GORDON
COMMERCIAL REAL ESTATE SERVICES

2ND FLOOR OFFICE SPACE FOR LEASE :: 1405-1417 ADDISON STREET, BERKELEY, CA

NEXT TO TARGET WITH ON-SITE PARKING AND EASY FREEWAY ACCESS

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OFFICE SPACE WITH ON-SITE PARKING, CENTRALLY LOCATED OFF UNIVERSITY AVENUE – BERKELEY'S MOST-TRAVELED CORRIDOR

SIZE AVAILABLE

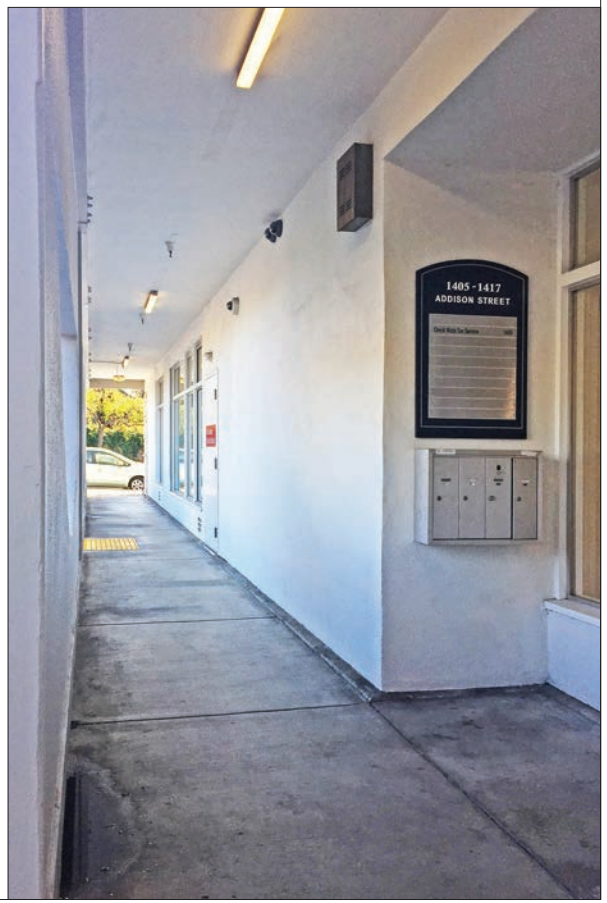
- ± 5,863 rsf total
- Various office suite sizes available, from ± 892 to ± 3,888 rsf

LEASE RATE

- $2.50-2.65 psf/month, IG depending on office
- See floor plan with pricing on following page

PROPERTY OVERVIEW

- Elevator and stairway to second floor offices
- Excellent window frontage with operable windows
- Abundant natural light, HVAC, new carpet
- ADA restrooms
- Newly painted, well-maintained building
- Fully-sprinklered
- Intercom buzz-in entry system
- 5 blocks to North Berkeley BART
- 1/2 mile to Trader Joe's
- 1 mile to Downtown Berkeley amenities
- 1 mile to UC Berkeley
- AC Transit bus stops all along University Avenue
- Zoned C-1 (General Commercial District)



