

FOR LEASE: 3021 TELEGRAPH AVENUE, SUITES B+E, BERKELEY, CA
GROUND FLOOR MEDICAL OFFICES AVAILABLE FOR LEASE



CONTACT: LORI ROSENTHAL

510 524-2344



lori@gordoncommercial.com



DRE#01946676

CLOSE TO ALTA BATES SUMMIT MEDICAL CENTER, WHOLE FOODS MARKET, CAFÉS + UC BERKELEY CAMPUS

SUITE B

SIZE: ±600 rsf

LEASE RATE: \$1,700/month Full Service

ZONED: C-1 (General Commercial)

- Reception/waiting area
- 4 private offices/exam rooms (no sinks)
- 3 rooms with operable windows
- Open work space
- Restroom in suite
- Separate entry and exit door for patients
- Medically zoned, General Office use acceptable

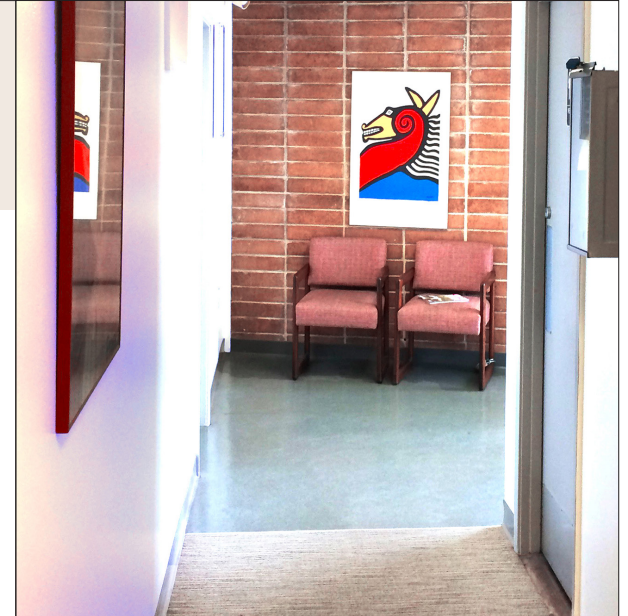
SUITE E

SIZE: ±675 rsf

LEASE RATE: \$2,100/month Full Service

ZONED: C-1 (General Commercial)

- Reception/waiting area
- 3 large private offices with operable windows (approximately 150 – 165 rsf each)
- 2 restrooms in suite
- Medically zoned, General Office use acceptable



LOCATION HIGHLIGHTS

- High-visibility corner building
- Serviced by multiple AC Transit bus lines with stops adjacent to the building
- Public parking garage the on the same block
- Walking distance from Ashby BART Station
- One block from Alta Bates Summit Medical Center
- ±1 mile to UC Berkeley's ±62,000 daytime population
- High traffic counts: Telegraph Avenue connects Downtown Oakland to UC Berkeley, intersecting HWY-13 (Ashby Avenue), HWY-24, and I-580
- Centrally located within a local employment area containing ±28 office buildings as well as numerous retail establishments in the immediate vicinity of the property.
- Variety of private medical groups in the area benefit from referral systems and medical co-tenancy





