

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

## 2930 SHATTUCK AVENUE #306, BERKELEY

Office Suite with Parking, and Near Ashby BART



### GROUND FLOOR OFFICE SPACE FOR LEASE

**SIZE:** ± 1,511 rsf

**LEASE RATE:** \$2.75 psf/month IG

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**CONTACT:**

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**GORDON COMMERCIAL REAL ESTATE BROKERAGE** • 2091 Rose Street Berkeley, CA 94709  
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**QUIET, WELL-MAINTAINED OFFICE SUITE.** Centrally located to Downtown, UC Berkeley, and Alta Bates Medical Center.

## PROPERTY FEATURES

- $\pm 1,134$  rsf ground floor, plus  $\pm 377$  rsf mezzanine space
- 2 large private offices and storage room
- High ceilings, large window frontage and natural light
- HVAC, ceiling fan, and ADA restroom
- Small kitchenette on mezzanine level
- 1 off-street parking space
- Monthly CAM fees estimated to be \$370/month (monthly CAMs include garbage and EBMUD fees; Tenant pays their own separately metered PG&E, in addition to phone, data, and in-suite janitorial)
- Zoned C-SA (South Area Commercial)

## LOCATION HIGHLIGHTS

- Short walk to Ashby BART and Berkeley Bowl Market
- Close to Downtown and UC Berkeley campus
- Across from Emilia's Pizzeria and Taqueria La Familia; quick walk to Crixia Cakes, Flacos vegan Mexican food, and Kirala Japanese restaurant
- Near Sports Basement, Whole Foods Market, Equinox Gym, Orangetheory Fitness, Grassroots CrossFit, Alta Bates Summit Medical Center, Walgreen's and several medical office buildings
- Less than 1 mile to the Elmwood Retail District with many popular restaurants, cafés, unique shops, movie theater, library, and more

**WALK SCORE** 92

**BIKE SCORE** 99

(walkscore.com)





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## LOCATION MAP



## ESTABLISHED NEIGHBORS

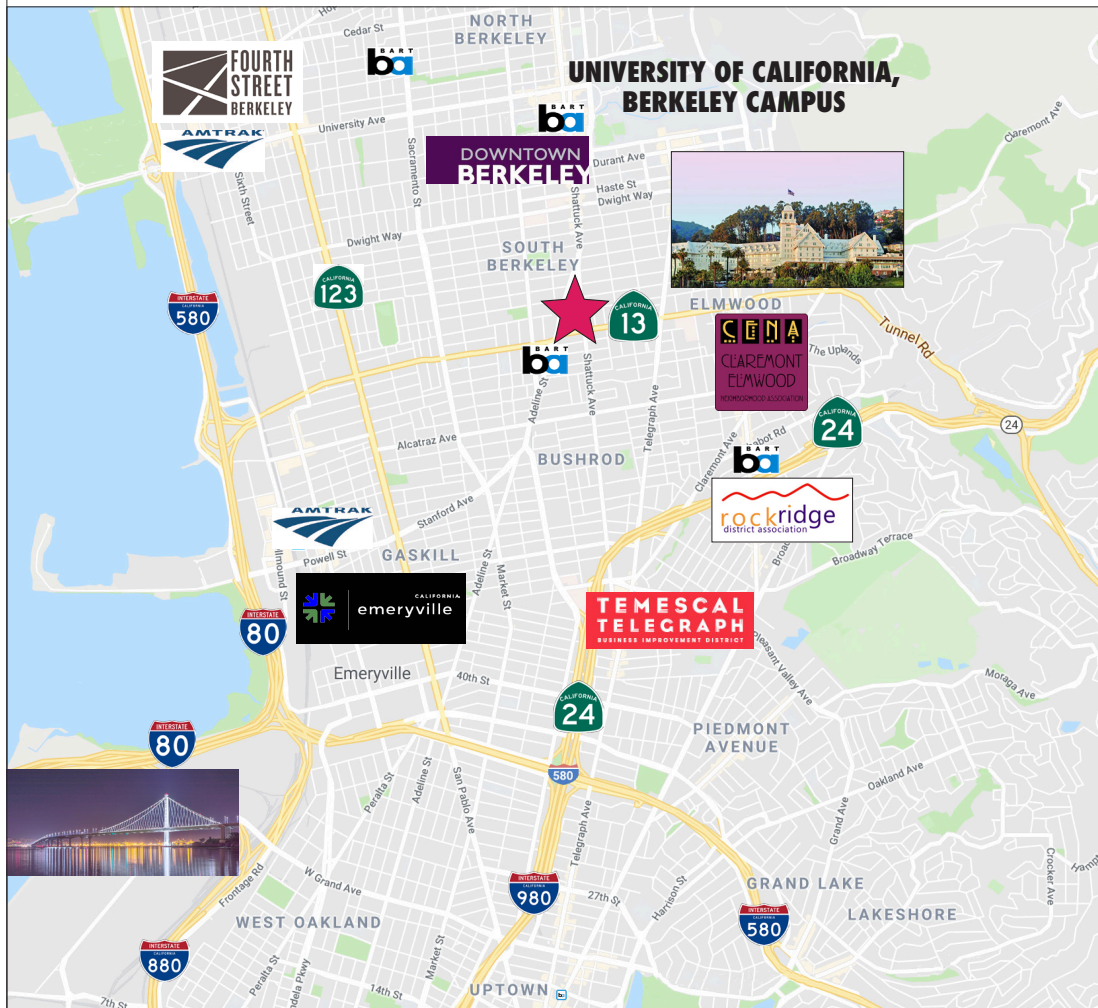
- Berkeley Bowl Marketplace
- Sports Basement
- Whole Foods Market
- Starbucks
- Ashby Flowers
- Donato & Co. Restaurant
- Walgreens
- CVS
- Wells Fargo
- Focal Point Opticians
- Espresso Roma