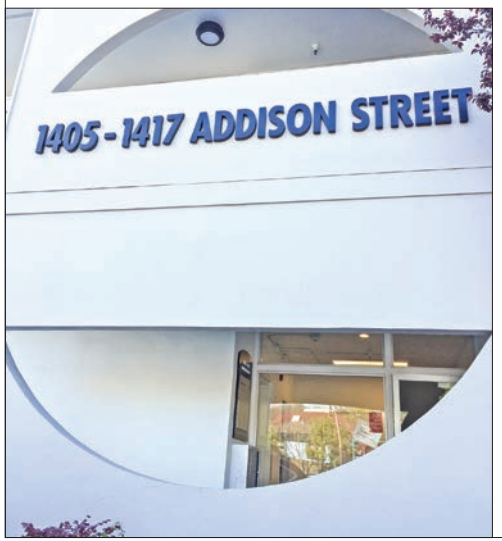


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PHOTO TOUR

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FLOOR PLAN – 2nd FLOOR

OFFICE SUITES

OFFICE 1407: ± 892 rsf, $2.65 psf/month, IG

OFFICE 1409: ± 930 rsf, **LEASED**

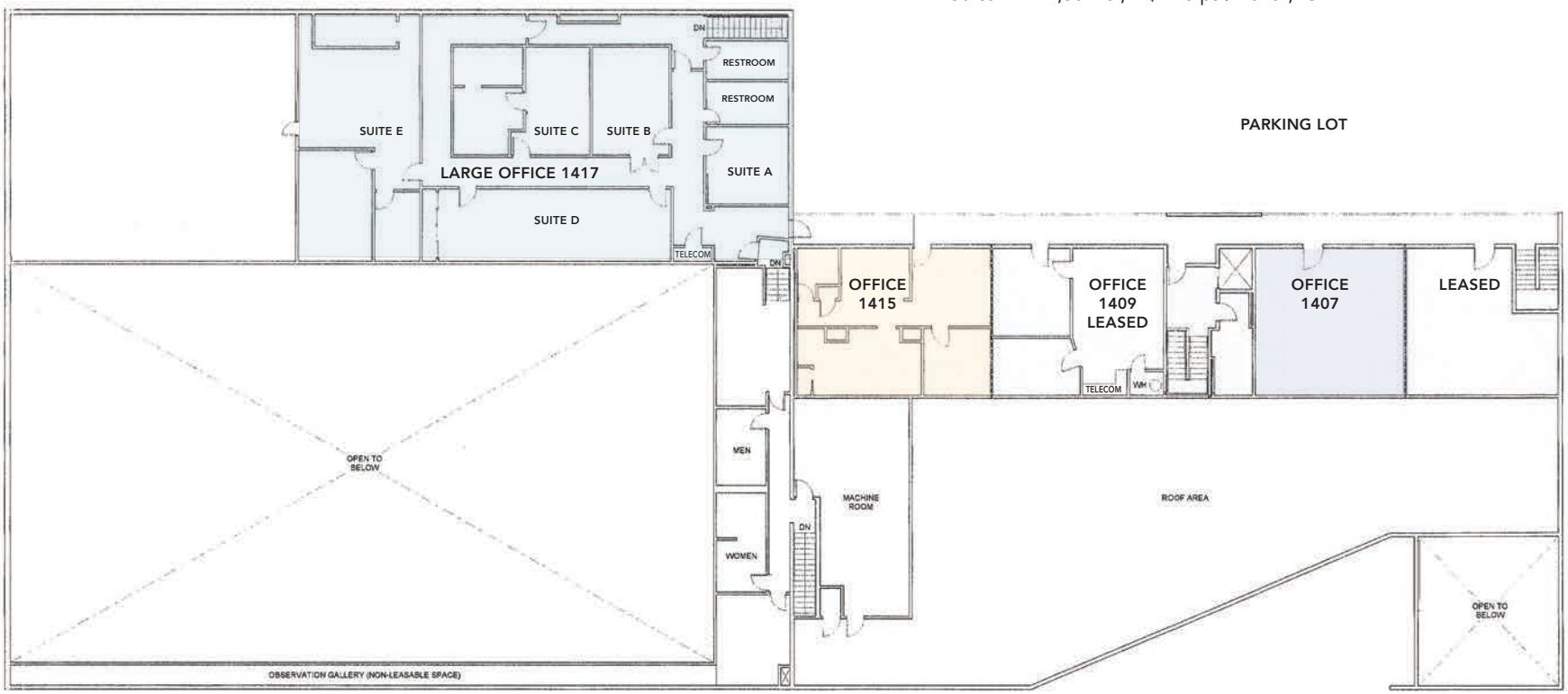
OFFICE 1415: ± 1,083 rsf, $2.65 psf/month, IG

OFFICE 1417:

Entire Suite:	± 3,888 rsf,	$2.50 psf/month, IG
Suite A:	± 337 rsf,	$2.50 psf/month, IG
Suite B:	± 422 rsf,	$2.65 psf/month, IG
Suite C:	± 738 rsf,	$2.65 psf/month, IG
Suite D:	± 884 rsf,	$2.75 psf/month, IG
Suite E:	± 1,507 rsf,	$2.75 psf/month, IG

PARKING LOT ENTRY FROM UNIVERSITY →

← PARKING LOT ENTRY- FROM ADDISON



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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LOCATION OVERVIEW

- Adjacent to Target with in-house CVS and Starbucks
- Entry from University Avenue or Addison Street
- On-site parking
- Across from Zazzi Foods, Pizza Moda, La Mission, Bangkok Thai Cuisine, Taqueria Monte Cristo, Bay Strength Fitness and Lee's Florist
- 2 blocks to West Campus Swim Center and Berkeley CrossFit
- 3 blocks to vibrant San Pablo Avenue with US Post Office, Wells Fargo Bank, and popular eateries including La Marcha, Everett & Jones Barbeque, Algorithm Coffee, Highwire Coffee, Lanesplitter Pizza, La Capilla, Luca Cucina Italiana, and Gaumenkitzel Restaurant