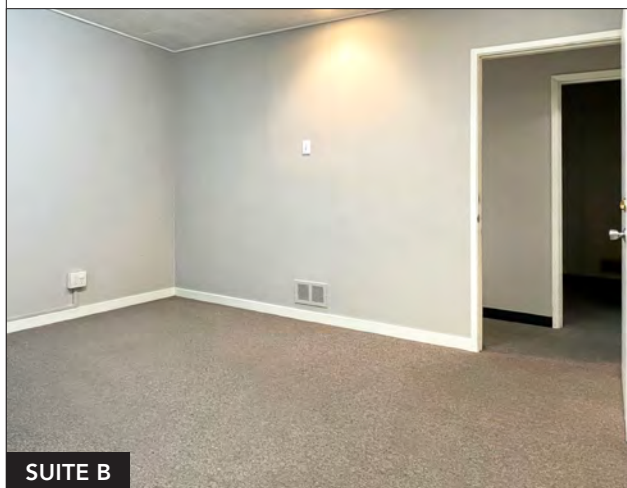
SUITE B



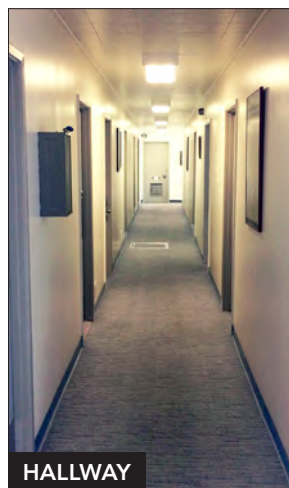
SUITE E



SUITE E



SUITE B

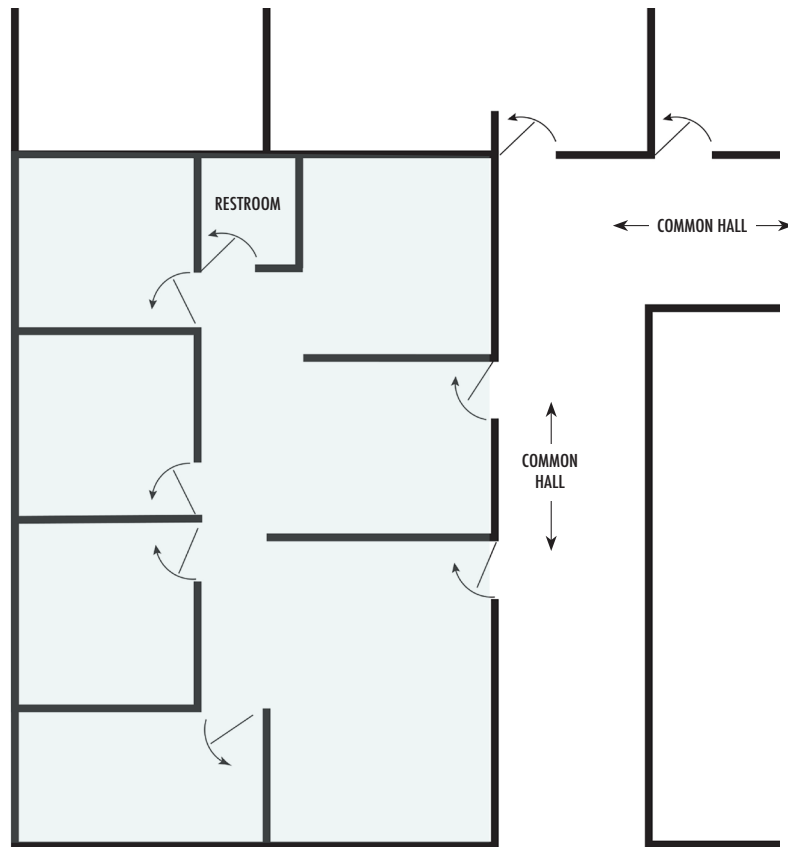


HALLWAY

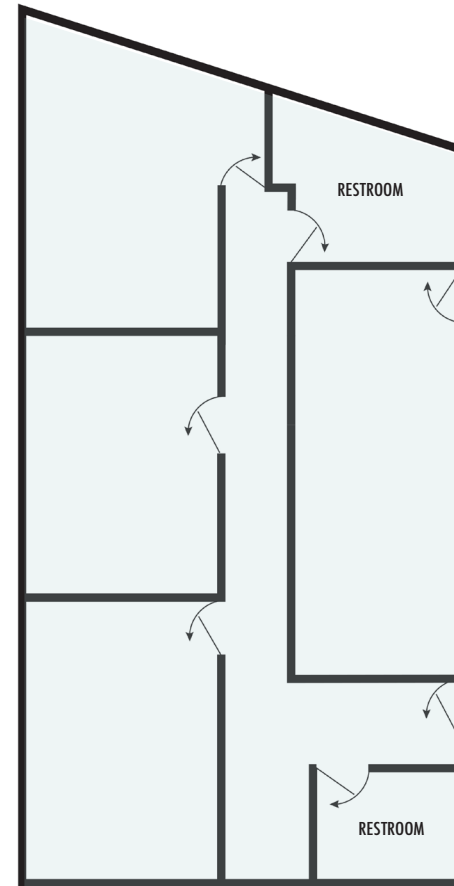


SUITE E

FLOOR PLAN SUITE B



FLOOR PLAN SUITE E



These drawings are intended to be used as an aid for planning. Though care was taken in drawing these floor plans, accuracy is not guaranteed.