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## AREA WITH ACCESSIBILITY

Easy to get to, and easy to get around. High-traffic location with convenient freeway access and easy street parking. From here you are close to Downtown Berkeley, Fourth Street, Elmwood, Emeryville, Rockridge and Temescal retail districts. • The East Bay is the region's fastest-growing area in terms of tech employment, reporting 4.1% expansion (year ending May 2017) according to Beacon Economics, strengthening the market for housing along Alameda and Contra Costa Counties' transit corridor.



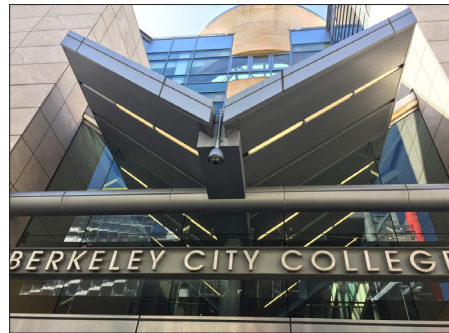
### NEAR MANY OF THE TOP 25 BERKELEY EMPLOYERS *City of a Berkeley Economic Dashboard, Feb 2018*

Alta Bates Medical Center • Lifelong Medical Care • Ansys Inc. • Bayer Healthcare • BUSD • Meyer Sound • MSCI Inc. • OC Jones & Sons • Berkeley Cement Inc. • Berkeley Bowl • Target • Whole Foods Market • Berkeley City College • YMCA • UC Berkeley • Berkeley Marina • REI Doubletree • Berkeley Repertory Theatre • US Postal Service • City of Berkeley • Siemens Corp. • Weatherford Motors Inc. • Genji Pacific • Kaiser Permanente • Lawrence Berkeley Laboratory

## DOWNTOWN BERKELEY BY THE NUMBERS

**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, with a third of their household annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. A major hub of public transportation with BART and AC Transit multi-county bus lines, free valet bike parking and bike rental available at the Bike Station.

