

FOR LEASE :: 1831 AND 1835 HARMON STREET, BERKELEY, CA

CREATIVE OFFICE SPACE FULL OF POSSIBILITIES – IN BERKELEY'S LORIN DISTRICT



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LEASE RATE:

\$2.80 psf FS

SIZE:

Total Space: ±2,310 rsf

Can be divided:

±1,060 rsf (1831 Harmon)

±1,250 rsf (1835 Harmon)

PROPERTY FEATURES

- Newly renovated with beautiful fixtures, high ceilings, nice light
- Potential for single tenant, multiple tenants, co-working, and event space
- Open floorplan with 2 private offices/conference or production space
- Concrete flooring, clerestory windows, and track lighting
- High-Efficiency Heat Recovery Ventilation (HRV) system
- Potential to use existing furniture and technology
- **Shared space:** kitchenette, ADA restroom with shower, second restroom, bike parking, and nice rear yard
- In vicinity of popular eateries, shops, services, several theaters, community organizations, thriving art and antiques cluster
- Easy street parking, and near Ashby BART, AC transit

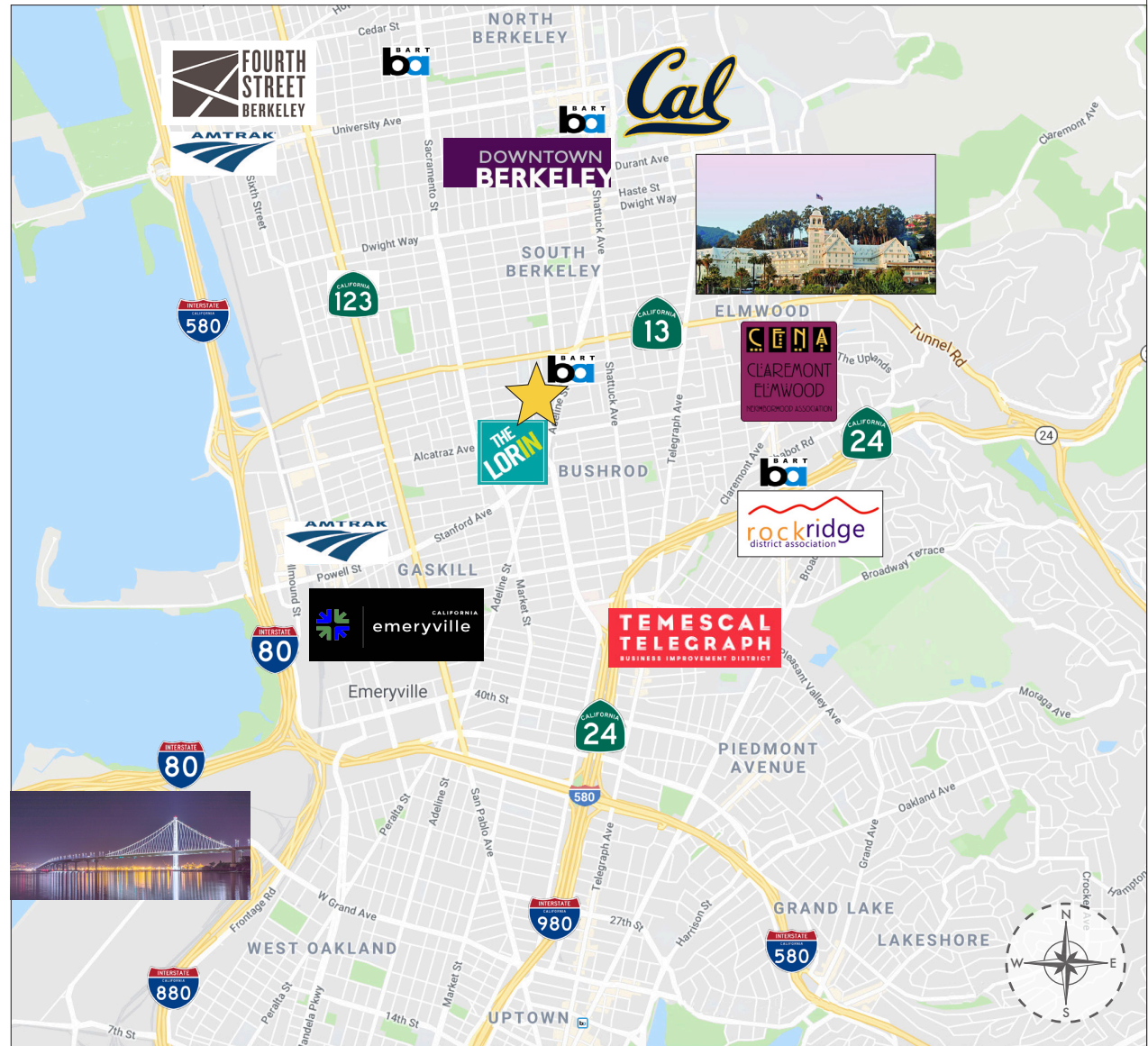


BERKELEY'S LORIN DISTRICT IS ONE OF THE MOST DIVERSE, ARTISTIC & TRANSIT ACCESSIBLE COMMERCIAL DISTRICTS IN THE CITY.