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

3021 TELEGRAPH AVENUE, SUITES B + E, BERKELEY, CA LOCATION OVERVIEW

STEPS TO THESE NEARBY FOOD AND RETAIL STORES:



MORE THAN JUST A DONUT
MOCHINUT

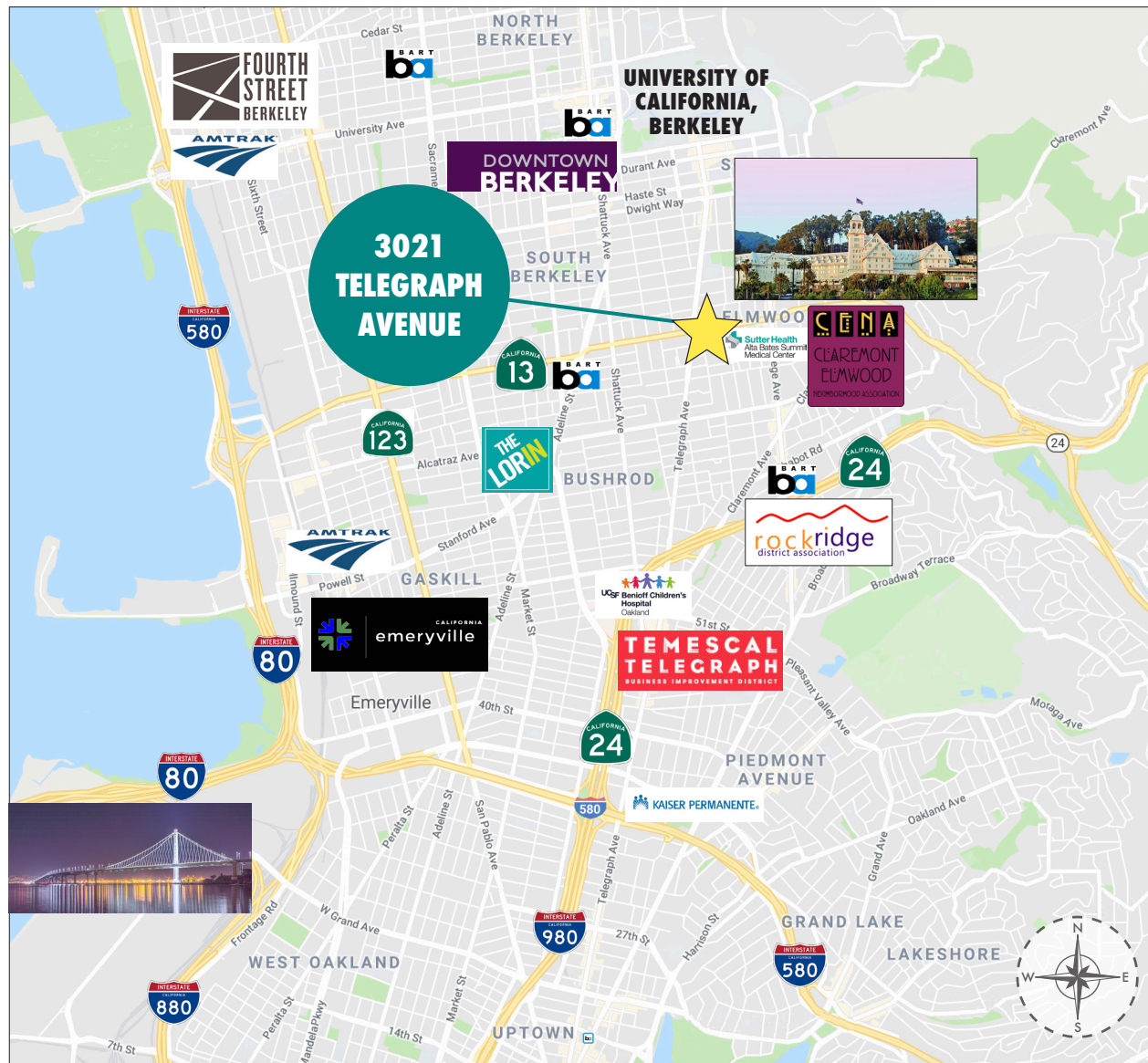


SMOKEHOUSE

DEMOGRAPHICS

	2 MILE	5 MILE
Population	149,449	444,248
Households	63,453	190,328
Average HH Income	\$128,789	\$133,739
Daytime Employees	120,327	272,008

(Source: CoStar)



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

3021 TELEGRAPH AVENUE, SUITES B + E, BERKELEY, CA
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.