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COMMERCIAL REAL ESTATE SERVICES

3101 TELEGRAPH AVENUE, BERKELEY

Two Remaining Newly Renovated, Therapy Offices Available

SECOND FLOOR THERAPY SPACE FOR LEASE

SIZE: ±147 rsf (each private office) | **LEASE RATE:** $900/month IG

CONTACT:

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PRIVATE THERAPY OFFICES AVAILABLE. Corner building across from Whole Foods Market, and 3 blocks to Alta Bates Summit Medical Center. Near Downtown and UC Berkeley.

PROPERTY FEATURES

- Beautifully renovated space with soothing color palette, new carpet, several skylights and excellent natural light
- **2 well-lit internal offices are available**
- Shared amenties include:
  - Well-equipped kitchen with refrigerator, microwave, granite counter, Keurig coffeemaker
  - Waiting room and 2 ADA restrooms
  - Keypad entry door, ADA elevator, and enclosed stairway
- HVAC, new electrical with dimmer lights
- 3 on-site parking spaces – first-come, first-served basis, and convenient street parking
- Medically zoned
- Zoned C-1 (General Commercial)

WALK SCORE	92
BIKE SCORE	99

(walkscore.com)

SPACES AVAILABLE

PRIVATE OFFICE #	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
SIZE (RSF)	Leased	Leased	Leased	Leased	Leased	Leased	147	147	Leased	Leased
MONTHLY RENT							$900	$900		

LOCATION HIGHLIGHTS

- High-visibility corner building, with multiple AC Transit bus line stops nearby
- Walking distance from Ashby BART, and easy commute by bike or bus
- Ford GoBike Station across the street
- 3 blocks from Alta Bates Summit Medical Center
- High traffic counts: Telegraph Avenue connects Downtown Oakland to UC Berkeley, intersecting HWY-13 (Ashby Avenue), HWY-24, and I-580
- Co-tenants includes Blue Oak Therapy Center and Pacifica Family Maternity Center
- Centrally located within a local employment area containing ±28 office buildings as well as numerous retail establishments in the immediate vicinity of the property. The variety of private medical groups in the area benefit from referral systems and medical co-tenancy
- 5 blocks to the Elmwood Retail District with many popular cafés, restaurants, unique shops, movie theater, library, and more

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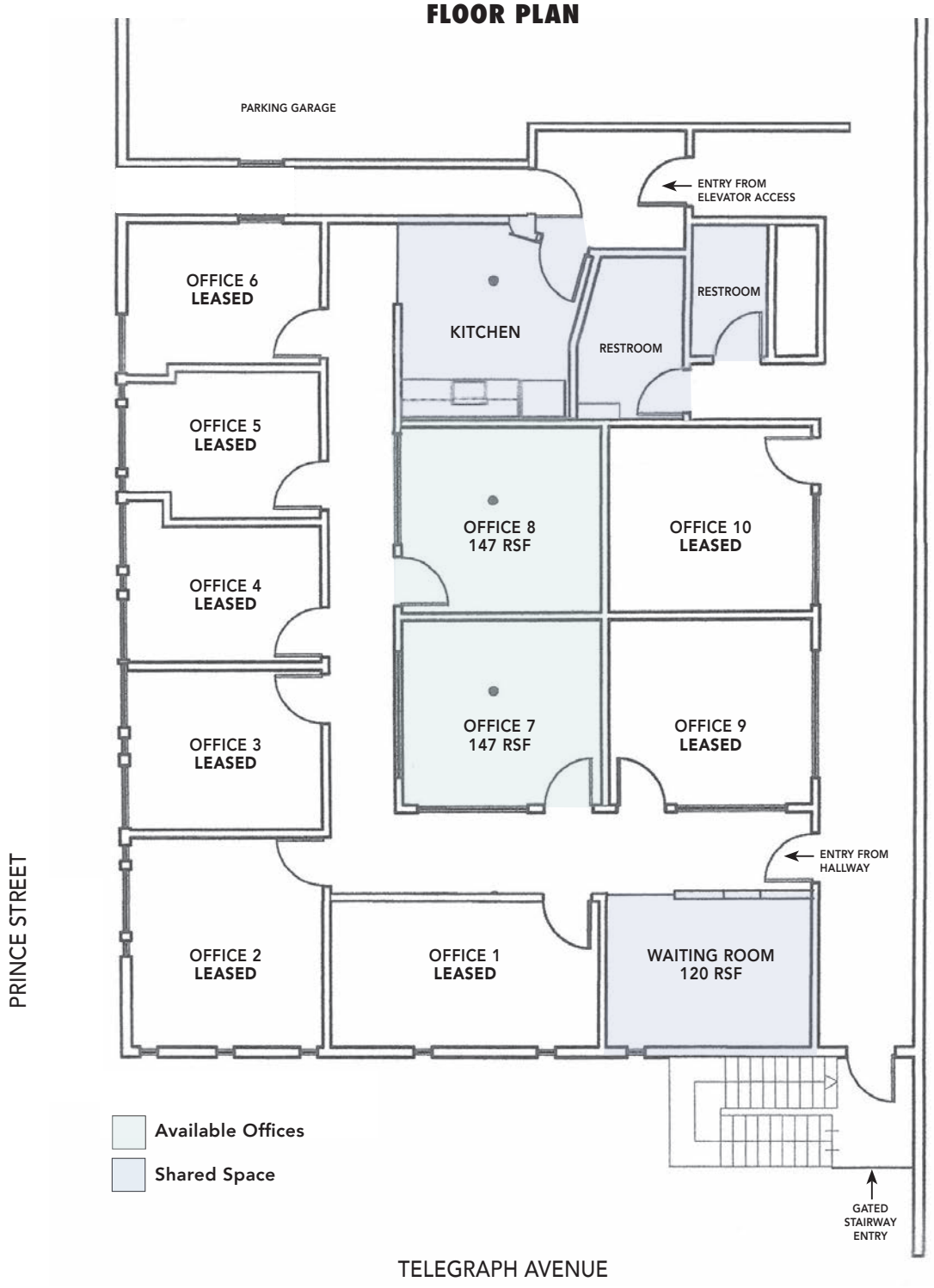
FLOOR PLAN



