

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2006 KALA BAGAI WAY, BERKELEY

(formerly 46 Shattuck Square)

Second Floor Office Space for Lease



LIGHT-FILLED OFFICES IN HISTORIC DOWNTOWN BERKELEY BUILDING

SIZES: ±312 to 675 rsf

LEASE RATE:

\$3.75 psf/month, Full Service, Net of Janitorial

CONTACT:

Lori Rosenthal • 510 524-2344 • lori@gordoncommercial.com • CA DRE# 01946676

SECOND-STORY OFFICE SPACE IN DOWNTOWN BERKELEY.
Mediterranean revival-style landmark building with historic architectural detail and newly renovated interior.

PROPERTY FEATURES

SUITES AVAILABLE	RSF	PRICE PSF
211	± 651	\$3.75 FS
213	± 312	\$3.75 FS
214	± 374	\$3.75 FS
216	± 374	\$3.75 FS
218	± 377	\$3.75 FS
215-217	± 675	\$3.75 FS



- The building offers spacious hallways with tasteful décor, high ceilings, skylights, and renovated facilities – including a shared kitchenette for tenants’ use
- Recent seismic upgrades, and exterior has been restored to elegant original appearance – featuring cast concrete ornamentation, stucco walls and stunning picture windows
- All suites have high ceilings and an abundance of natural light
- Spaces offered fully serviced, net of janitorial

HISTORY

“Built in 1926, Shattuck Square is a group of three buildings constructed on the site of a former railroad freight yard, as a northern anchor to Berkeley’s historic downtown commercial district. It is the city’s only work by architects James Miller and Timothy Pfleuger – the San Francisco architectural firm that also designed the Paramount Theater in Oakland and 450 Sutter Street in San Francisco. This striking complex displays varied and elaborate cast-concrete ornamentation and window detail in a Spanish Colonial style. Over the years, this building has housed a business school, a market, a dance studio, a drug-variety-camera store, cafes, bookstores, restaurants, and copy shops. Despite many ground-floor renovations, the original character of the building is intact.”

(Source: Berkeley Historical Plaque Project)

Shattuck Square was designated a City of Berkeley Landmark in 1984 by the Landmarks Preservation Commission in Berkeley, California.

(Source: Berkeley Architectural Heritage Association)

