GORDON
COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 1533 SHATTUCK AVENUE, SUITE D, BERKELEY, CA

:: ZONED FOR MEDICAL USE IN NORTH BERKELEY ::

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1533 SHATTUCK AVENUE, SUITE D, BERKELEY, CA

SITUATED ON NORTH SHATTUCK'S CULINARY CORRIDOR, NEAR RESTAURANTS TOPPING THE "BEST OF" LISTS NATIONWIDE

SIZE AVAILABLE
±800 rsf - Suite D

ASKING RENT
$1,875/month IG

PROPERTY OVERVIEW

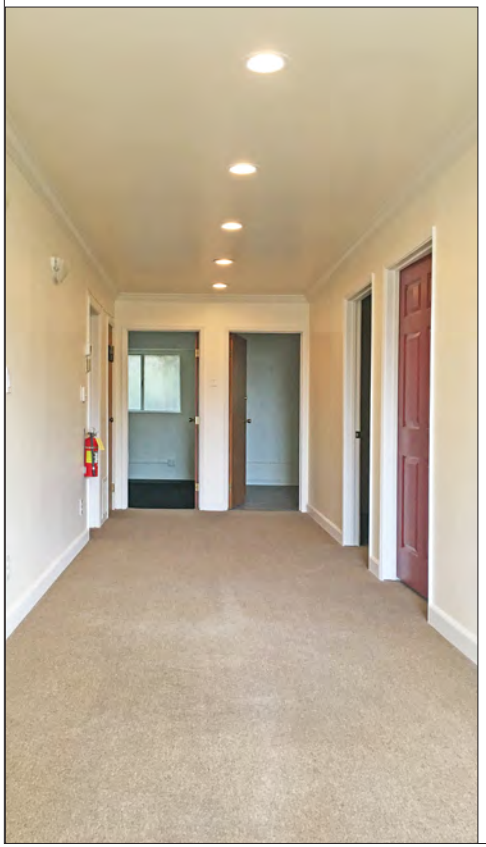
- Second floor office space
- Plug and play for massage therapy
- Reception area and 4 private offices
- In suite restroom
- Lots of storage
- Parking included

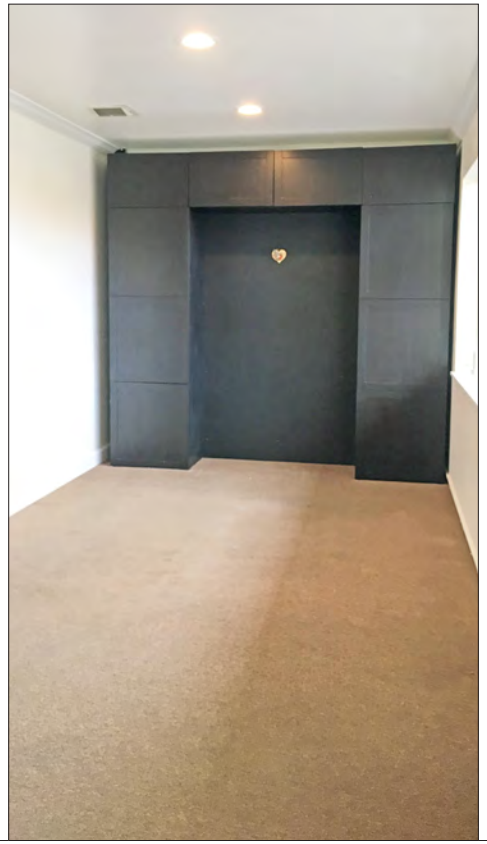
- Zoned C-NS (North Shattuck Commercial)
- Strong pedestrian foot traffic
- Outstanding public transportation with AC Transit, BART, Bikeshare
- 15 minute walk to Downtown BART; 17 minute walk to UC Berkeley
- Across from Andronico's Market
- Steps to the Post Office, Chez Panisse, Grégoire, and Peet's Coffee

