

FOR LEASE :: 1648 MARTIN LUTHER KING JR. WAY, BERKELEY, CA

SECOND FLOOR OFFICE SPACE IN NORTH BERKELEY CORNER BUILDING



CONTACT: KEVIN GORDON

510 898-0513 • kevin@gordoncommercial.com • DRE# 01884390

GRACIOUSLY SIZED WITH 5 PRIVATE OFFICES, LARGE COMMON ROOM, KITCHEN, RESTROOM AND STORAGE

SIZE

± 2,300 rsf

LEASE RATE

\$2.75 psf/month IG

FEATURES

- Private offices large enough for multiple workers
- All offices have operable windows to street and glass panels facing the inside common area
- Some offices have skylights
- Wonderful natural light
- Private entry from street with rear egress/staircase
- Kitchenette, can double as conference room
- Ample open space
- Lovely architectural detail including bay windows, wainscoting, nice wood moldings, trim, and finishes
- Great location less than 1/2 mile from UC Berkeley campus with ± 57,637 daily population
- 1/3 mile northwest of the Central Business District and just four blocks west of the North Shattuck retail corridor
- 4 blocks to North Berkeley BART



Walk Score
90



Near Popular
Eateries



Bike Score
99





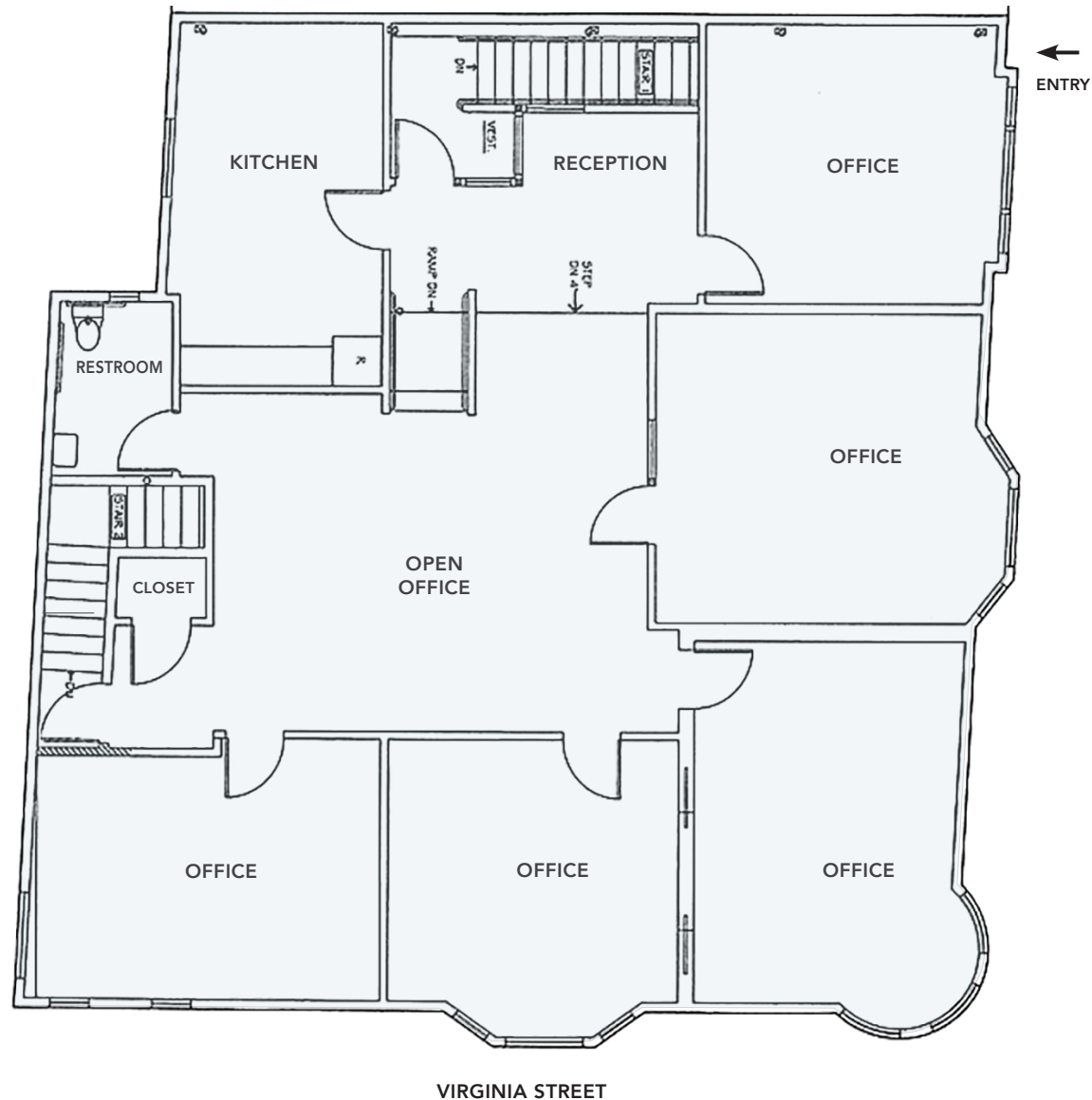
"NORTH BERKELEY IS ONE OF THE BEST PLACES TO LIVE IN CALIFORNIA" – NICHE

