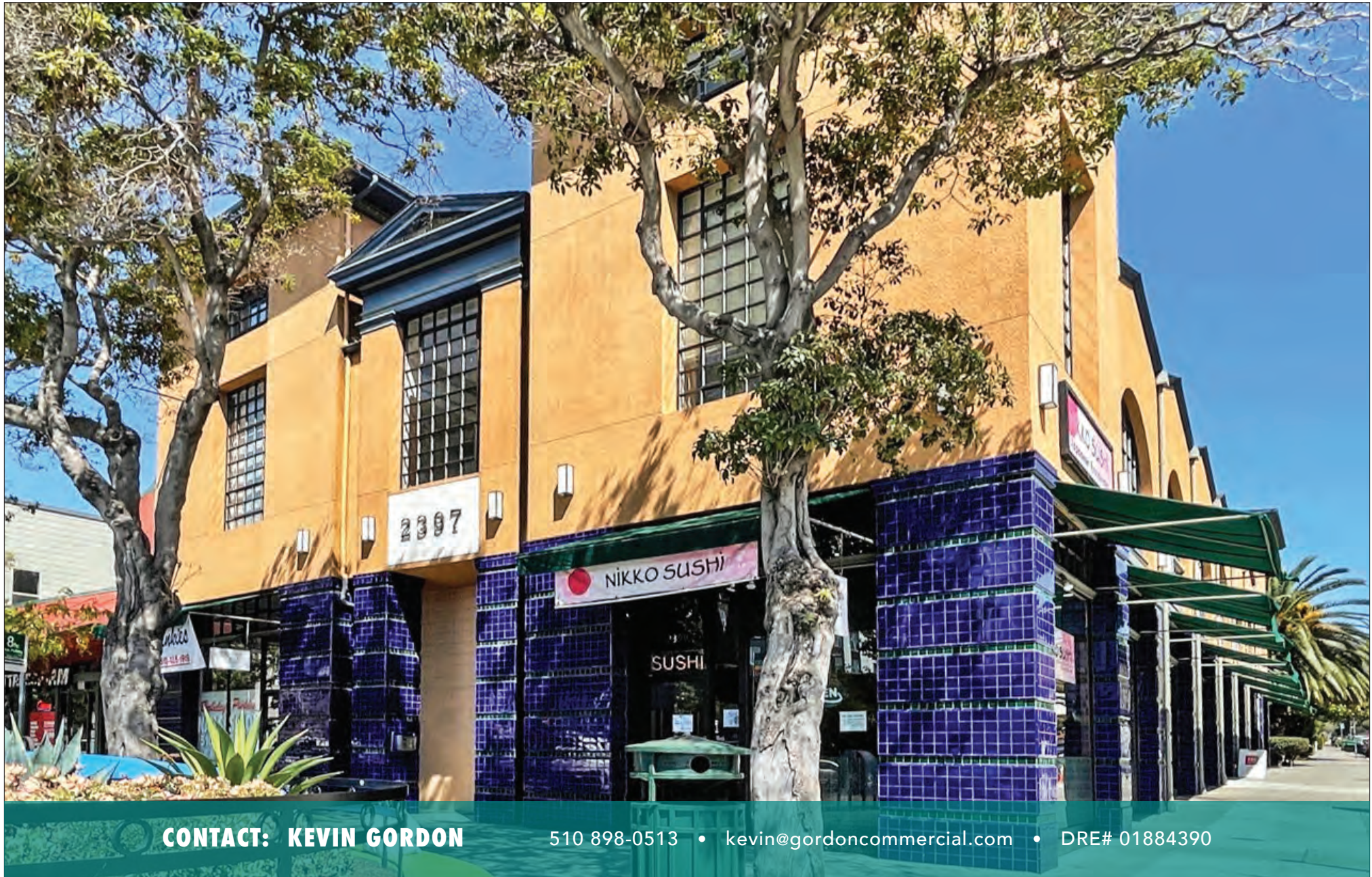


**FOR LEASE: 2397 SHATTUCK AVENUE, SUITE 204, BERKELEY, CA**

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



**CONTACT: KEVIN GORDON**

510 898-0513 • [kevin@gordoncommercial.com](mailto:kevin@gordoncommercial.com) • DRE# 01884390



## DOWNTOWN BERKELEY OFFICE WITH HIGH-END ARCHITECTURAL DETAILS

### SIZE AVAILABLE

±1,491 rsf

### LEASE RATE

\$3.45 psf/month IG

### ZONED C-DMU

(Downtown Mixed-Use)

