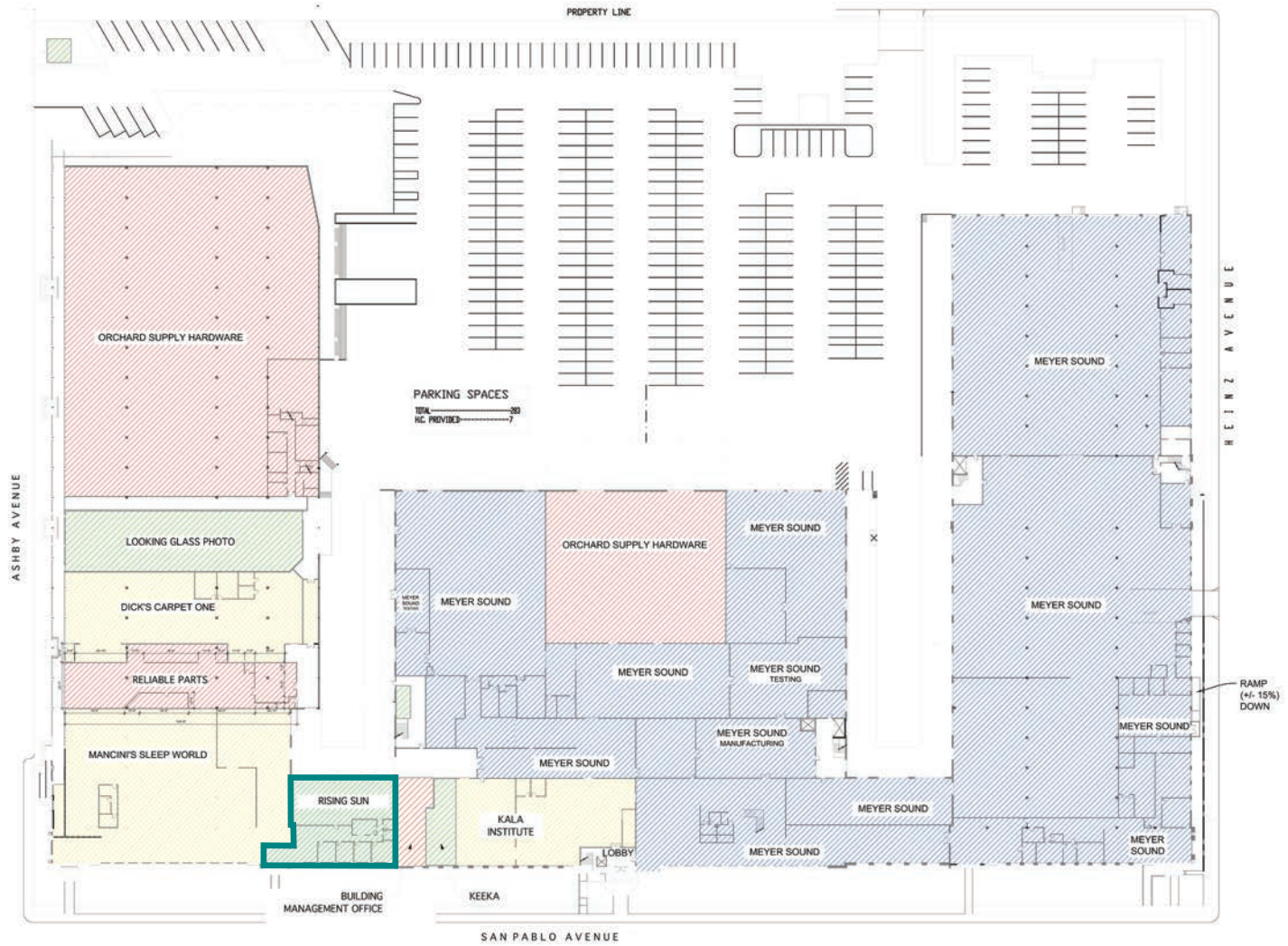
- Orchard Supply Hardware
- Mancini's Sleepworld
- Looking Glass Photo
- Mid Century Mobler Furnuiture
- Reliable Parts
- Berkeley Bowl West
- Walgreens
- Discount Fabrics
- Ashby Lumber
- Walgreens
- Ecology Center
- Dave's Record Shop
- Ecohome Improvement
- Berkeley Heat Tubmakers
- Urban Ore
- A Verb for Keeping Warm Yarn Shop
- Urban Outfitters
- Guitar Center

HEADQUARTERS

- Clif Bar & Company
- Title Nine Sportswear
- TCHO Chocolate
- Meyer Sound Laboratories Inc
- Whole Foods Market (Regional)
- Acme Bread
- Metropolis Baking
- F'real Foods

