

**FOR LEASE: MEDICAL/THERAPY OFFICE NEAR DOWNTOWN BERKELEY**

**:: 2372 ELLSWORTH STREET, BERKELEY, CA – SUITE F ::**



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## MEDICAL/THERAPY OFFICE SUITE WITH ON-SITE PARKING – WALK TO DOWNTOWN AND UC CAMPUS

**SIZE:**  
±1,061 rsf

**PRICE:**  
\$3.85 psf/month IG

### DEMOGRAPHICS WITHIN 3 MILES

Population	<b>217,151</b>
Average household income	<b>\$98,937</b>
Daytime Employees	<b>148,736</b>

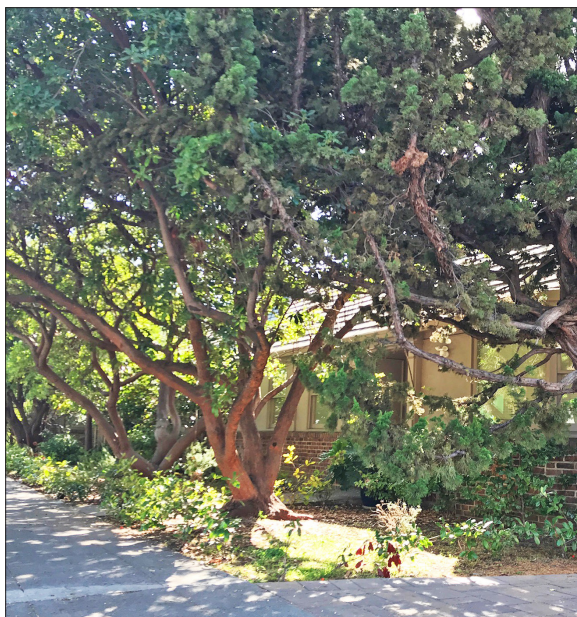
Source: CoStar

### HIGHLIGHTS

- 5 private rooms, large waiting area, and kitchenette
- Separate restrooms and heaters
- Separately metered gas and electric
- Operable dual pane windows
- Natural light and skylights throughout
- Parking lot
- Lush gardens
- Co-tenants include therapists, chiropractor, acupuncturist
- Zoned R-S (Residential Southside)