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NEARBY AMENITIES MAP

EATERIES

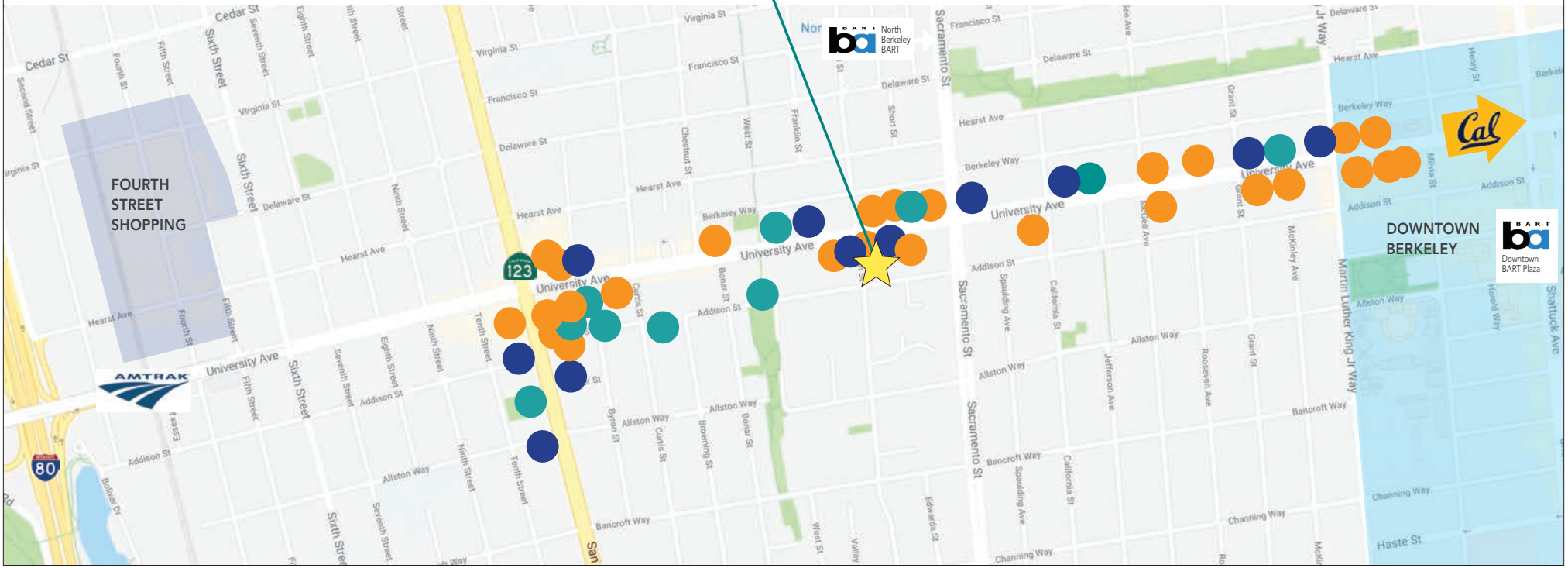
Starbucks
Taqueria Monte Cristo
Zazzi Foods
Pizza Moda
Fellini Coffeebar
Bangkok Thai Cuisine
North Beach Pizza
Three Stone Hearth
West Coast Pizza
Pedro's Brazil Cafe
Poki Poke
Plearn Thai
La Mission
Café Nostos
Nation's Giant Hamburgers
Dora's Café and Beer Garden
The Butcher's Son
Icicles Ice Cream
Algorithm Coffee
Subway
La Capilla
Lanesplitter Pizza & Pub
Highwire Coffee Roasters
Luca Cucina Italiana
La Marcha Tapas Bar
Everett & Jones Barbeque
Acme Bar & Company
Gaumenkitzel

FITNESS

Berkeley CrossFit
Cyclebar West
Bay Strength Fitness
Berkeley Fencing Club
West Campus Swim Center
Bodyrok Berkeley
Aikido of Berkeley
West Wind Kung-Fu Karate and Boxing
Addison Yoga Loft
Berkeley Yoga Center

RETAIL

Target
Lee's Florist & Nursery
Trader Joe's
7-Eleven
Mi Tierra Foods
Talavera Ceramics & Tile
Spun Sugar
Omega Lighting & Design
Keetsa Mattresses
Halmar Work Clothes



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NEIGHBORHOOD

- Home to UC Berkeley
- Centrally located in the SF Bay Area, amidst an excellent transportation network
- According to Sperling's Best Places, Berkeley's future job growth over the next 10 years is estimated to be 41.43% (US is 37.98%)
- Exceptional arts and cultural activities, strong commercial/ financial core
- Outstanding education and services
- Year-round mild climate
- Diverse community, vibrant location
- Easy freeway access to I-80 at University Avenue – to both SF Bay Bridge and Richmond San Rafael Bridge
- Near 2 major international airports (OAK and SFO)

Walk Score **98**

Near Popular **Eateries**

Bike Score **97**

Transit **86**

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.