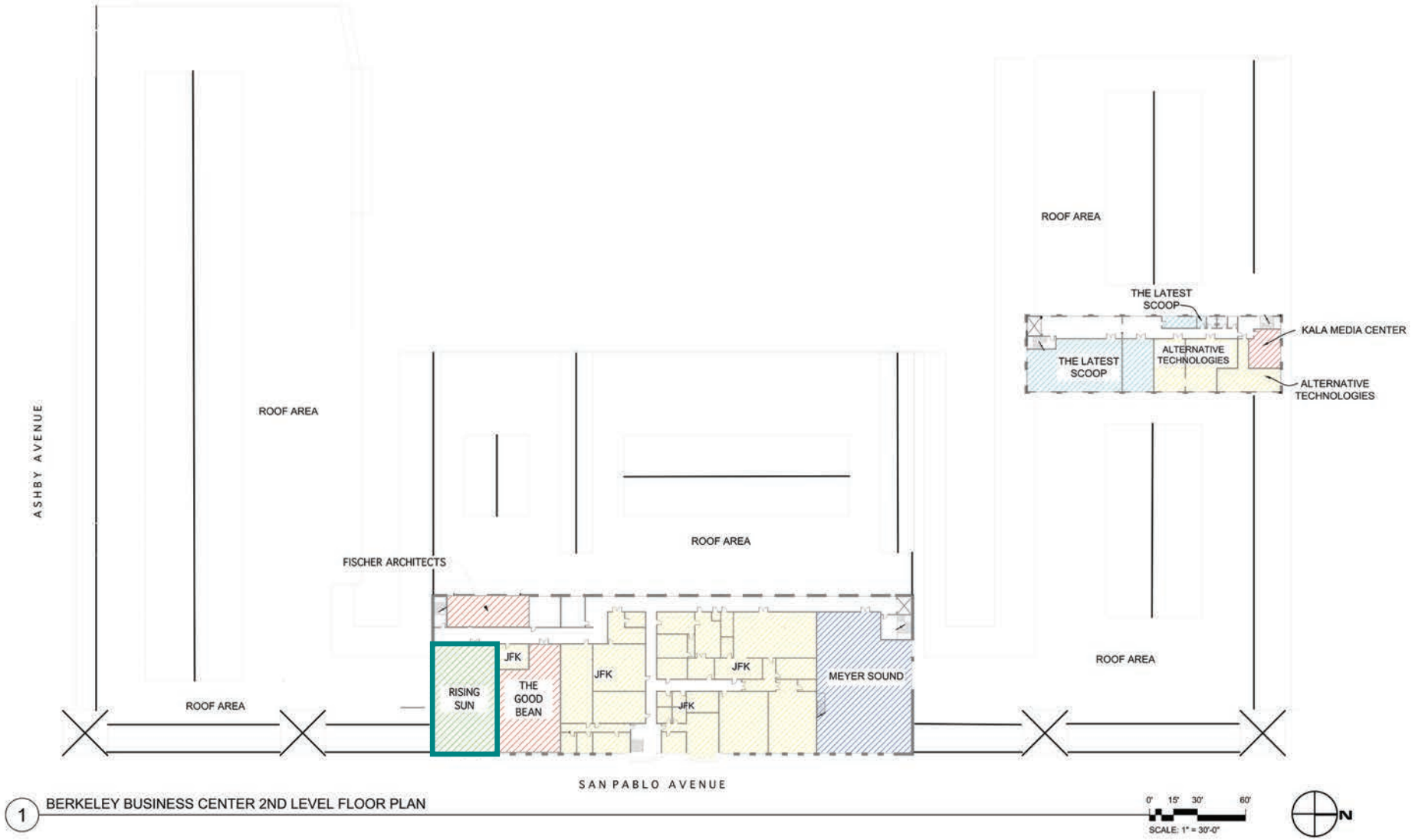


ASHBY PLAZA 1st FLOOR



THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

ASHBY PLAZA 2nd FLOOR



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