- High-foot traffic daily. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- Downtown Berkeley BART station has  $\pm$  27,000 daily ridership entries and exits
- \$4.04 billion in total spending power
- Numerous offices in the vicinity
- Near UC Berkeley with an undergraduate enrollment of 30,574 annually, Berkeley City College with  $\pm$  7,000 students each semester; and Berkeley High School with  $\pm$  3,500 students annually
- Downtown Berkeley has 5,500 residents in its 30-block footprint
- Over 1,400 new housing units recently completed
- Walking distance to over 119,166 live theater, movie theater, music, and sports venue seats.
- Over 1.5 million annual theater and cinema patrons



### DEMOGRAPHICS

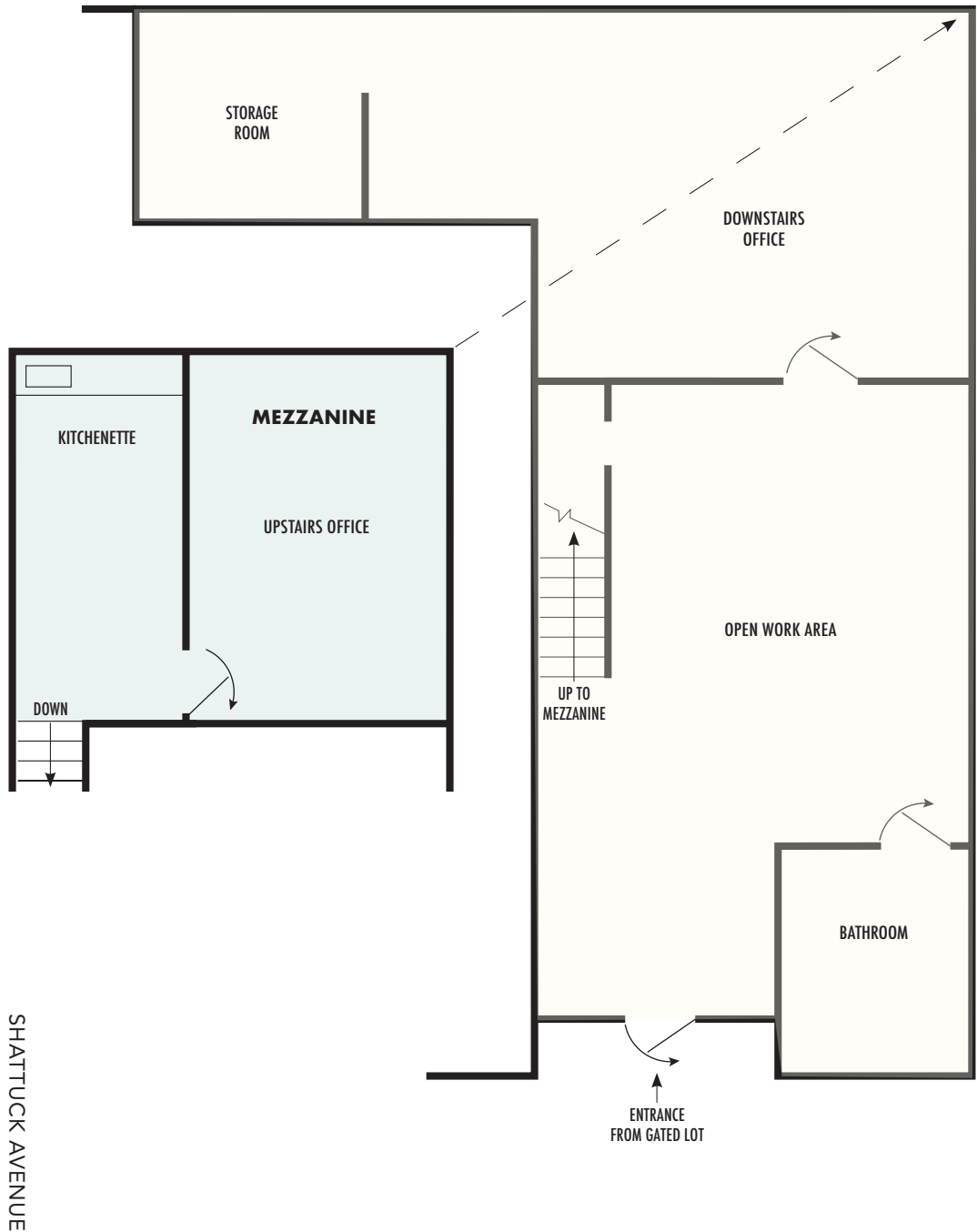
WITHIN 3 MILES

Population	<b>217,151</b>
Average household income	<b>\$98,937</b>
Daytime Employees	<b>148,736</b>
Source: CoStar	





**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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## PHOTO TOUR





**PHOTO TOUR**





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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.

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