GORDON
COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 2807 TELEGRAPH AVENUE, BERKELEY, CA

RETAIL/FITNESS SPACE IN WELL-MAINTAINED BUILDING

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2807 TELEGRAPH AVENUE, BERKELEY, CA
RETAIL

RETAIL/FITNESS SPACE WITH TWO STUDIOS

SIZE AVAILABLE

± 4,400 rsf

LEASE RATE

$9,685 psf/month IG

ZONED C-1

(General Commercial)

PROPERTY FEATURES

- Bright and clean, former yoga studio
- Front space: ±2,700 rsf
  Rear space: ±1,700 rsf
- Gracious lobby with reception desk and sales area
- Front space has an independent studio space separated by gently curving wall, wood laminate flooring, hallway to rear four treatment rooms with seating area
- Rear studio has wood lamintate flooring over foam cushion, 6 skylights, separate HVAC unit, wall fan, operable windows, restroom
- Covered walkway connecting front and rear spaces
- Separately metered electricity
- Tenant pays pro-rata share of gas and water
- 1 parking space in rear lot

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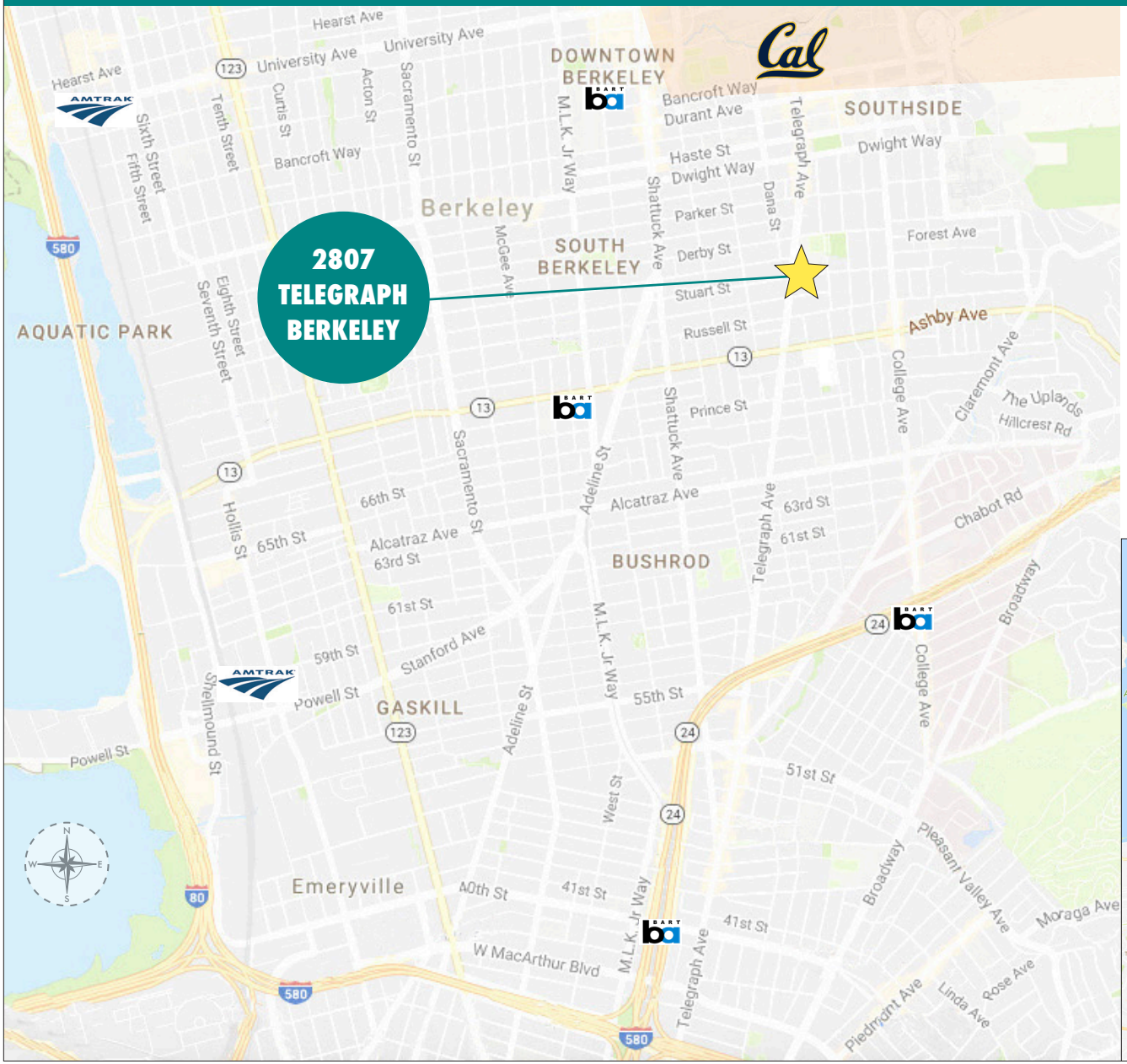
RETAIL

