

## 1962 UNIVERSITY AVENUE, UNIT 2

Private Office in a Second Floor Suite



## SMALL OFFICE AVAILABLE FOR LEASE IN DOWNTOWN BERKELEY

**SIZE:**

± 415 rsf

**LEASE RATE:**

\$3.50 psf/month IG

**CONTACT:**

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**CENTRAL LOCATION.** Well-suited for non-profit organizations and other small office user. Close to all Downtown Berkeley cultural and culinary amenities.

## PROPERTY FEATURES

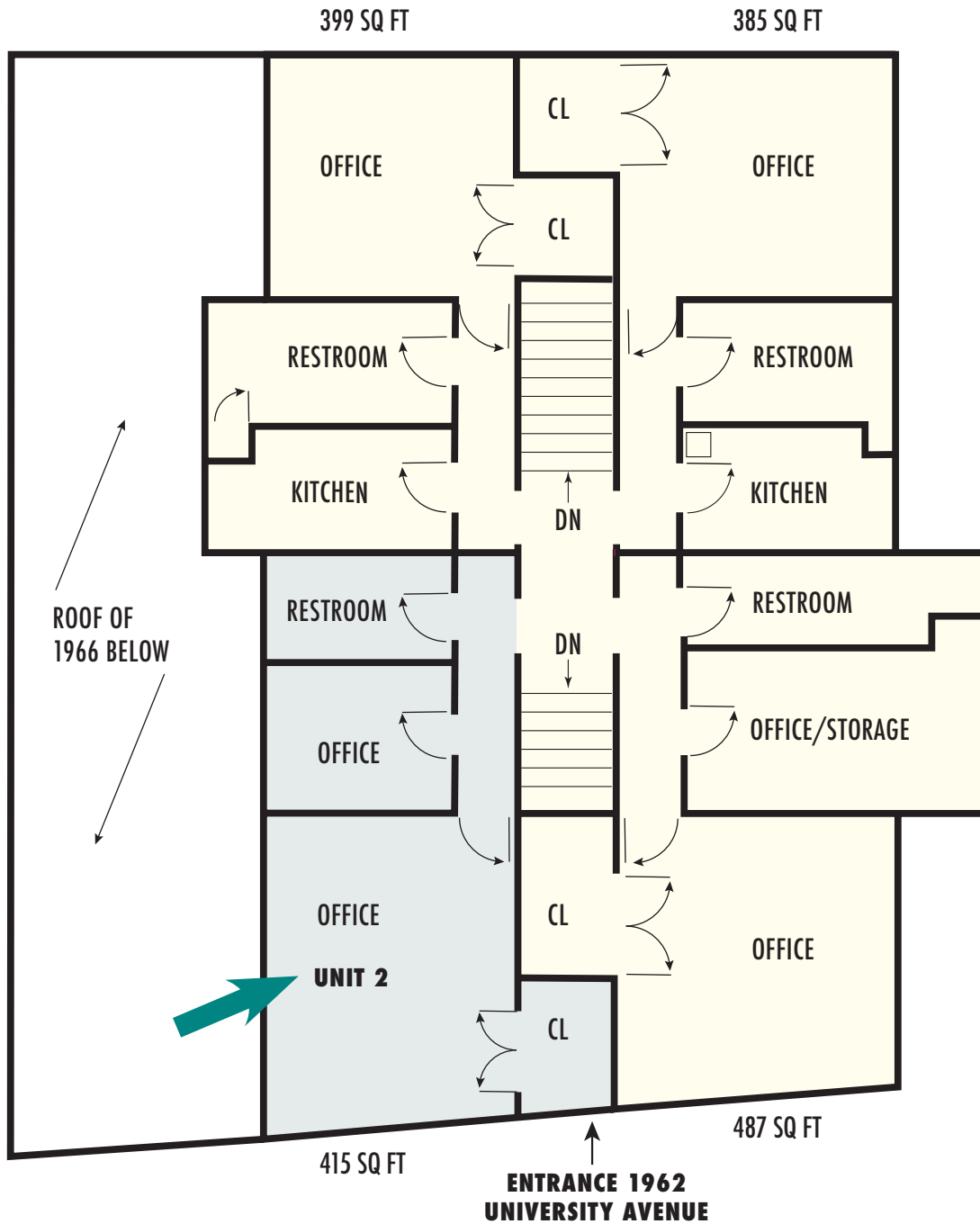
- Second floor office space
- Victorian charm with wood flooring and beautiful trim work
- Two private offices and en suite restroom
- Upstairs from beautiful courtyard with lovely rose garden
- Nice afternoon natural light
- Bike parking out front; monthly car parking nearby
- Parklet in front of building, along University Avenue
- Above Pedro's Brazil Café, next to Chocolatier Blue, Dora's and The Butcher's Son



