

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

## **2127 ASHBY AVENUE, BERKELEY**

Medically Zoned Therapy Space for Lease, Near Ashby BART



### **SECOND FLOOR OFFICE SPACE FOR LEASE**

**SIZE:** ± 350 rsf

**LEASE RATE:** \$1,400/month IG

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**CONTACT:**

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**QUIET, WELL-MAINTAINED OFFICE.** Centrally located to Downtown, UC Berkeley, and Alta Bates Medical Center.

## PROPERTY FEATURES

- Large single office on the second floor (no elevator)
- Great natural light with windows on two sides
- Shared restrooms and waiting room
- 1 parking space in rear lot
- Rent includes most utilities and services
- Tenant pays their own phone, data, and any in-suite janitorial
- Zoned C-SA (South Area Commercial)



## LOCATION HIGHLIGHTS

- .4 mile to Ashby BART
- Easy freeway access
- Short walk to downtown and UC Berkeley campus
- 3 blocks to Whole Foods Market, and Berkeley Bowl Marketplace
- Near Sports Basement, Equinox Gym, Grassroots CrossFit, Orangetheory Fitness, 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

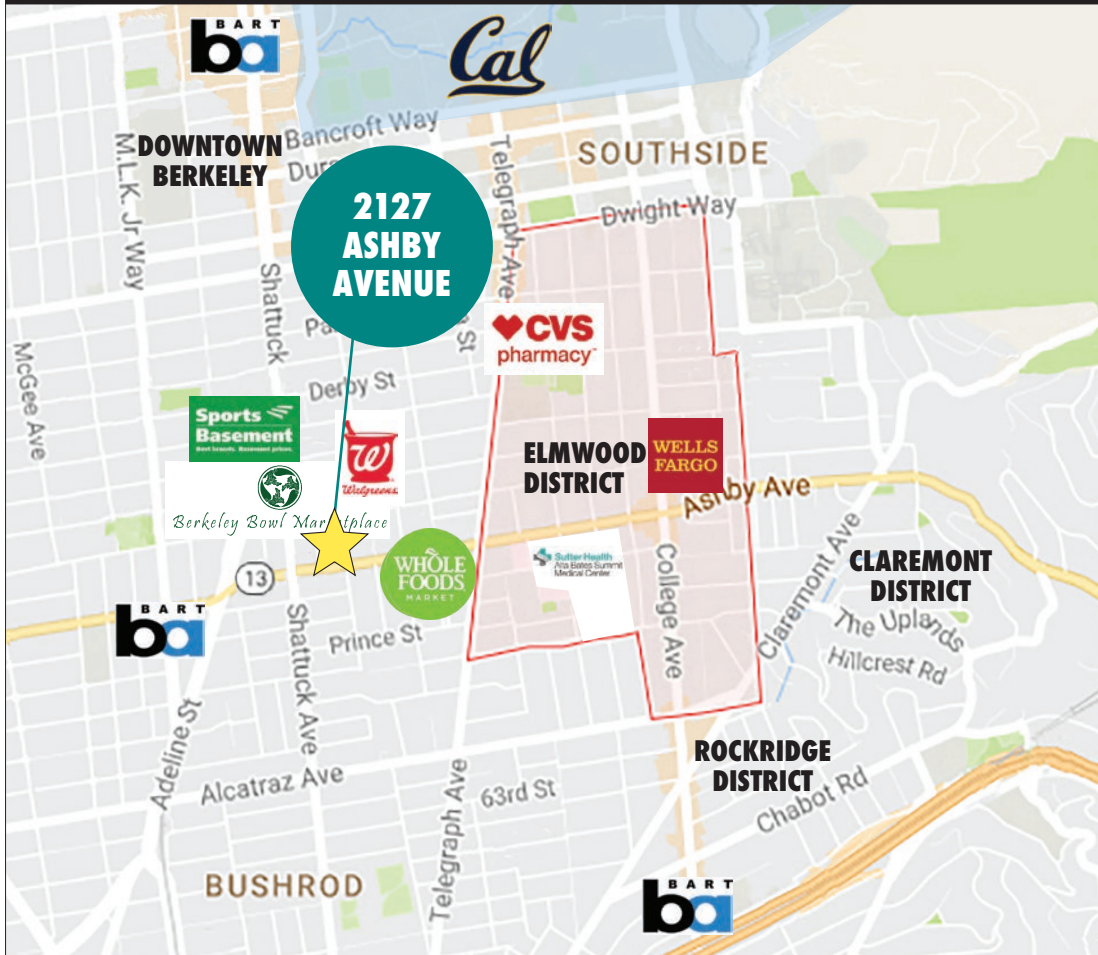




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## LOCATION MAP



## ESTABLISHED NEIGHBORS

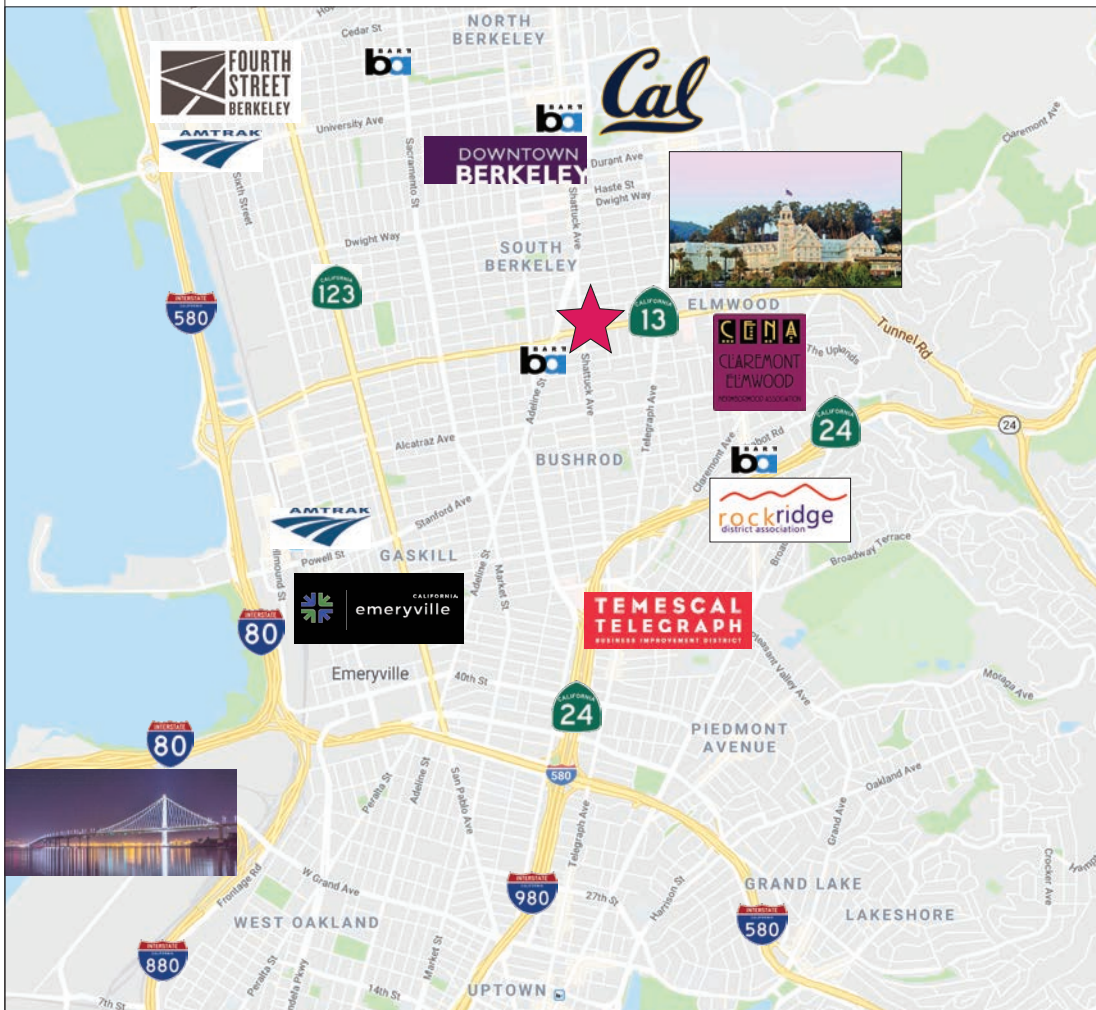
- Berkeley Bowl Marketplace
- Whole Foods Market
- Sports Basement
- Ashby Flowers
- Donato & Co. Restaurant
- Walgreens
- CVS
- Wells Fargo
- Focal Point Opticians
- Espresso Roma

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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	



**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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