

**FOR LEASE** :: 1101 COWPER STREET, BERKELEY, CA ::

**WEST BERKELEY OFFICE SPACE ADJACENT TO GAUMENKITZEL RESTAURANT**



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## JOIN WEST BERKELEY'S DIVERSE AND SOPHISTICATED INTERNATIONAL MARKETPLACE DISTRICT

### PROPERTY OVERVIEW

- **Size:** ± 2,800 rsf, including mezzanine
- **Rent:** \$2.25 psf/month IG
- **Zoning:** C-W  
(West Berkeley Commercial)

### PROPERTY OVERVIEW

- Flexible floor plan – perfect for artist, photographer, start-up, or distribution business
- Ground floor has large open space, a private office, and roll-up door measuring 8'2"W x 9'6"H
- Mezzanine approx. ±750 rsf – includes kitchenette
- Natural wood ceilings with 2 skylights
- High ceiling with large open trusses
- 200 Amps electrical service
- Adjacent to Gaumenkitzel German restaurant, and amid an impressive assortment of eating and drinking establishments, artists, furniture and clothing stores
- Steps to Mi Tierra Foods, Post Office, Keetsa Mattress, Alpha Design Furniture, Metro Lighting, Acme Bar, Wells Fargo Bank, Everett & Jones BBQ, Lanesplitter Pizza, Highwire Coffee, Luca Cucina Italiana, Cafe Leila, and La Marcha Tapas Bar
- 1 block from high-traffic San Pablo/University intersection
- Within a 2 mile stretch of home furnishings, accessories and home improvement stores, including Fenton MacLaren, Ohmega Salvage, Metro Lighting, and Serena & Lily



**WALKER'S PARADISE**  
**ON BUSY WEST BERKELEY COMMERCIAL STRETCH**  
**WITH EASY FREEWAY ACCESS**

### FOOD AND DRINKS

Gaumenkitzel  
La Marcha Tapas Bar  
Acme Bar & Company  
Luca Cucina Italiana  
Everett & Jones Barbeque  
Indus Village  
The Spanish Table  
Casa Latina Bakery  
Cafe Leila  
Subway  
The Rare Barrel Brewery  
Paisan Italian Restaurant  
Longbranch Saloon  
Caffe Chiave  
Third Culture Bakery  
Standard Fare  
Acme Bread

Highwire Coffee Roasters  
Lanesplitter Pizza & Pub  
Vital Vittles Bakery  
Viks Chaat  
Tomate Cafe  
The Rare Barrel  
Gallegos Mexican Restaurant  
Le Pho Vietnamese Restaurant  
Anchalee Thai Cuisine  
Anthony's Cookies  
Catahoula Kaffeegarten  
Project Juice  
Cafe Réveille  
Lyasare  
Zut!  
Peet's Coffee  
Tacubaya