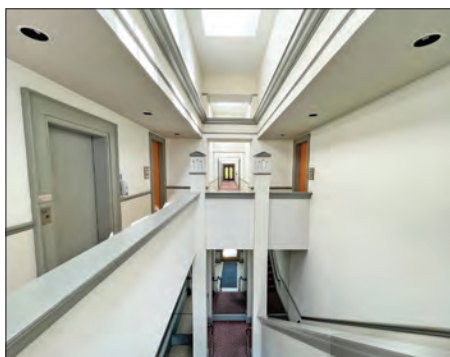
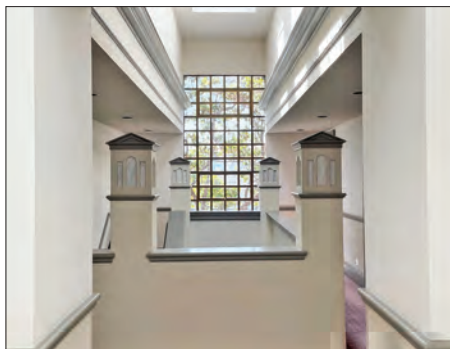
### PROPERTY OVERVIEW

- 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

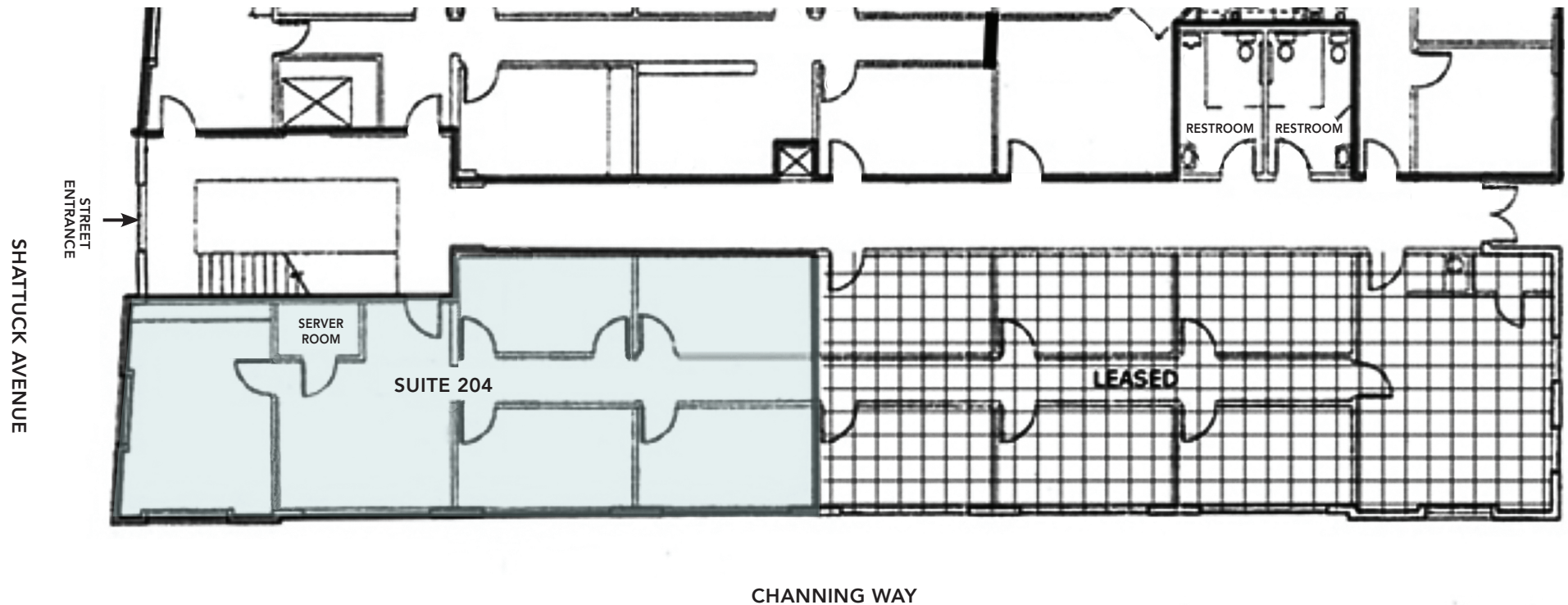


### LOCATION HIGHLIGHTS

- 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 Books, Mattress Firm, and Cornerstone Craft Beer & Live Music
- Near Equinox and Orangetheory Fitness



## FLOOR PLAN



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	Wikiwiki Hawaiian BBQ
Lucia's Italian Restaurant	Endless Summer Sweets
Tender Greens	Cornerstone Craft Beer & Live Music
Milkbomb Ice Cream	Blue Bottle Coffee
The Butcher's Son	Spats Berkeley
Peet's Coffee	Starbucks
Sliver Pizzeria	Ben & Jerry's
Ike's Sandwiches	Tupper & Reed Cocktail Bar

Eureka!

