

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:** ± 2,200 rsf + Bonus Mezzanine Space
- **Rent:** \$2.50 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 approximately ±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

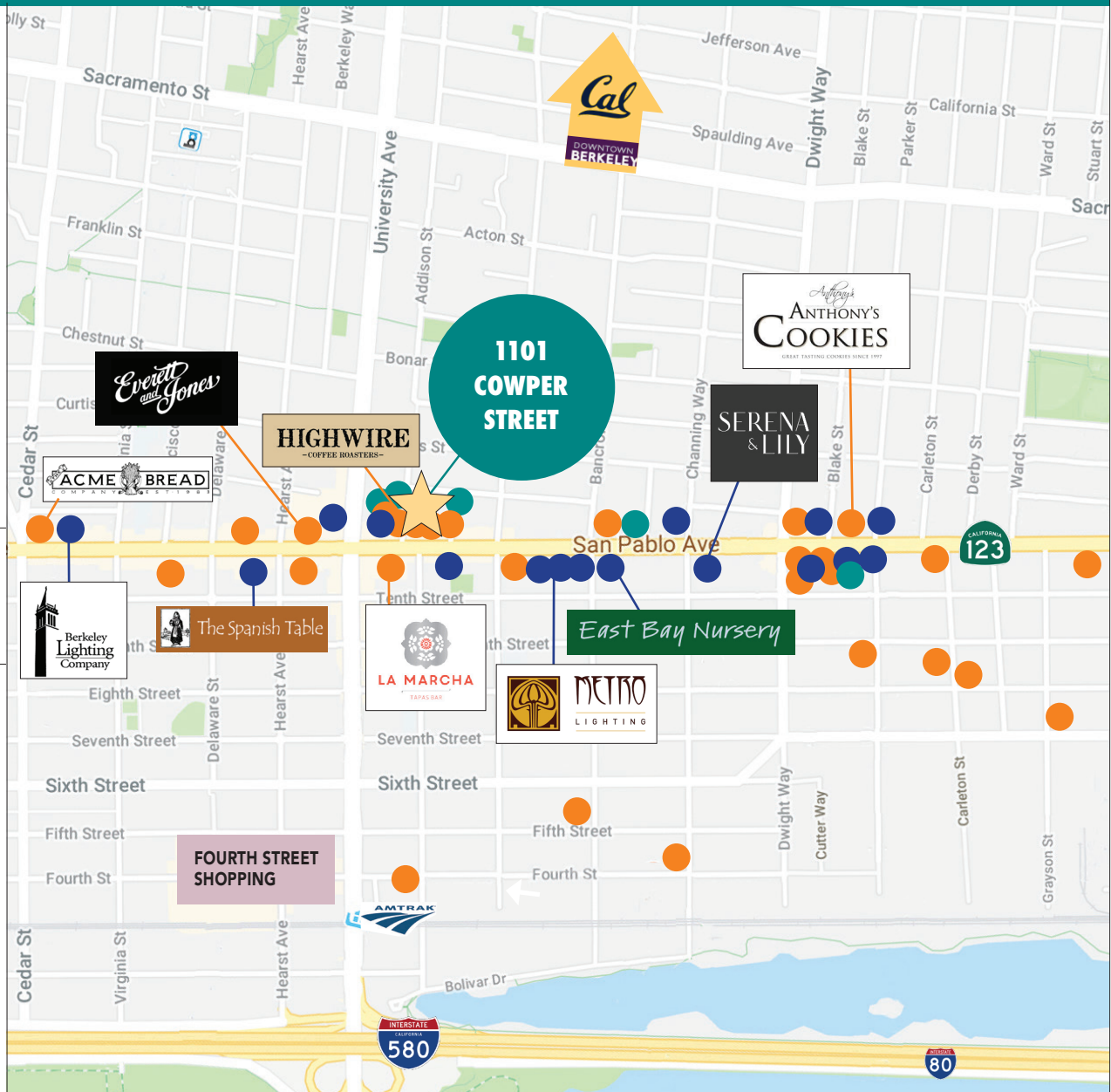
RETAIL

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.