

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

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



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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)

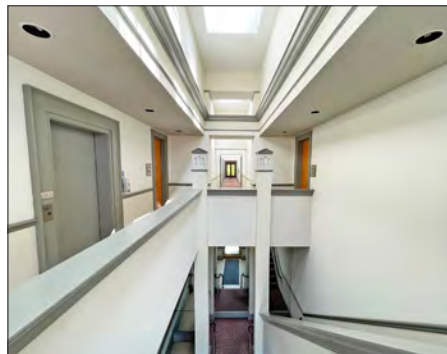
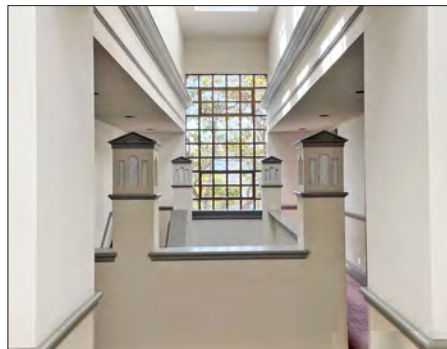
PROPERTY OVERVIEW

- 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

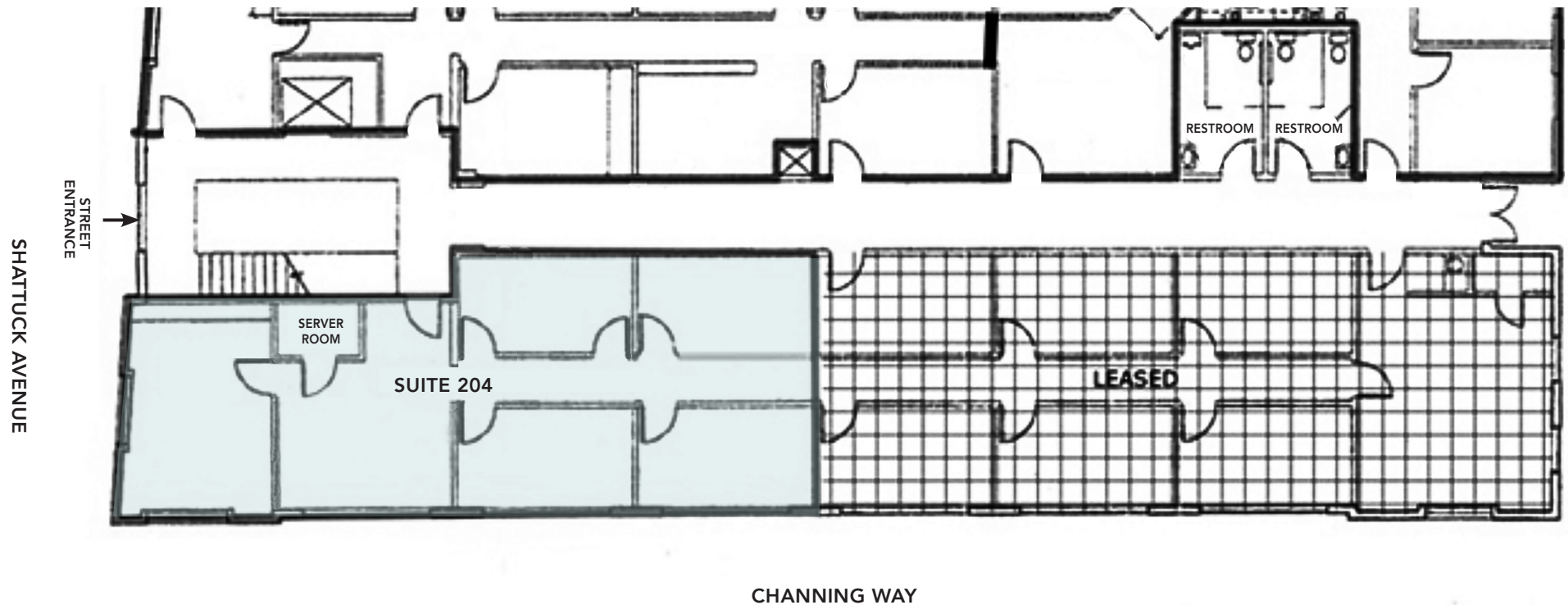


LOCATION HIGHLIGHTS

- 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 bookstore, 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	Tupper & Reed Cocktail Bar
Ike's Sandwiches	

Eureka!

