

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: 2397 SHATTUCK AVENUE, SUITE 204, BERKELEY, CA

:: SECOND FLOOR CORNER OFFICE - WITH DESIGNATED PARKING ::



CONTACT: KEVIN GORDON

510 898-0513 • kevin@gordoncommercial.com • DRE# 01884390

DOWNTOWN BERKELEY OFFICE WITH HIGH-END ARCHITECTURAL DETAILS

SIZE AVAILABLE

±1,491 rsf

LEASE RATE

\$2.50 psf/month

Modified Gross

ZONED C-DMU

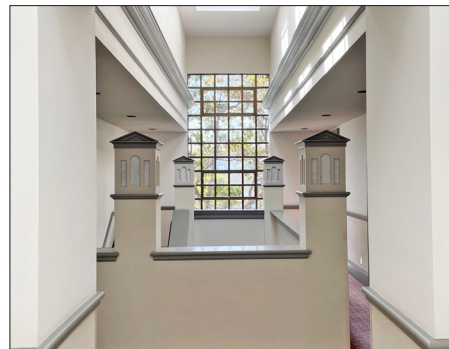
(Downtown Mixed-Use)

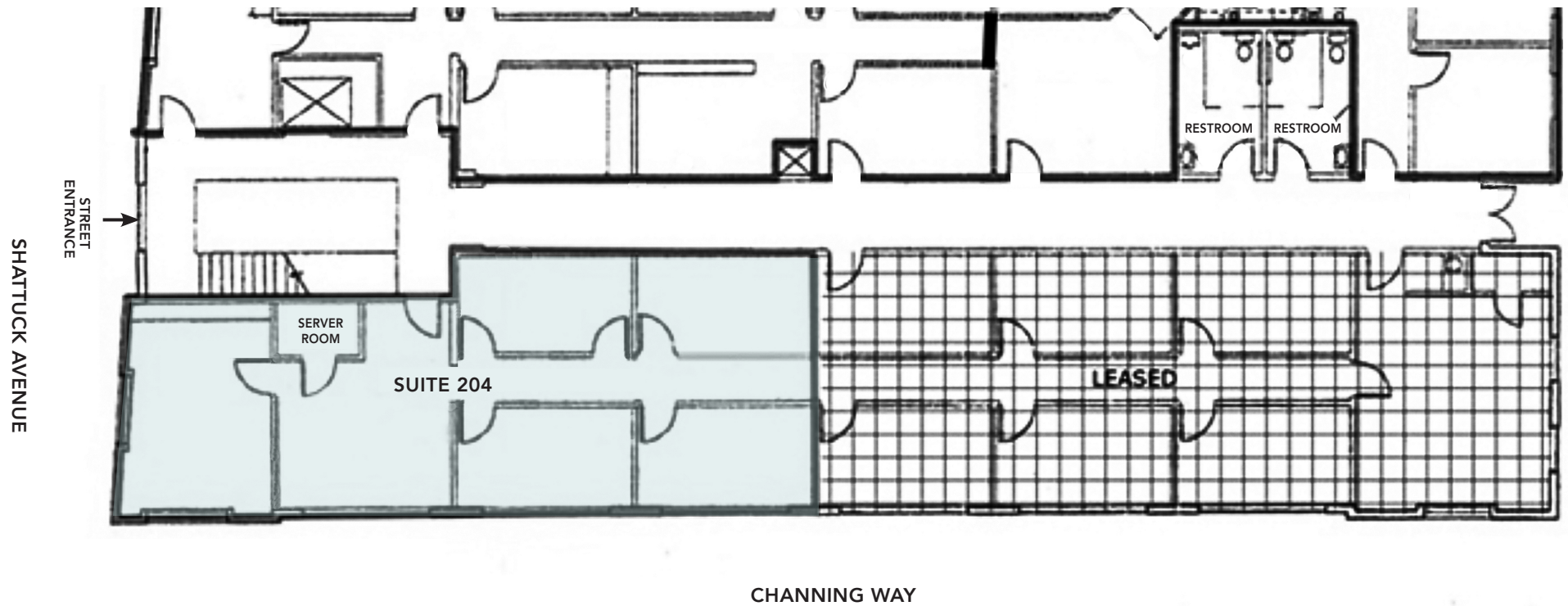
- Classy, well-managed and maintained 2-story building
- High ceilings with ample natural light
- Operable windows, skylights
- HVAC (shared with floor)
- Includes 2 parking spaces in rear well-lit lot, with easy access from building to parking lot
- Elevator and secure key card access
- 2 stairways to second floor
- Secure interior common area