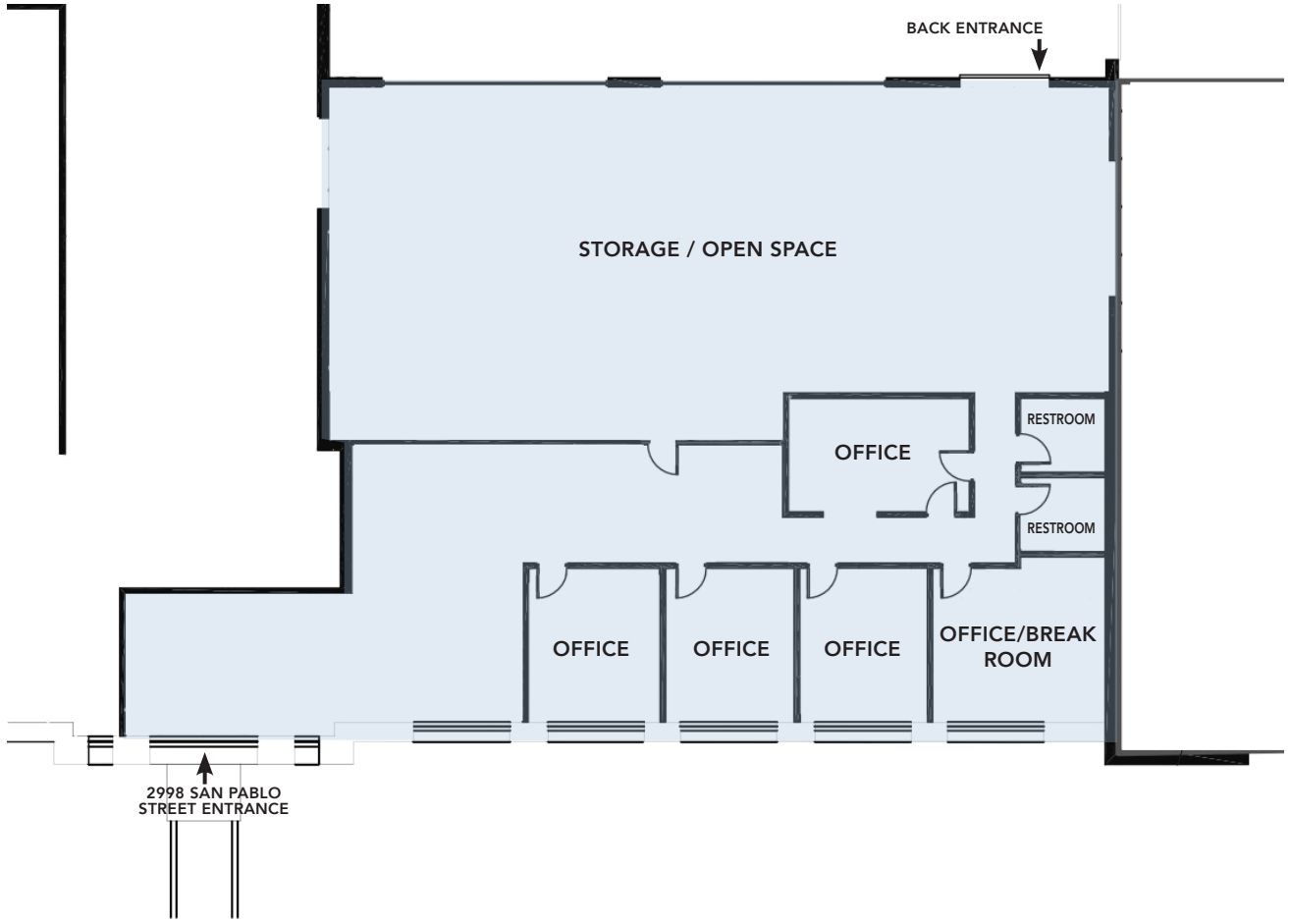
FLOOR PLAN – 1st FLOOR

± 4,200 rsf available



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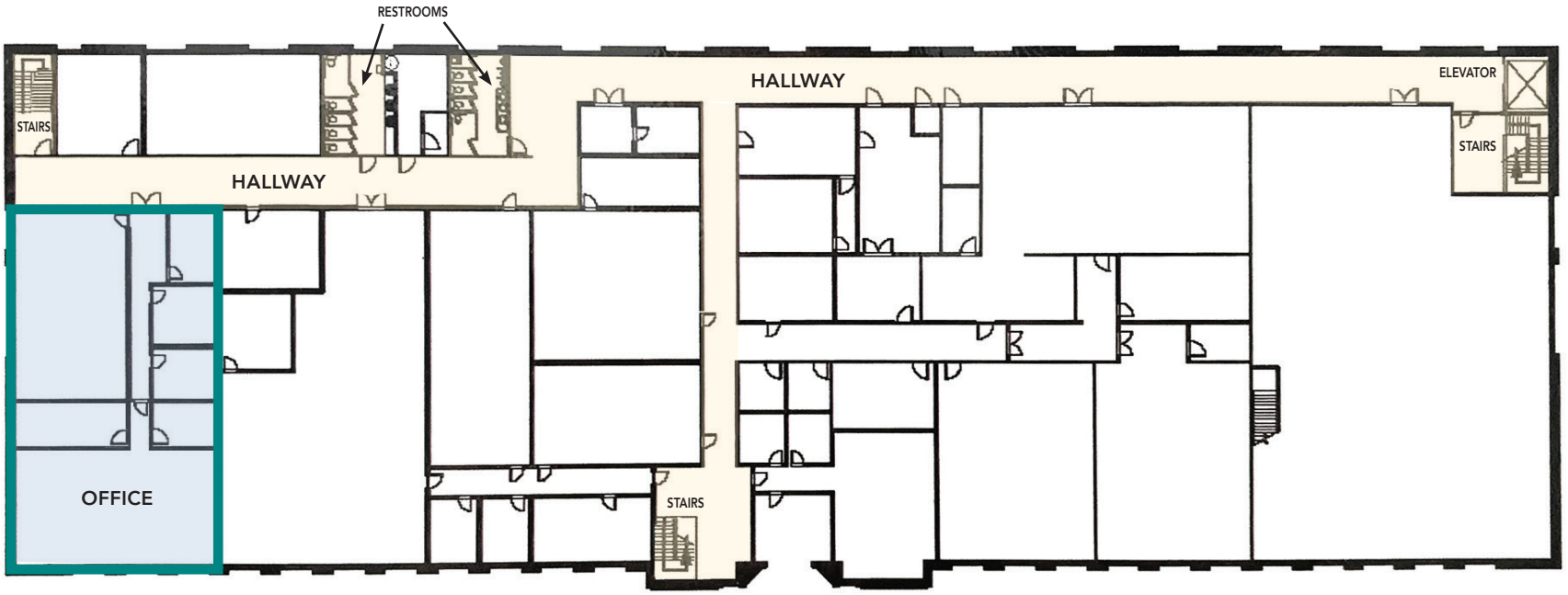
FLOOR PLAN – 2nd FLOOR