### FITNESS

Berkeley CrossFit  
The Yoga Room  
West Berkeley Fencing Club

Berkeley Muay Thai & Fitness  
SoulCycle

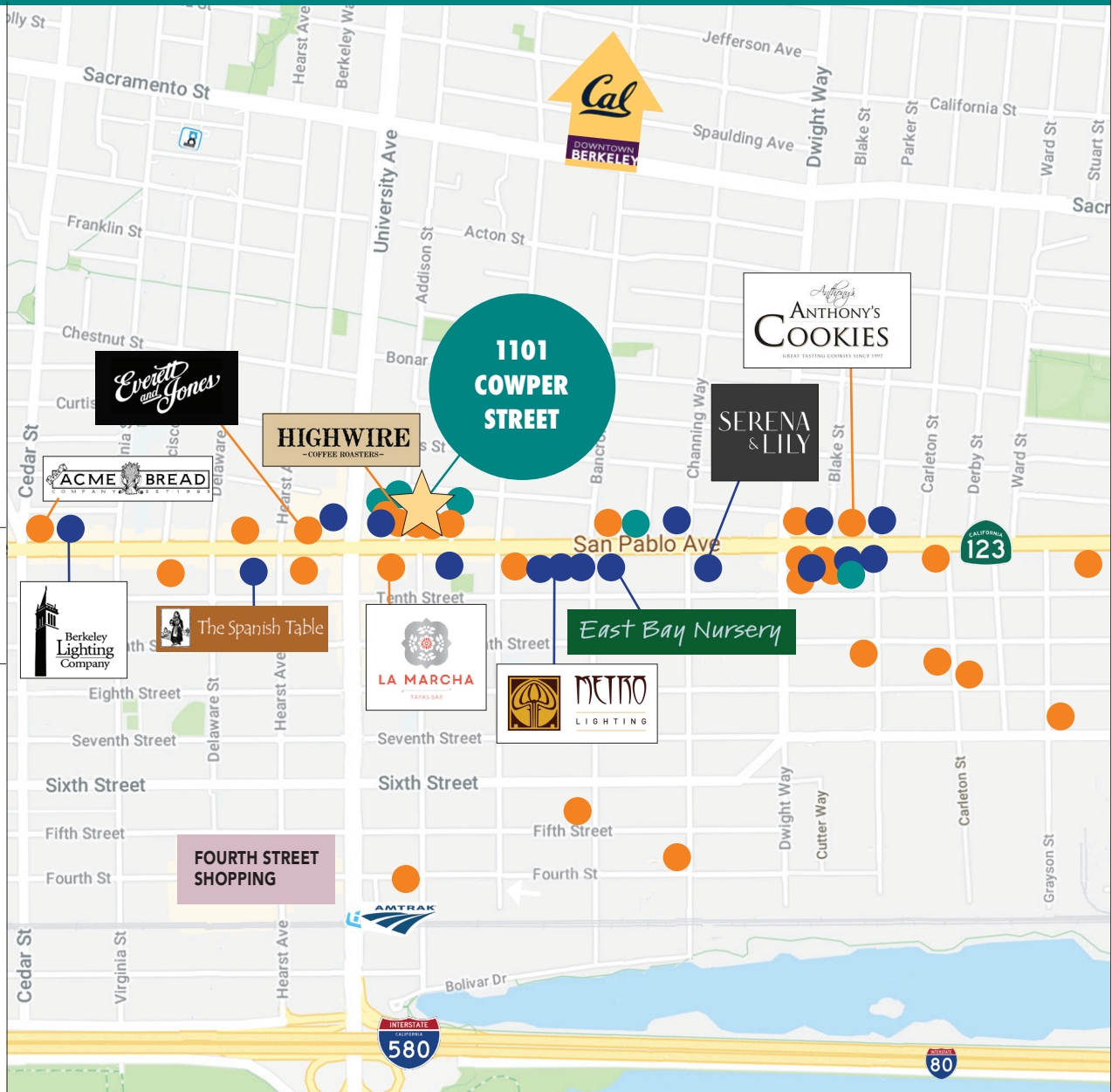
### RETAIL

Keetsa Mattress Store  
Omega Lighting & Design  
Alpha Design Furniture  
The Spanish Table  
East Bay Nursery  
Metro Lighting  
Halmar Work Clothes  
Ohmega Salvage  
Sunrise Specialty  
Big O Tires  
Famous Foam Factory  
Jae Adore Clothing Store  
Lhasa Karnak Herb Company  
Ecology Center Store

Serena & Lily Outlet  
Berkeley Lighting Company

#### FOURTH STREET RETAIL INCLUDES:

Apple Store  
Builders Booksource  
Paper Source  
Madewell  
Anthropologie  
Sephora  
Lululemon  
Sur La Table  
Design Within Reach  
The Gardener



## OVERVIEW OF DESIGN LOOP OFFERINGS

The West Berkeley Design Loop is a group of local merchants, teamed up to provide an unparalleled home improvement shopping experience.

Located along a convenient path of travel – from I-80 via Ashby Avenue, University Avenue, or Gilman Street exits – West Berkeley Design Loop merchants work together in the spirit of “co-opetition”.

- Home goods
- Home improvement
- Design Loop area

## CATEGORIES OF MERCHANTS INCLUDE:

- Antique and Salvage
- Bed and Bedding
- Books and Educational Resources
- Cabinets and Countertops
- Flooring and Tile
- Furniture
- Glass and Stained Glass
- Hardware Store
- Home and Garden
- Home Décor
- Lighting
- Lumber and Decking
- Plumbing Fixtures and Hardware

[CLICK FOR WEST BERKELEY DESIGN LOOP WEBSITE](#)

## RETAIL/HOME IMPROVEMENT STORES IN VICINITY:

- Metro Lighting
- Ohmega Salvage
- The Gardener
- Keetsa Mattress
- Fenton MacLaren
- Sunrise Specialty
- Truitt and White Lumber
- EcoHome Improvement
- Serena & Lily Outlet

















# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1101 COWPER STREET, BERKELEY, CA  
**NEIGHBORHOOD DESTINATIONS**



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.