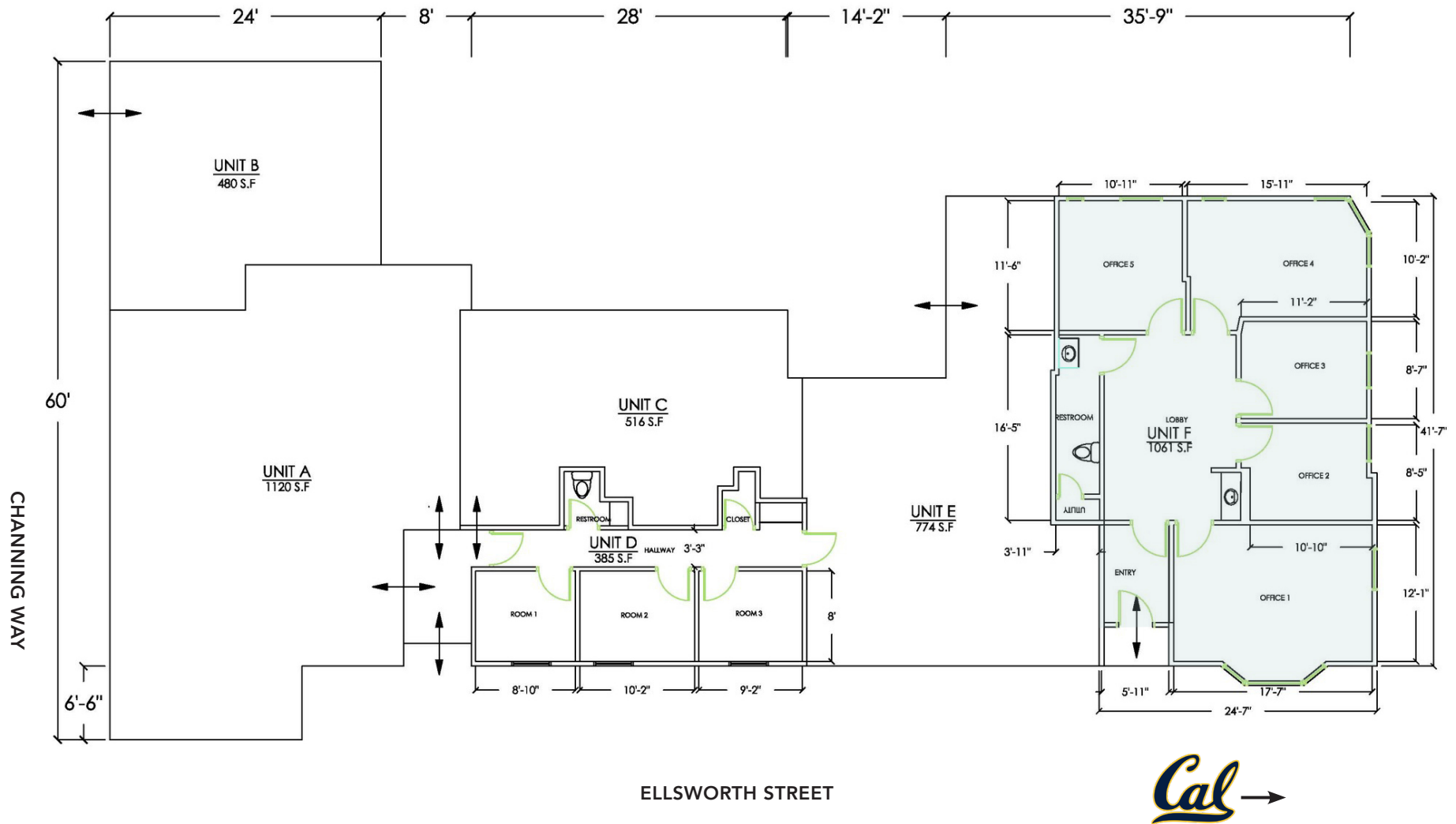


- Easy walk to Downtown Berkeley, and BART
- 1 block to Telegraph-Channing public parking garage (first hour free!)
- 2 blocks to Telegraph Avenue with eateries such as Chipotle, Jamba Juice, Cream, Silver Pizzeria, Super Duper, Tacos Sinaloa, Bongo Burger, and Peet's Coffee
- Near many shops including Moe's Books, Bancroft Clothing, Target, CVS, Bear Basics, Games of Berkeley, banks, and more