± 2,660 rsf available

Shared space



SAN PABLO AVENUE

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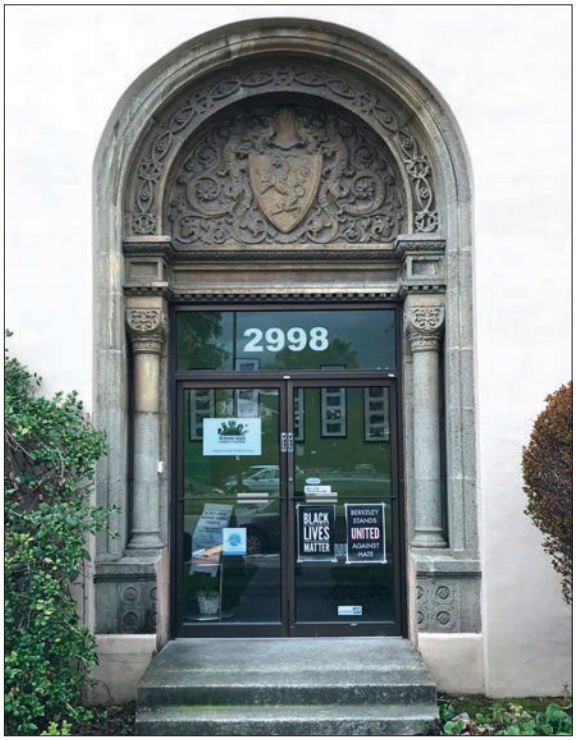
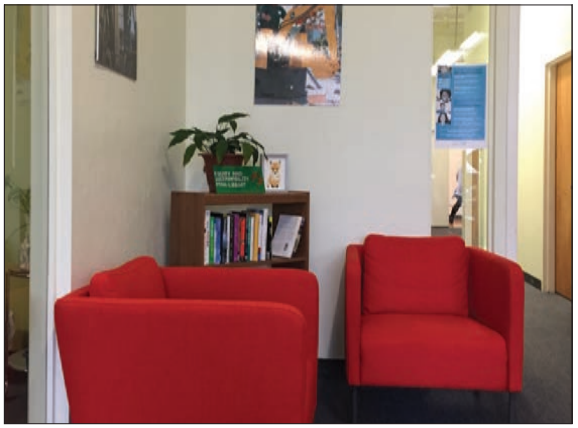
PHOTO TOUR


2998
BLACK LIVES MATTER
BERKELEY STANDS UNITED AGAINST HATE

RISING SUN ENERGY CENTER



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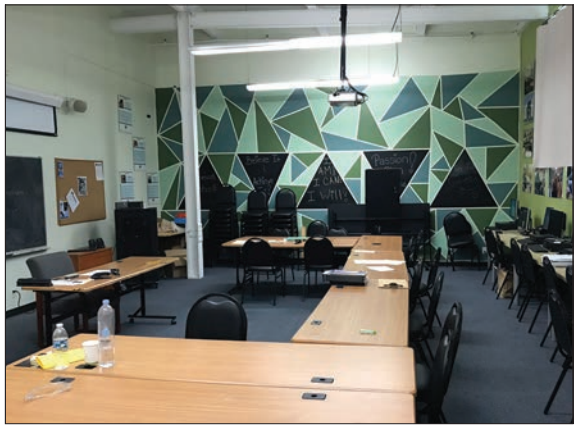

PHOTO TOUR

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