CENTRALLY LOCATED

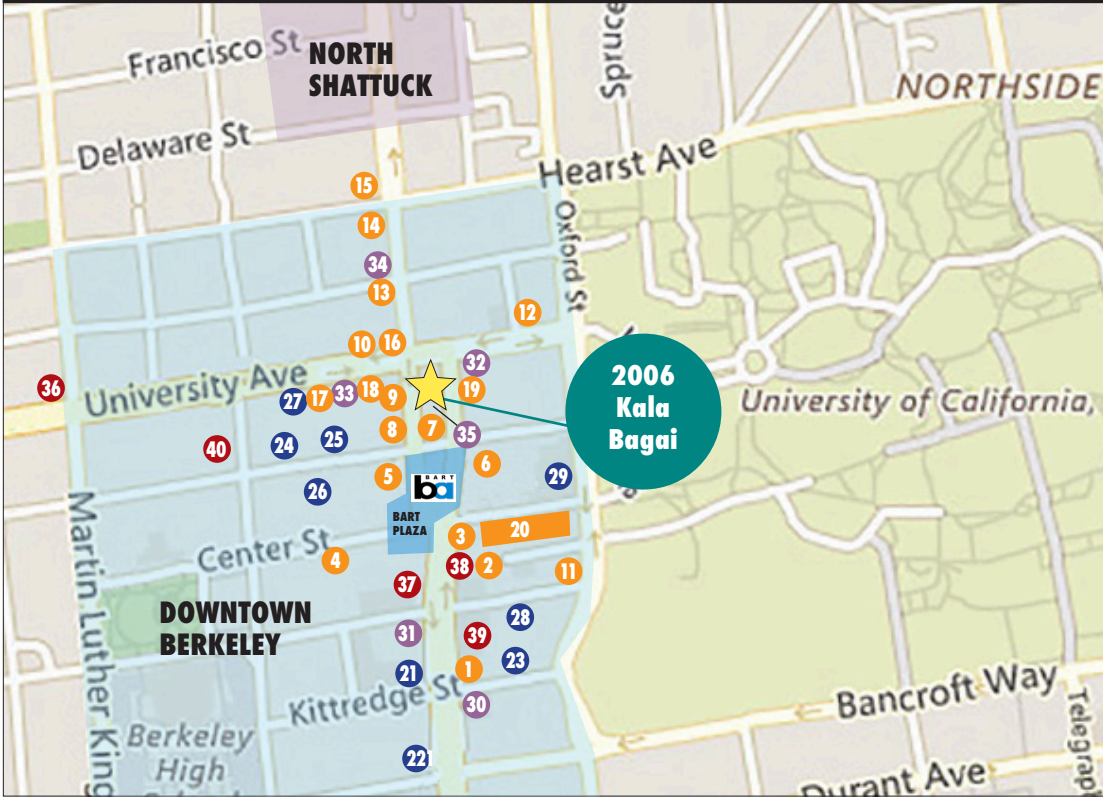


LOCATION HIGHLIGHTS

- Steps to BART, AC Transit and Downtown Berkeley’s cultural and culinary bounty
- 1 block from UC Berkeley
- Reach local restaurants and attractions within minutes, including Blue Bottle Coffee, The Berkeley Art Museum/Pacific Film Archive, Ippudo, Restaurant Row, Comal, and the thriving Downtown Arts District
- Close to many shops and services, such as printing and copying, bank and credit union branches, UPS Store, US Post Office, Walgreens, CVS and Target
- 3 blocks to North Shattuck’s famous culinary neighborhood – featuring popular destinations such as Chez Panisse, César, and Cheeseboard Collective
- Excellent commuting options which include free valet bicycle parking, bicycle rental at nearby Bike Station, and Ford GoBike bike share



NEARBY AMENITIES



RESTAURANTS

- 1 Bear's Food Court
- 2 Fresco Mexican Grill
- 3 Jupiter
- 4 Eureka!
- 5 Revival Bar + Kitchen
- 6 Arinell Pizza
- 7 Passione Caffè
- 8 Comal
- 9 Lucia's Berkeley
- 10 Tender Greens
- 11 Gather
- 12 Brazil Cafe
- 13 Spats
- 14 Triple Rock Brewery
- 15 Sweetgreen
- 16 McDonald's

- 17 Berkeley Social Club
- 18 Bobby G's Pizzeria
- 19 Ippudo
- 20 Restaurant Row

ENTERTAINMENT

- 21 Landmark Shattuck Theatre
- 22 UA Berkeley 7 Theatre
- 23 California Theatre
- 24 Berkeley Repertory Theatre
- 25 Aurora Theatre Company
- 26 Freight & Salvage
- 27 UC Theatre
- 28 The Marsh Arts Center
- 29 Berkeley Art Museum and Pacific Film Archive (BAMPFA)