Jupiter Pizza & Beer

Angeline's Louisiana Kitchen

Revival Bar + Kitchen

Namaste Madras Cuisine

Gather

La Note Restaurant

Ippudo

Fish & Bird Sousaku Izakaya

Way Station Brew

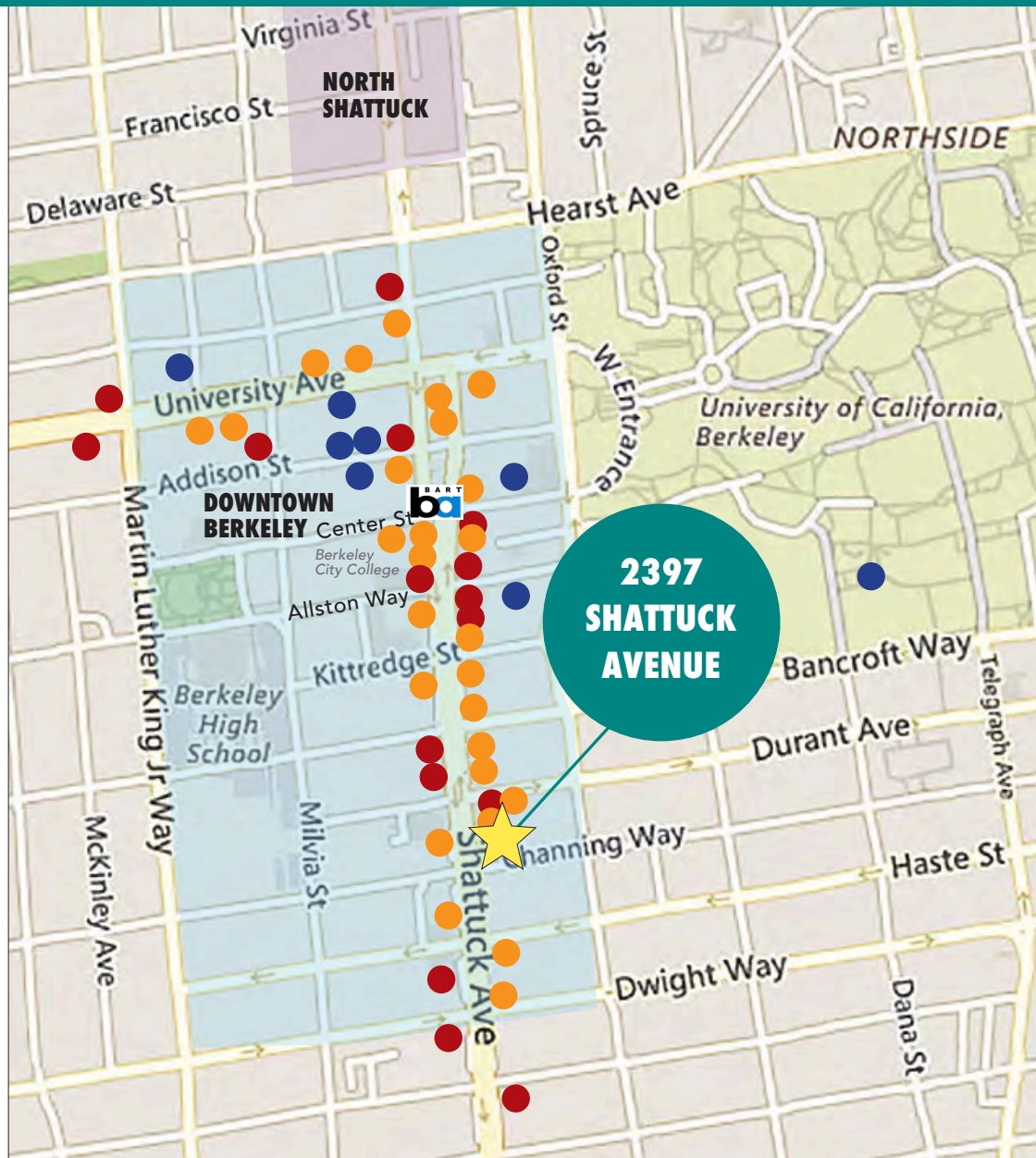
Noodles Fresh

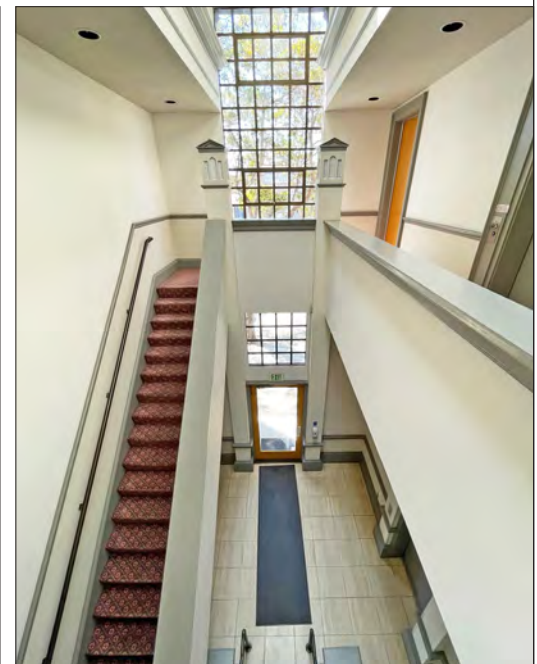
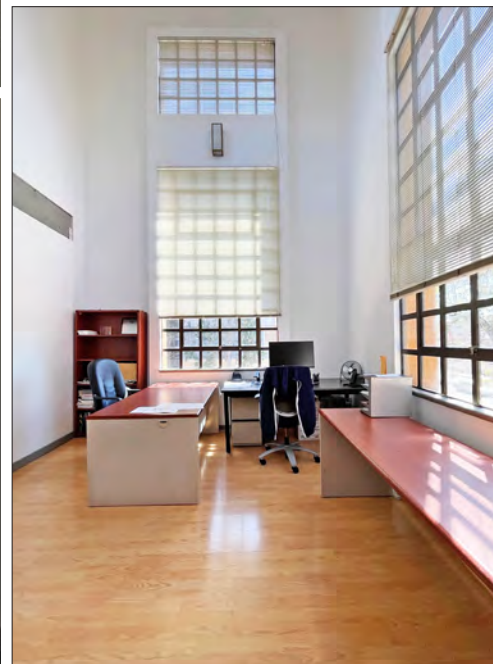
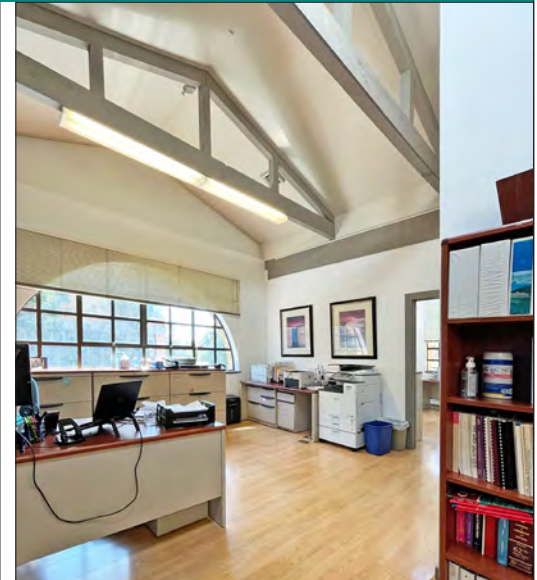
ENTERTAINMENT

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





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.