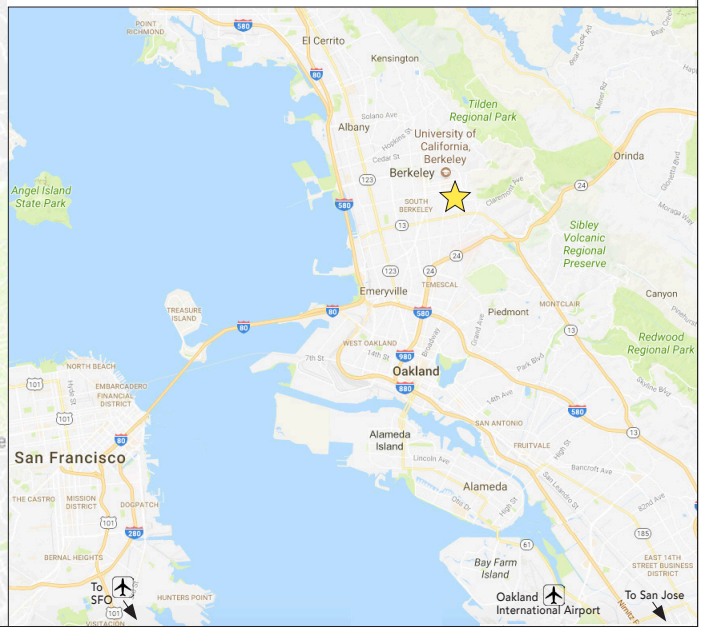


LOCATION HIGHLIGHTS

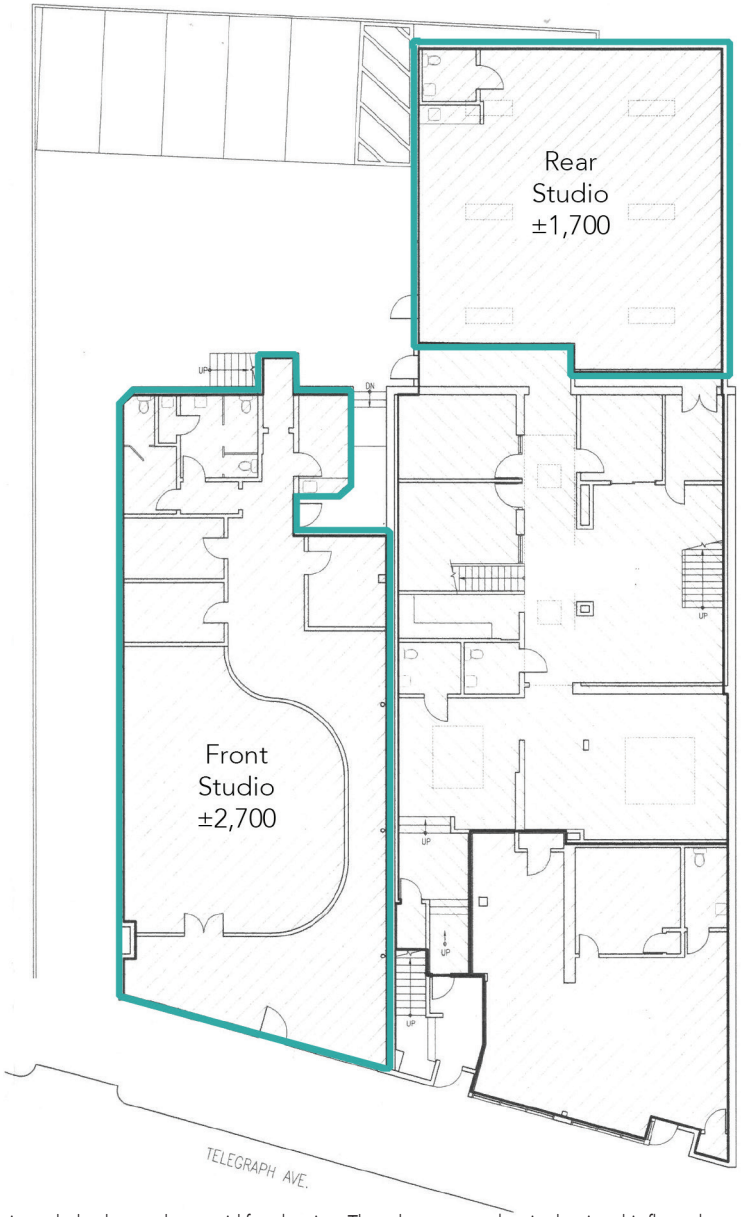
Near several major cities via extensive transportation system. Easy freeway access; close to 3 international airports (OAK, SFO and SJC), 3 train stations, and a ferry terminal.

People from around the world come to Berkeley for acclaimed restaurants, arts, museums and shopping.

- Many cafés and eateries within 2 blocks
- 1 mile to Ashby BART
- 2 miles to UC Berkeley Campus
- Near Whole Foods, Alta Bates Hospital, and several medical office buildings
- Easy access to Downtown and UC Berkeley
- Strong retail, commercial, and service commercial businesses in the area



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

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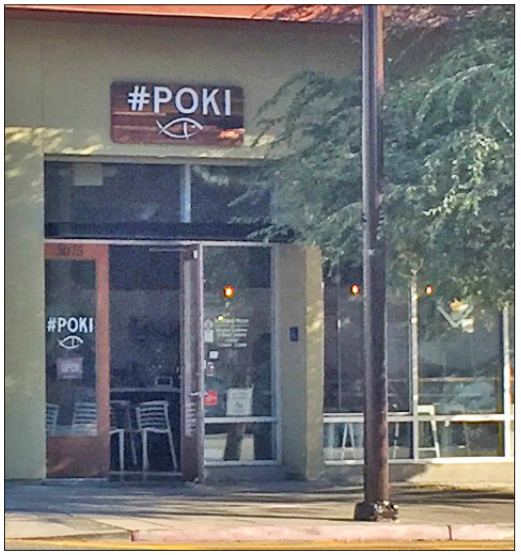
NEIGHBORHOOD



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.