## LOCATION HIGHLIGHTS

- Short walk to BART and AC Transit
- 1 block from the Berkeley Downtown Arts District
- 2 blocks to Shattuck Avenue
- Close to all Downtown Berkeley destinations and amenities
- Short walk to UC Berkeley campus with 56,000+ daily population
- University Avenue is a main thoroughfare from I-80 to UC Berkeley
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats

## FLOOR PLAN

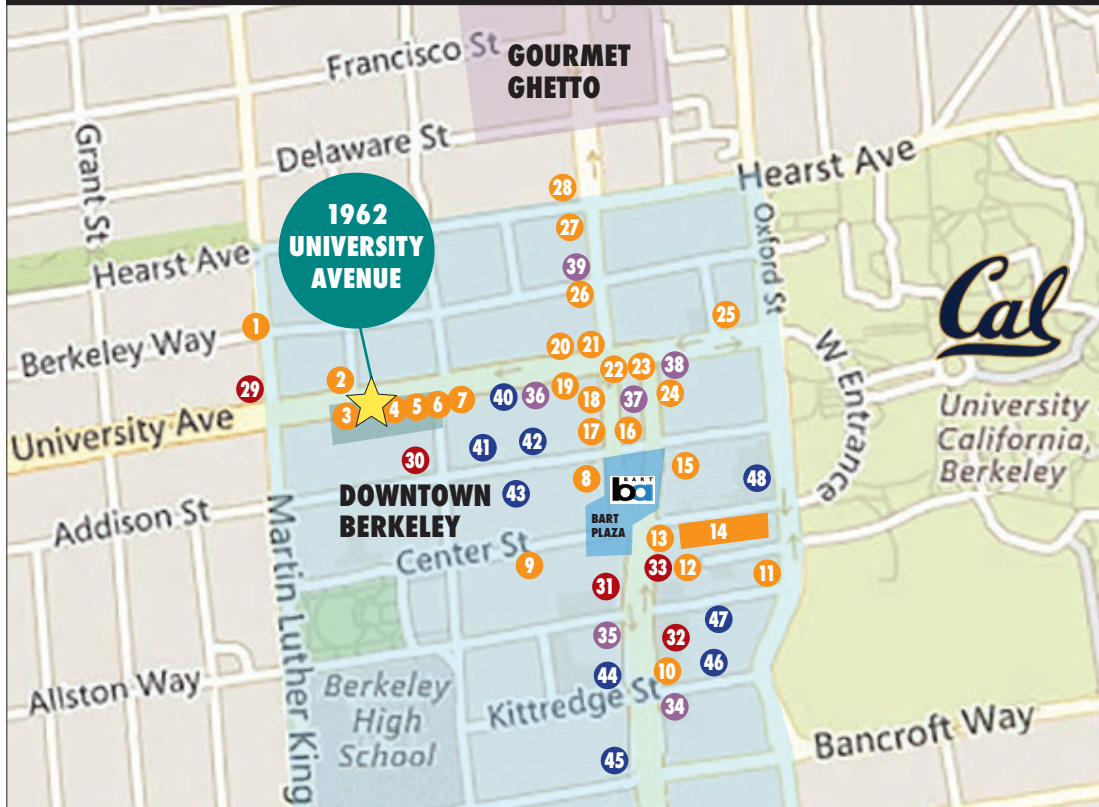


THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING.  
THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