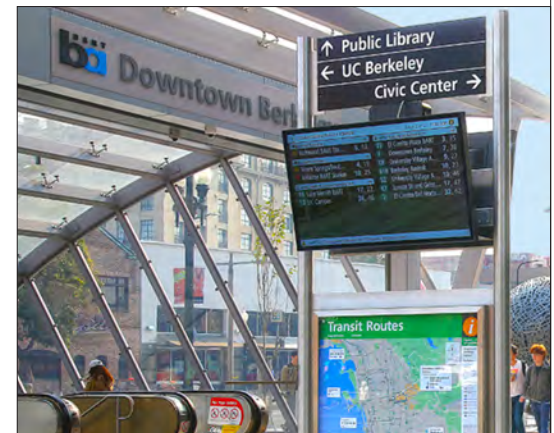
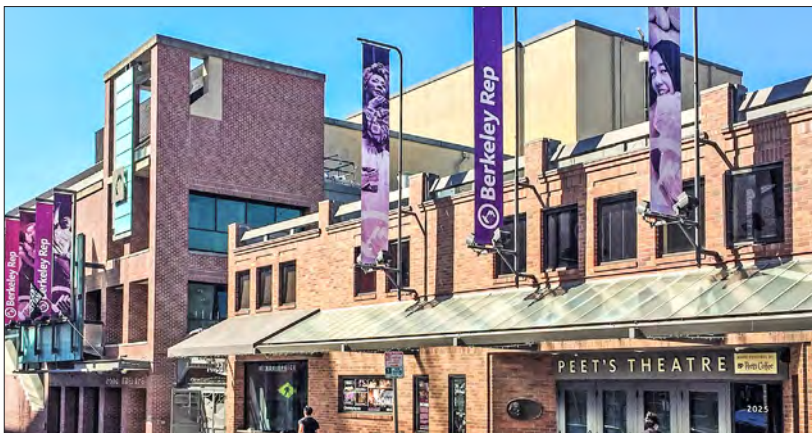
- High foot traffic every day; working population is 72,000
- Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley campus has over 62,000 daily population
- Berkeley City College has \pm 7,000 students each semester; Berkeley High School has \pm 3,500 students annually
- 200 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.
- Over 2 million annual theater and cinema patrons

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.