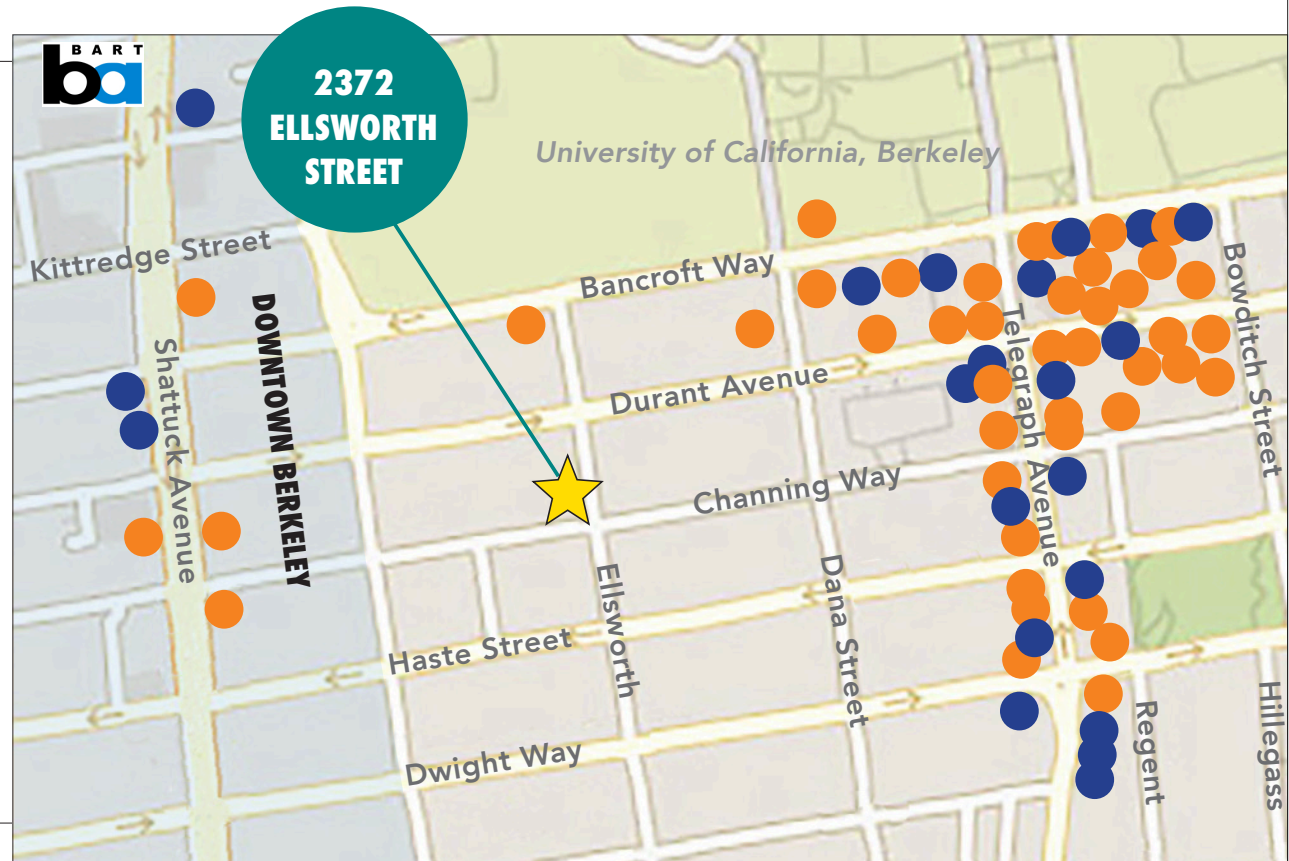
This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

## RESTAURANTS, BARS AND CAFÉS

Chipotle Mexican Grill	Gypsy's Trattoria Italiana
Super Duper Burger	Ladle & Leaf
Jamba Juice	House of Curries
Peet's Coffee	Dumpling Express
Romeo's Coffee	Super Duper Burgers
Yogurt Park	La Burrita
Kip's Bar & Grill	The Organic Coup
Café Blue Door	Café Mezzo
Julia's Restaurant	Raleigh's Bar & Grill
Tacos Sinaloa	RareTea Berkeley
Pappy's Grill & Sports Bar	Tap Haus
Fat Slice Pizza	Tivoli Caffé
Cream Berkeley	Top Dog
The Bear's Lair	Seniore's Pizza
Sliver Pizzeria	Tako Sushi
Abe's Pizza	Artichoke Basille's Pizza
Poke Parlor	Endless Summer Sweets
Bongo Burger	Tupper & Reed Bar
Little Gem Belgian Waffles	La Note Restaurant
Berkeley Thai House	Royal Ground Coffee

## RETAIL

Apothecarium	Sleepy Cat Books
Walgreens	Bows and Arrows
Bancroft Clothing Company	The T-Shirt Orgy
The Student Store	Rasputin Music
Bear Basics Clothing	510 Skateboarding
Games of Berkeley	Amoeba Music
Indigo Vintage Co-Op	Crossroads Trading
CVS	Target
Moe's Books	



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.