- 2 blocks to North Berkeley's famous culinary neighborhood filled with popular cafés and shops sharing an emphasis on quality, artisan products and services
- Popular nearby eateries include FatApple's, Crepevine, Grégoire, Poulet, Barney's Gourmet Hamburgers, Cheeseboard Pizza, Guerilla Cafe, Epicurious Garden, Cesar, Chez Panisse, Grégoire Restaurant, and Corso
- Close to Walnut Square shops with the original Peet's Coffee, The Walk Shop, Bryn Walker, Holistic Hound, and Earthly Goods
- 15 minute walk to Downtown BART Plaza and UC Berkeley campus
- 13 minute walk to North Berkeley BART
- Easy street parking
- Near weekly Farmer's Market (every Thursday)
- Amidst exceptional arts and cultural activities, strong commercial/financial core, outstanding education and resources

DEMOGRAPHICS	1 MILE	3 MILE
Population	46,785	200,056
Households	21,723	83,257
Average Age	36.70	37.60
Average HH Income	\$109,282	\$118,639
Daytime Employees	21,969	126,515

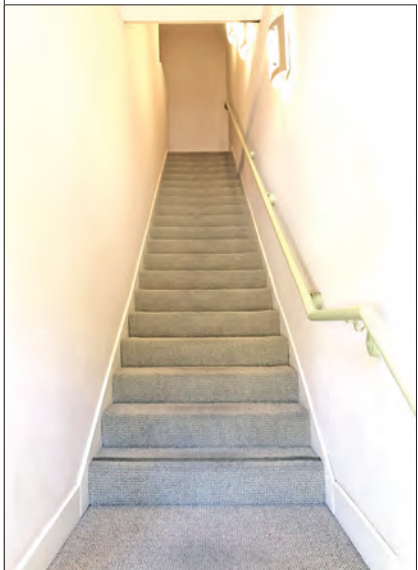
Source: CoStar/Loopnet

FLOOR PLAN

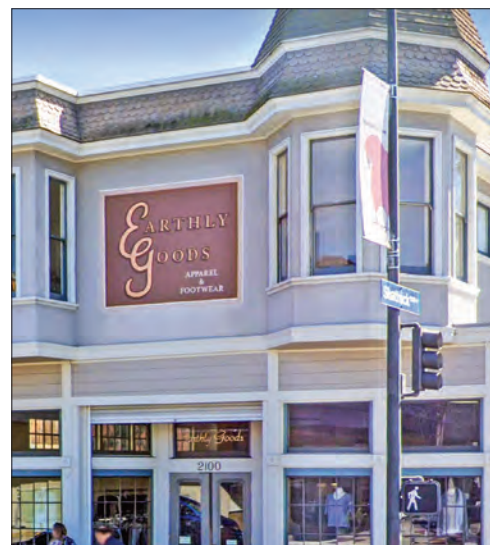


THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

PHOTO TOUR



NEIGHBORHOOD



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