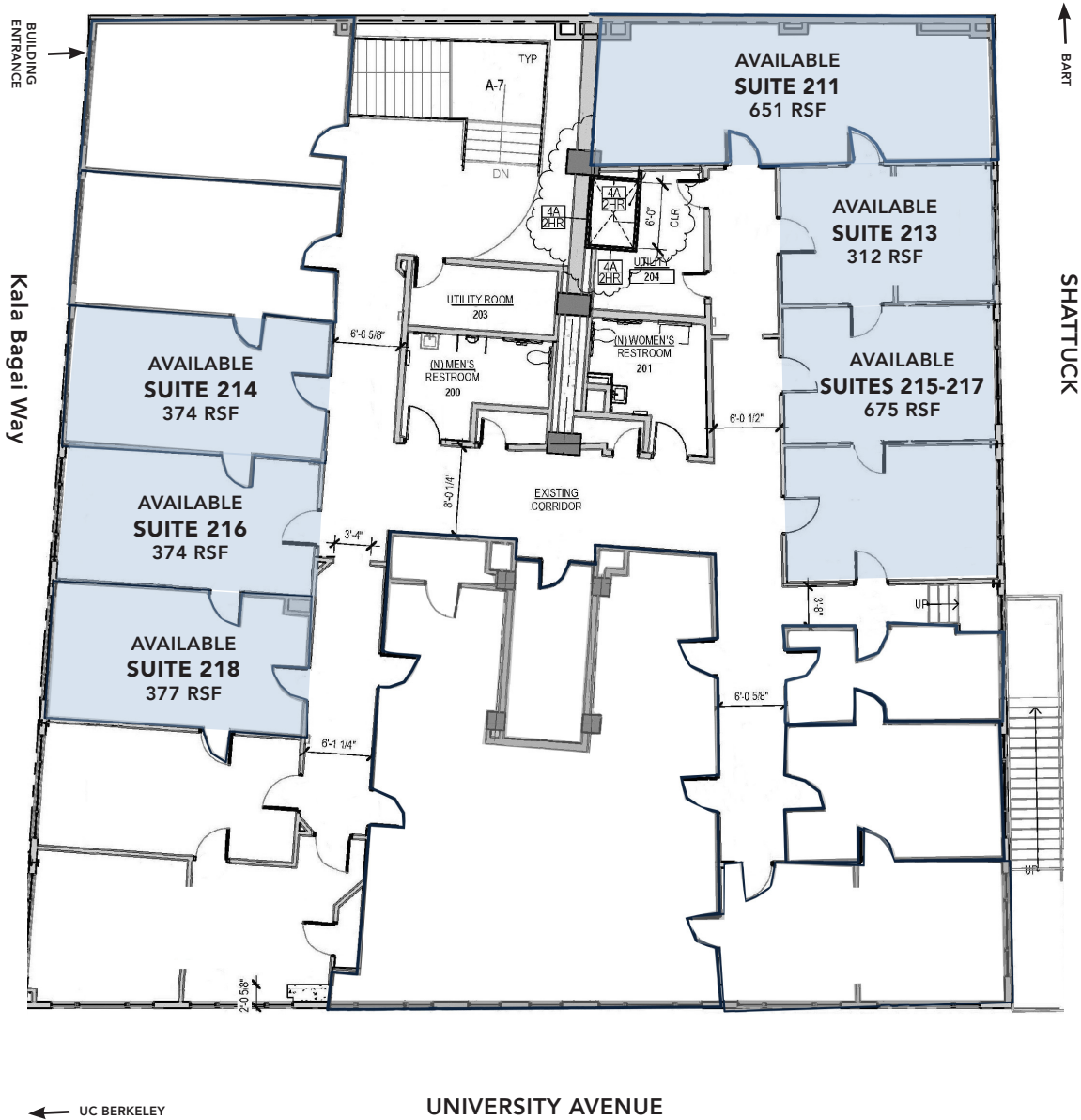
CAFÉS

- 30 Peet's Coffee & Tea
- 31 Starbucks
- 32 Blue Bottle Coffee
- 33 Asha Tea House
- 34 Berkeley Espresso
- 35 People's Cafe

RETAIL

- 36 Trader Joe's
- 37 Walgreens
- 38 Target Express
- 39 FedEx
- 40 Berkeley Ace Hardware

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



PHOTO TOUR



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.

GORDON COMMERCIAL REAL ESTATE BROKERAGE • 2091 Rose Street Berkeley, CA 94709
www.gordoncommercial.com • T 510 898-0513 • F 510 704-1830 • DRE# 01884390