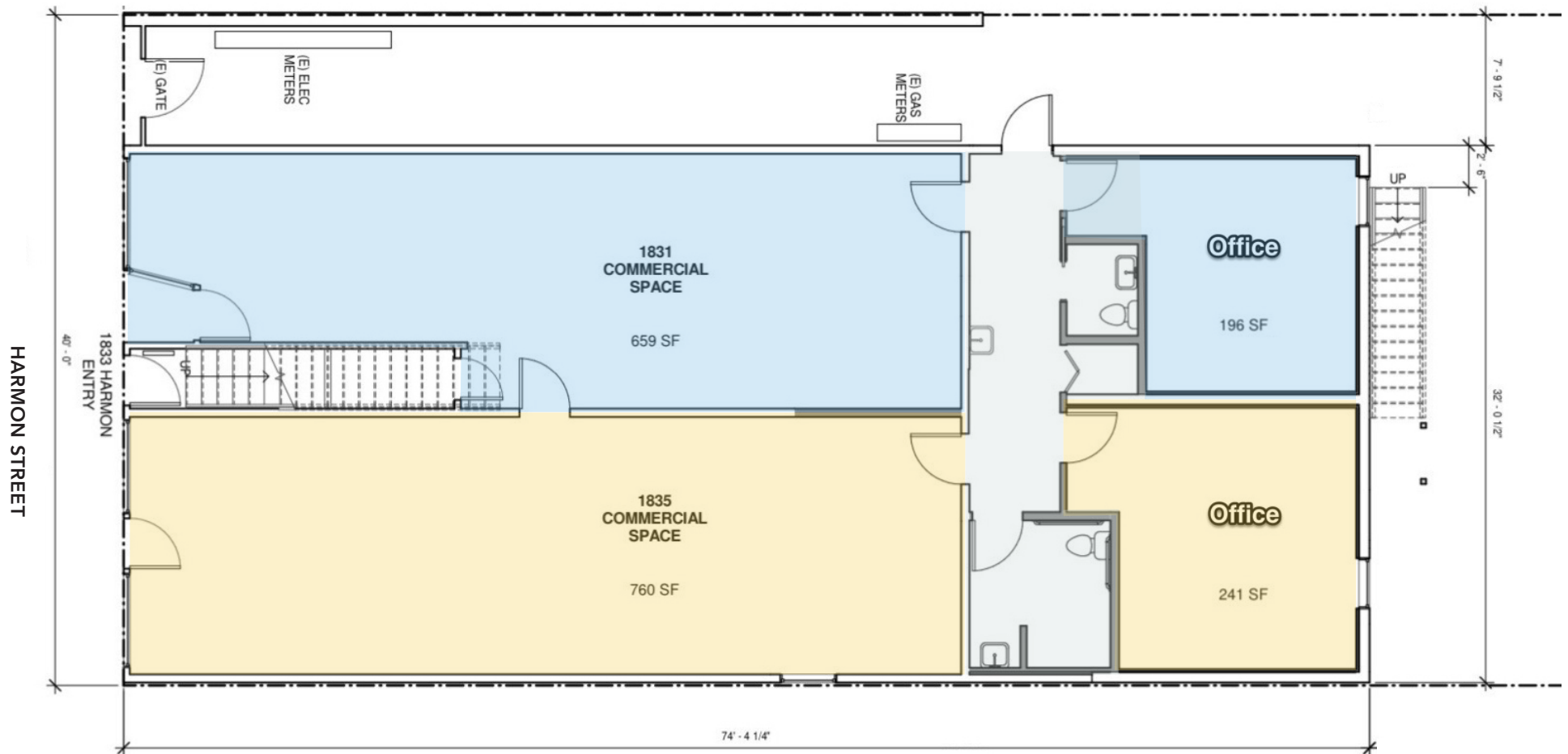
LOCATION HIGHLIGHTS

- 2 blocks from Ashby BART station
- 2 blocks to weekly Farmers Market (every Tuesday)
- Walk to Berkeley Bowl, Sports Basement, Ashby Stage, Black Repertory Group, and Starry Plough Pub
- 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
- Close to Downtown and UC Berkeley Campus
- Numerous cafés are within 5 block radius including Rasa Caffe, Flaco's, Easy Creole, Alchemy Collective Cafe, Ada Cafe, Chen's Garden, Vault Cafe, Lemat Restaurant, Sweet Adeline Bakeshop, The Fat Fish, and Nomad Cafe
- One of the oldest commercial districts in the city, with theater, art, antiques, food, education, and social services
- 1.5 miles to Berkeley's Fourth Street Shopping District
- 1.5 miles to Emeryville Public Market
- 2 miles to Powell Street Plaza and Shops
- Easy freeway accessibility and SF Bay Bridge access
- Near several major cities via an extensive transportation system
- Berkeley and adjacent Emeryville contain more than 150 life sciences companies (one of the highest concentrations in California). Nearby life science employers include: Bayer, UC Berkeley, Lawrence Berkeley National Lab and XOMA



FLOOR PLAN

- ±1,060 RSF
- ±1,250 RSF
- Common area



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

The Lorin District is one of the most diverse, artistic and transit accessible commercial districts in the City of Berkeley. The Lorin Business Association includes businesses, nonprofits, artists, and property owners located along Adeline Street from Ashby Avenue to the Oakland border.



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.