- Short walk to BART, and all Downtown Berkeley amenities
- 3 blocks to UC Berkeley
- Excellent public transportation network
- Bike share in front, on Channing

- Surrounded by popular eateries
- Next to La Note Restaurant, Pegasus bookstore, and Cornerstone Craft Beer & Live Music
- Near Equinox and Orangetheory Fitness





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

- | | |
|----------------------------|-------------------------------------|
| Comal Restaurant | Blue Bottle Coffee |
| Lucia's Italian Restaurant | Cornerstone Craft Beer & Live Music |
| Tender Greens | Fish & Bird Sousaku Izakaya |
| The Butcher's Son | Endless Summer Sweets |
| Cholita Linda | Spats Berkeley |
| Sliver Pizzeria | Royal Ground Coffee |
| Ike's Sandwiches | Tupper & Reed Cocktail Bar |
| Eureka! | |

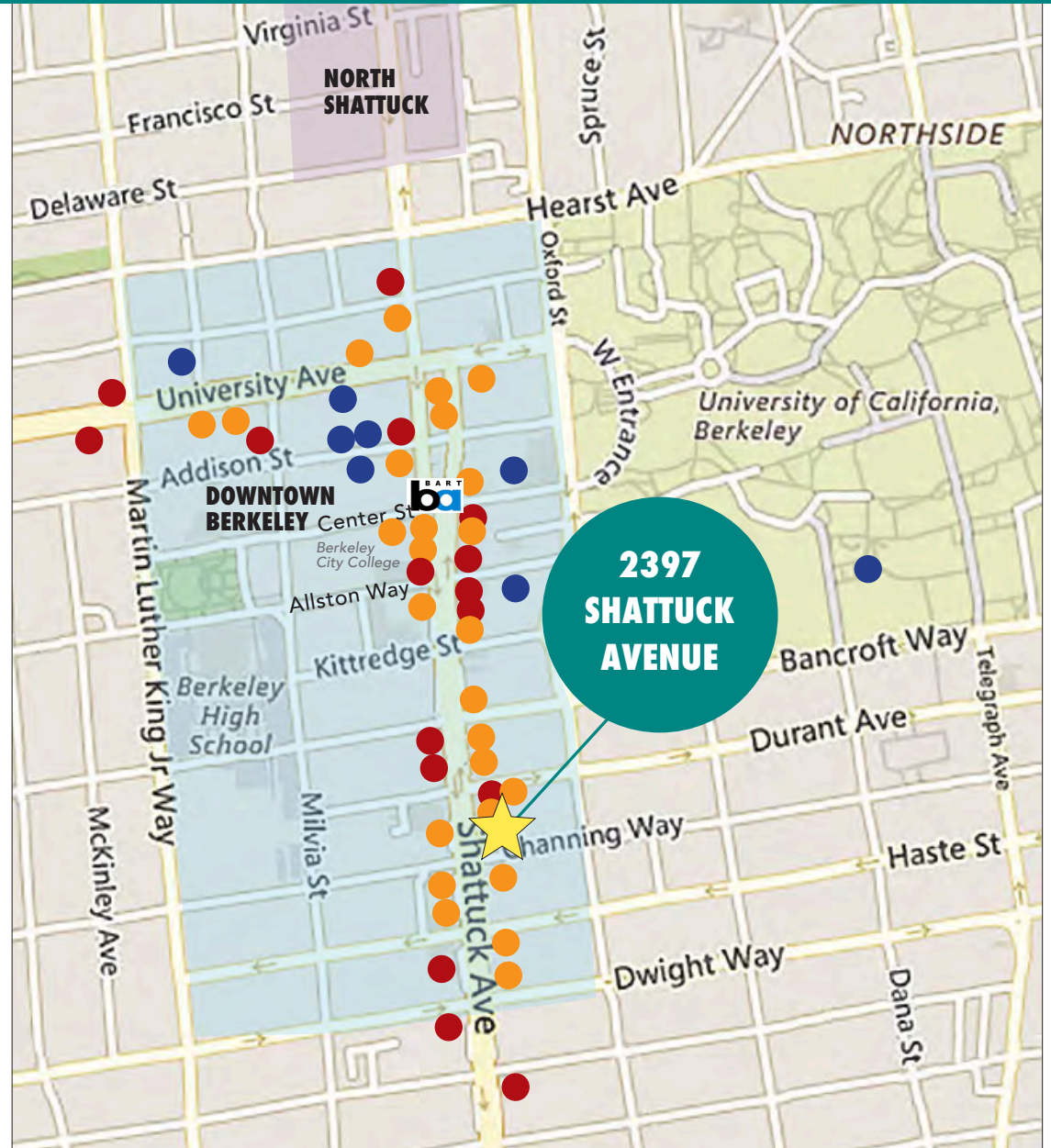
- Jupiter Pizza & Beer
- Angeline's Louisiana Kitchen
- Revival Bar + Kitchen
- Nikko Sushi
- North Beach Pizza
- Gather
- La Note Restaurant
- Ippudo
- Wikiwiki Hawaiian BBQ
- Way Station Brew
- Noodles Fresh