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.

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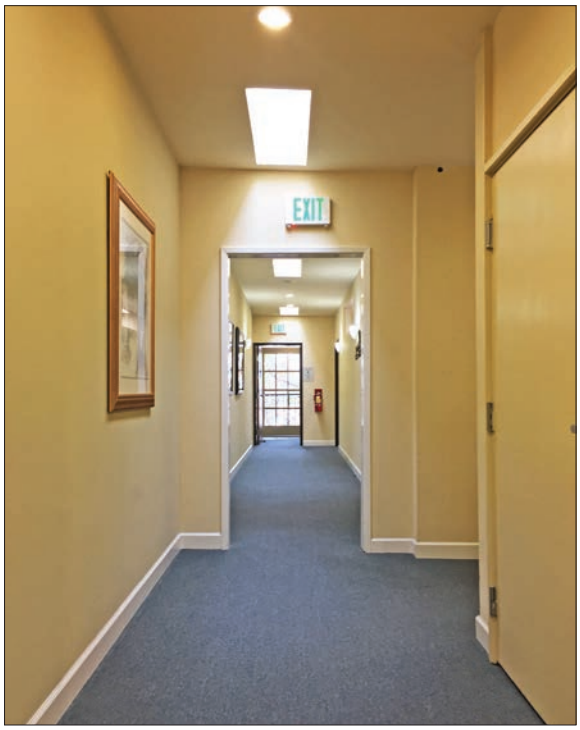
PHOTOS



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LOCATION MAP

NEARBY AMENITIES:

- Whole Foods Market
- Ashby Flowers
- Walgreens
- Sports Basement
- CVS
- Wells Fargo
- Focal Point Opticians
- Berkeley Bowl Marketplace
- The Smokehouse Burgers
- Donato & Co. Restaurant
- CP Shades
- Espresso Roma

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LOCAL MEDICAL OFFICE CLUSTER

3101 TELEGRAPH AVENUE is centrally located within a local employment area containing ±28 office buildings as well as numerous retail establishments in the immediate vicinity of the property. The variety of private medical groups in the area benefit from referral systems and medical co-tenancy.

MEDICAL OFFICES IN THE VICINITY INCLUDE: Direct Urgent Care, Berkeley Orthodontics, Aloha Pediatric Dentistry, Berkeley Endodontics, PET/CT Imaging of Berkeley, East Bay Pediatrics, Berkeley Patients Care Collective, Total Health Dental Care, Refresh Dental and Bayside Medical Group.

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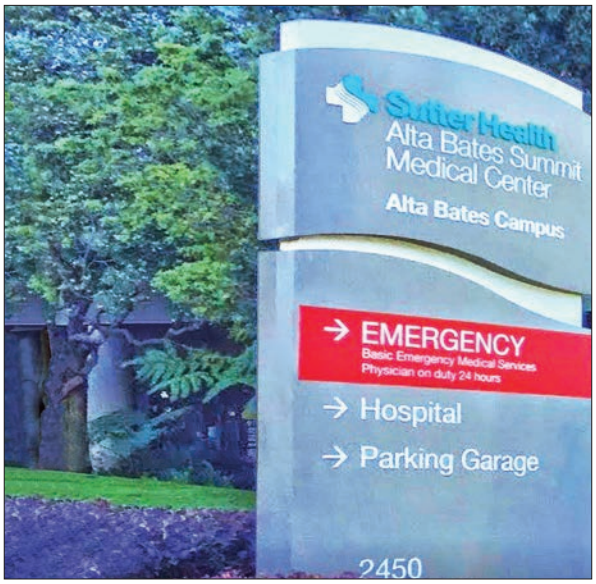
NEIGHBORHOOD PHOTOS



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.