Walk Score 98

Near Popular Eateries

Bike Score 92





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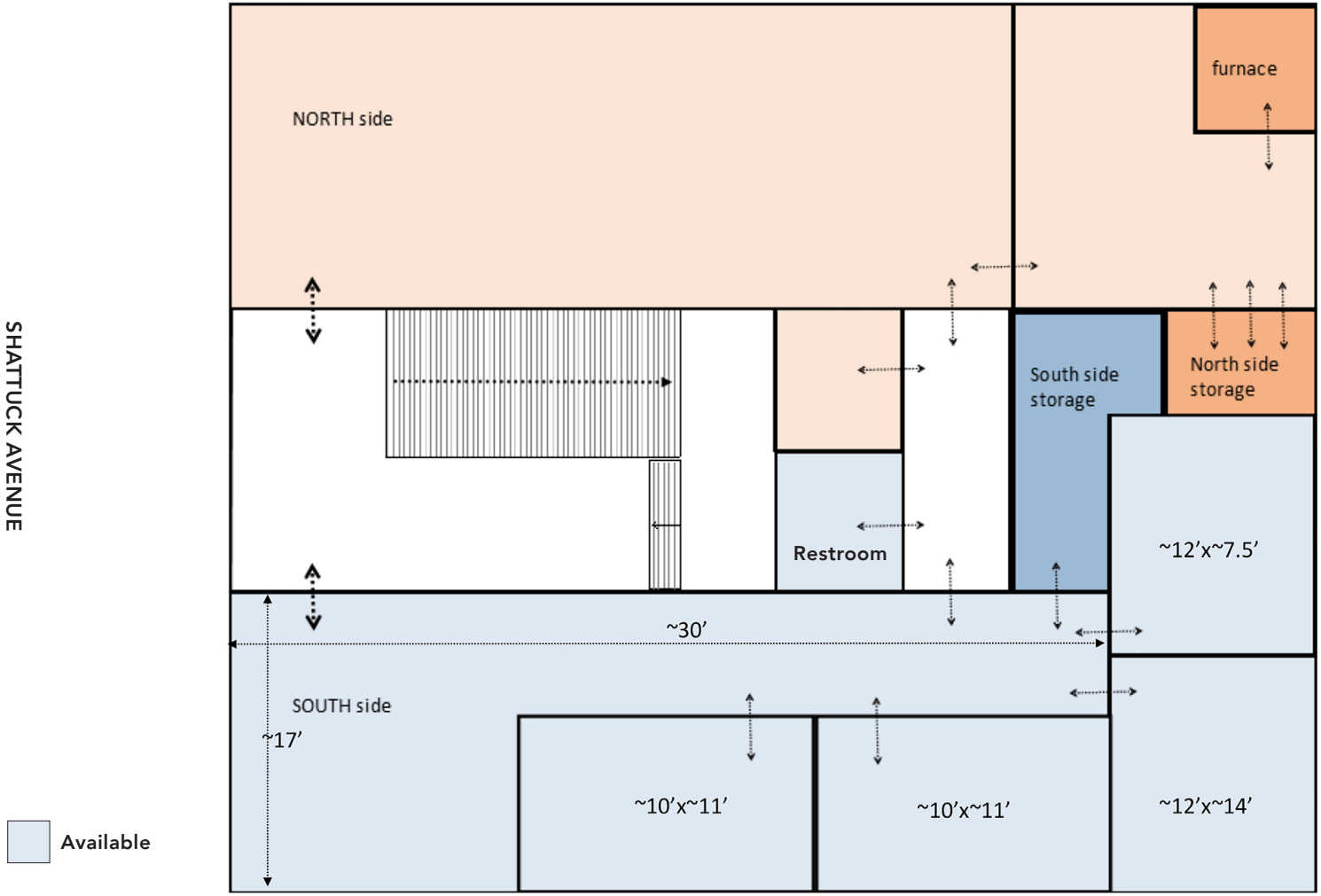
FLOOR PLAN



THIS DRAWING IS NOT TO SCALE, AND 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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RESTAURANTS, CAFÉS AND BARS

Chez Panisse
The Cheeseboard
Grégoire Restaurant
Via Del Corso
Cupcakin' Bake Shop
Caravaggio Gelateria Italiana
Triple Rock Brewery
Epicurious Garden Food Hall
Saul's Deli
The Local Butcher Shop
Fava
Peet's Coffee
Blue Bottle Coffee
Sweetgreen
Milkbomb Ice Cream
Starbucks
Asha Tea House
Victory Point Cafe
Crepevine
Guerilla Cafe
Victory Point Cafe
Stand-Up Burgers
Revival Bar + Kitchen
Eureka!
Comal
Ippudo
Jupiter
Gather
Bobby G's Pizzeria
Agrodolce Osteria
Spats
Poulet
Arinell Pizza
Passione Gelato
Tender Greens

RETAIL

Andronico's Market
Books Inc.
Safeway
CVS
Foxglove Clothing
Target
Missing Link Bicycle Coop
Trader Joe's
Half Price Books
FedEx Ship Center
Berkeley Ace Hardware
Walk Shop Shoes
Bryn Walker Women's Clothing
A Priori Gift Shop
Healthy Spot Pet Store
Pot-Pourri Gift Shop
Dimples Children's Clothing

ENTERTAINMENT

UA Berkeley 7 Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
Freight & Salvage
UC Theatre
The Marsh Arts Center
Berkeley Art Museum and Pacific Film Archive (BAMPFA)

FITNESS

YMCA
Yoga Kula
The Bar Method Berkeley
Strong Island Fitness LLC
Cyclebar
CorePower Yoga

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EXCELLENT LOCATION

- Less than 1/2 mile to Downtown Berkeley, 5 blocks to UC Berkeley campus, and steps away from many artisan shops, boutiques and popular eateries
- Neighboring businesses include: Chez Panisse, The Cheeseboard, Crepevine, Grégoire, Andronico's, Via Del Corso, Missing Link Bicycle Coop, Saul's Deli, Books Inc, Poulet, Caravaggio Gelateria Italiana, and Epicurious Garden
- Near historic Walnut Square with several unique stores, and the original Peet's Coffee & Tea. Amidst many offices and services such as printing, banks, US Post Office, FedEx Ship Center, UPS Store, Walgreens, and CVS
- Easy walk to numerous world-class theatre, arts, live music and sports venues
- Downtown Berkeley BART is a hub of major public transit with access from everywhere in the East Bay/San Francisco

DEMOGRAPHICS

	1 MILE	3 MILE
Population	49,336	204,147
Households	20,040	85,179
Median HH Income	$91,788	$109,424
Daytime Employees	43,385	136,710

(Source: CoStar)

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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