ENTERTAINMENT

- UC Theatre
- Berkeley Repertory Theatre
- Aurora Theatre Company
- Freight & Salvage
- The Back Room
- The Marsh Arts Center
- Cal Performances/Zellerbach
- BAMPFA

RETAIL

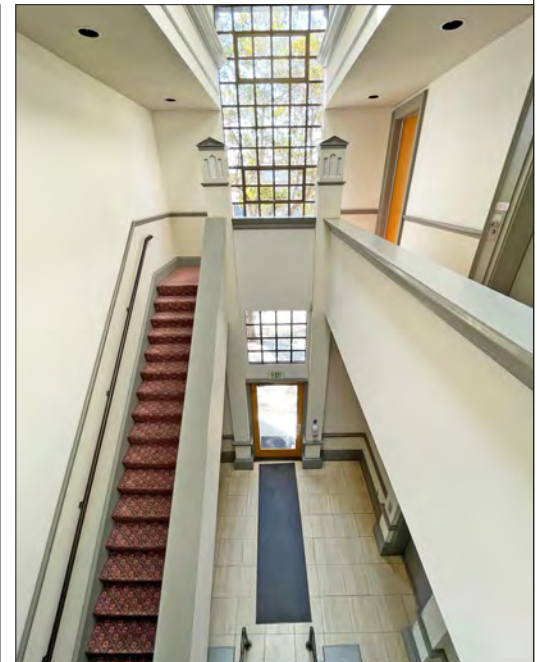
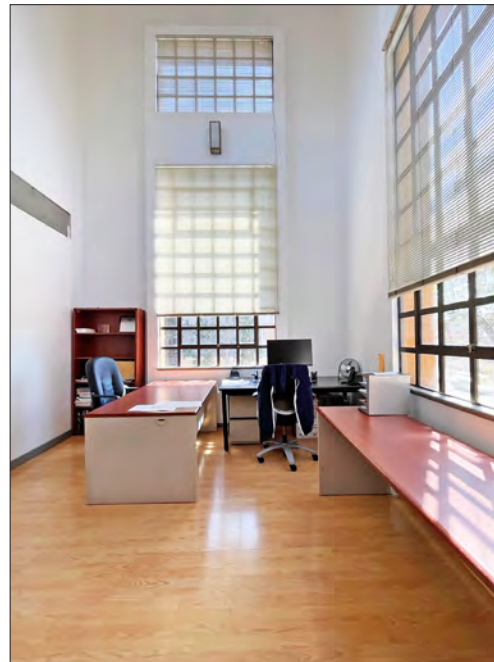
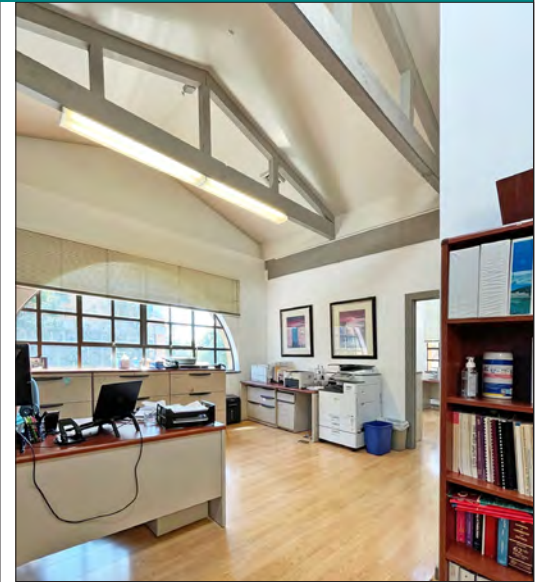
- | | |
|-----------------------|---------------------------------|
| Trader Joe's | Target |
| UPS Store | Crossroads Trading |
| FedEx | Pegasus Books |
| Verizon | Viking Trader |
| Half Price Books | Stonemontain & Daughter Fabrics |
| Shop College Wear | Lhasa Karnak Herb Company |
| Berkeley Ace Hardware | Mike's Bikes of Berkeley |



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2397 SHATTUCK AVENUE, SUITE 204, BERKELEY, CA