Jupiter Pizza & Beer

Stand-Up Burgers

Angeline's Louisiana Kitchen

El Burro Picante

Revival Bar + Kitchen

Namaste Madras Cuisine

Gather

La Note Restaurant

Ippudo

Fish & Bird Sousaku Izakaya

Way Station Brew

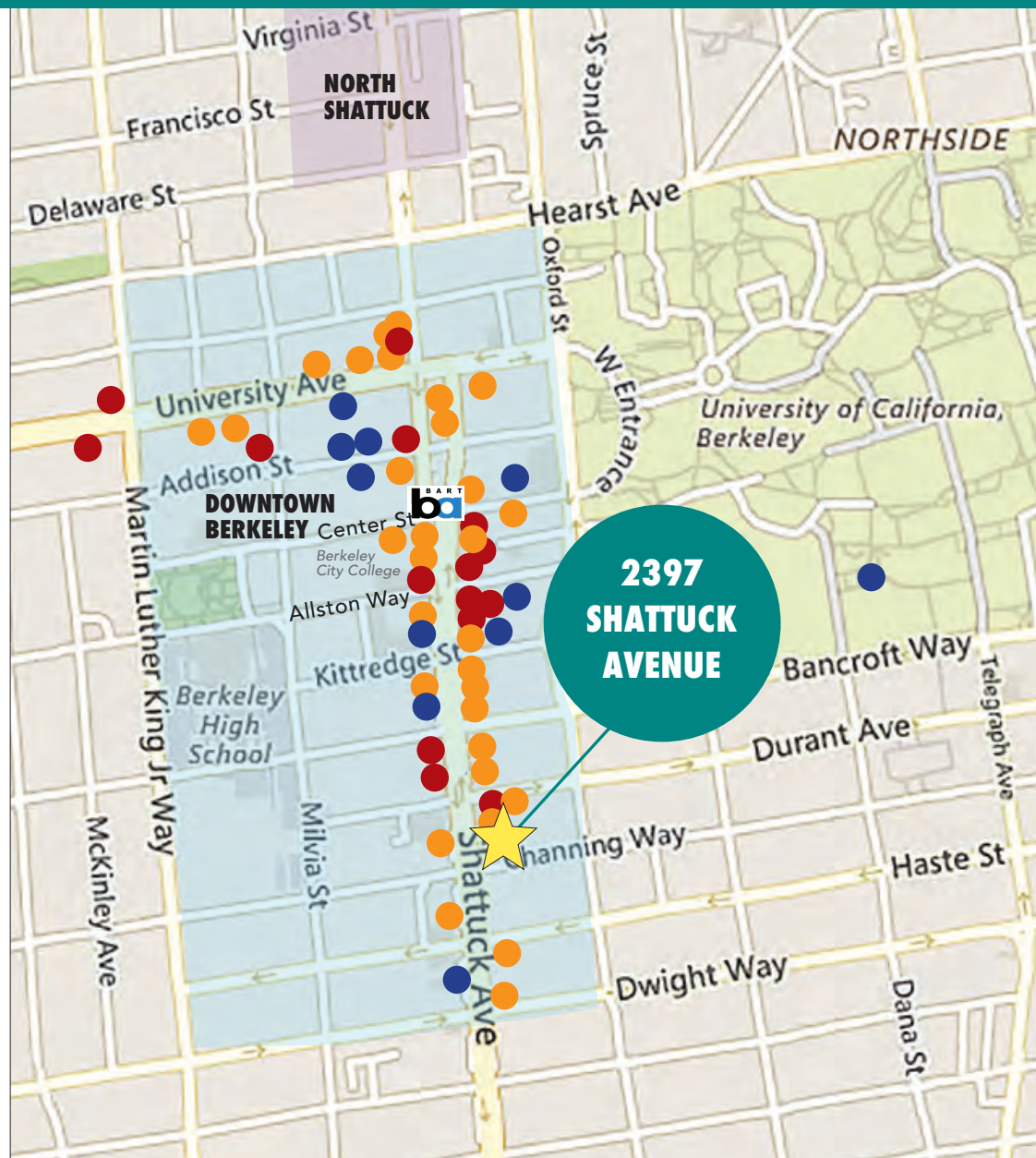
Noodles Fresh

## ENTERTAINMENT

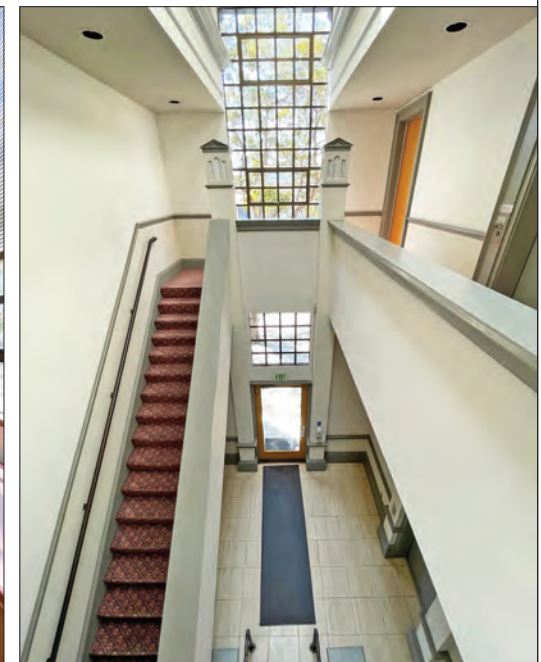
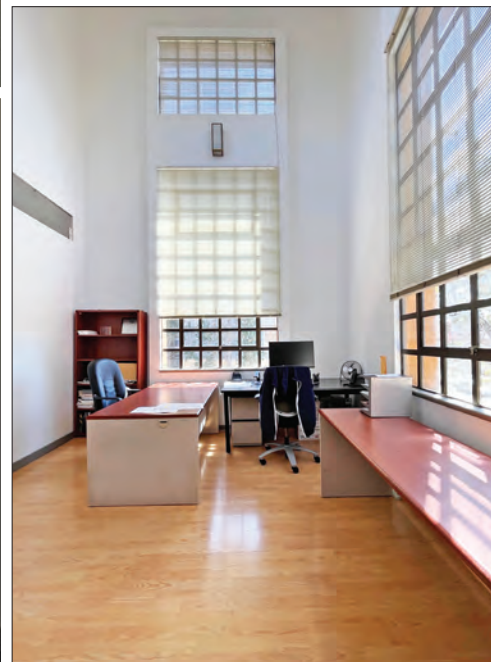
UC Theatre
Landmark Shattuck Theatre
UA Berkeley 7 Theatre
California Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
Freight & Salvage
The Marsh Arts Center
Cal Performances/Zellerbach
BAMPFA

## RETAIL

Trader Joe's	Mattress Firm
CVS	Berkeley Ace Hardware
Walgreens	Shop College Wear
UPS Store	Crossroads Trading
FedEx	Pegasus Books
Verizon	Trek Bicycle
GNC	Mike's Bikes of Berkeley
Half Price Books	Missing Link Bicycle Cooperative
Target	