# GORDON

COMMERCIAL REAL ESTATE SERVICES

## NEARBY AMENITIES



### RESTAURANTS AND CAFÉS

- |                                    |                        |
|------------------------------------|------------------------|
| 1 Secret Scoop Thai Gelato         | 19 Bobby G's Pizzeria  |
| 2 The Butcher's Son (Original)     | 20 Tender Greens       |
| 3 The Butcher's Son (New Location) | 21 McDonald's          |
| 4 Pedro's Brazil Café              | 22 85°C Bakery Cafe    |
| 5 Chocolatier Blue                 | 23 Veggie Grill        |
| 6 Dora's                           | 24 Ippudo              |
| 7 Au Coquelet                      | 25 Brazil Cafe         |
| 8 Revival Bar + Kitchen            | 26 Spats               |
| 9 Eureka!                          | 27 Triple Rock Brewery |
| 10 BurgerMeister                   | 28 Sweetgreen          |
| 11 Gather                          |                        |
| 12 Fresco Mexican Grill            |                        |
| 13 Jupiter                         |                        |
| 14 Restaurant Row                  |                        |
| 15 Arinell Pizza                   |                        |
| 16 PIQ Berkeley                    |                        |
| 17 Comal Next Door                 |                        |
| 18 Comal                           |                        |

### RETAIL

- 29 Trader Joe's
- 30 Berkeley Ace Hardware
- 31 Walgreens
- 32 FedEx
- 33 Target Express

### COFFEE SHOPS AND TEA

- 34 Peet's Coffee & Tea
- 35 Starbucks
- 36 Asha Tea House
- 37 People's Cafe
- 38 Blue Bottle Coffee
- 39 Berkeley Espresso

### ENTERTAINMENT

- 40 UC Theatre
- 41 Berkeley Repertory Theatre
- 42 Aurora Theatre Company
- 43 Freight & Salvage
- 44 Landmark Shattuck Theatre
- 45 UA Berkeley 7 Theatre
- 46 California Theatre
- 47 The Marsh Arts Center
- 48 Berkeley Art Museum and Pacific Film Archive (BAMPFA)



## OVERVIEW OF DOWNTOWN BERKELEY

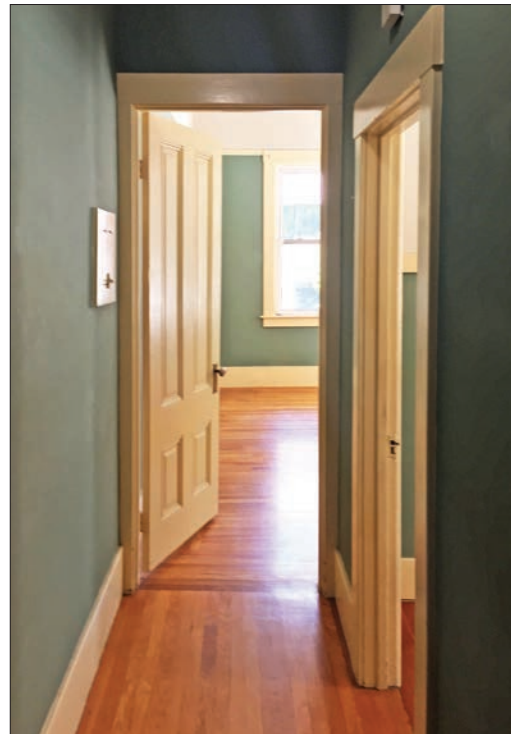


**THE CITY OF BERKELEY** is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown. Almost a third of their households have annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. Downtown Berkeley has one of the most heavily-used BART stations in the area. Conveniently a major hub of public transportation – with AC Transit multi-county bus lines, free valet bike parking and bike rental available at the nearby Bike Station.

- Downtown Berkeley BART station has  $\pm$  27,000 daily ridership entries and exits
- Berkeley City College has  $\pm$  7,000 students each semester; Berkeley High School has  $\pm$  3,500 students annually
- High-foot traffic every day. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Over 460 new residential units in a 4-block radius

AREA DEMOGRAPHICS			
	1-MILE	2-MILE	3-MILE
Population	58,269	133,939	217,151
Average 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		

## PHOTO TOUR





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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.

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