PHOTO TOUR



Berkeley is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown, with a third of their household annual incomes greater than \$100,000.

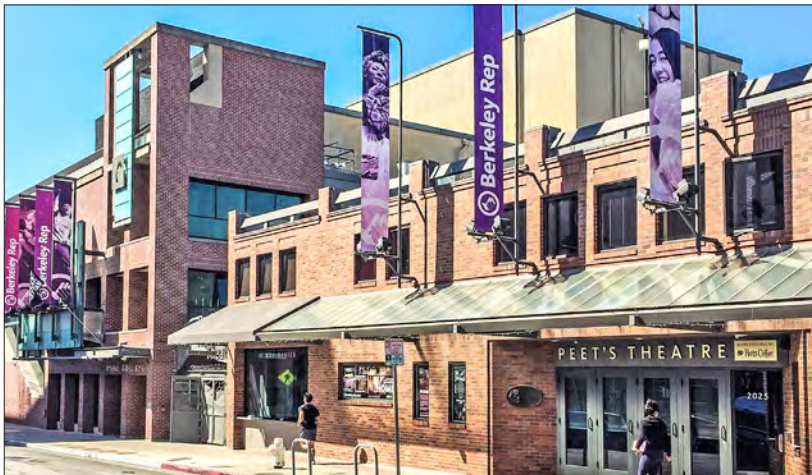
- High foot traffic every day; working population is 72,000
- Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley campus has over 66,000 daily population
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Easy walk to numerous world-class theatre, arts, live music and sports venues
- One of the hottest dining destinations in the Bay Area with over 150 restaurants

DEMOGRAPHICS

WITHIN 3 MILES

Population	213,155
Average household income	\$140,888
Daytime Employees	144,500

Source: CoStar



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.