### OVERVIEW OF DOWNTOWN BERKELEY

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. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. It's a central hub of public transportation with its Downtown BART Plaza (± 27,000 daily ridership entries and exits) and AC Transit. One of the hottest dining destinations in the Bay Area with over 150 restaurants.

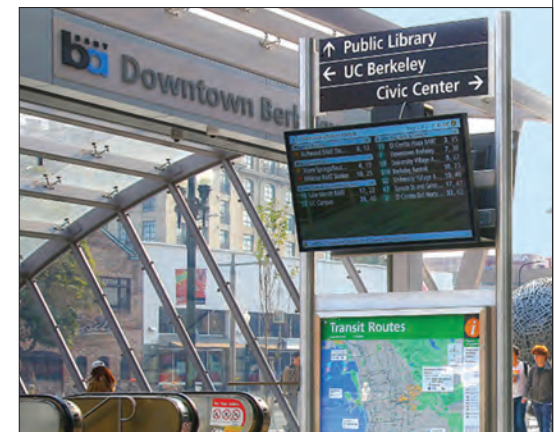
- High foot traffic every day; working population is 72,000. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley campus has over 56,000 daily population – projected by 2022 to be 65,000
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 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
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats
- Over 2 million annual theater and cinema patrons
- \$4.04 billion in total spending power

### DEMOGRAPHICS

WITHIN 3 MILES

Population	<b>213,155</b>
Average household income	<b>\$140,888</b>
Daytime Employees	<b>144,500</b>

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.