

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**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

Call Broker

### ZONED C-DMU

(Downtown Mixed-Use)

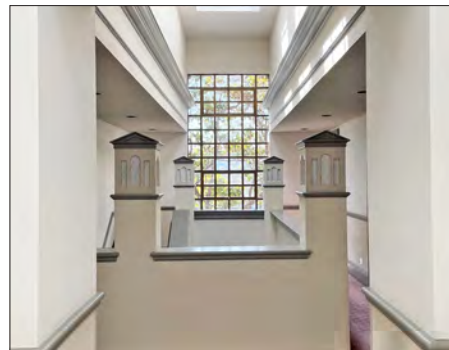
### PROPERTY OVERVIEW

- 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

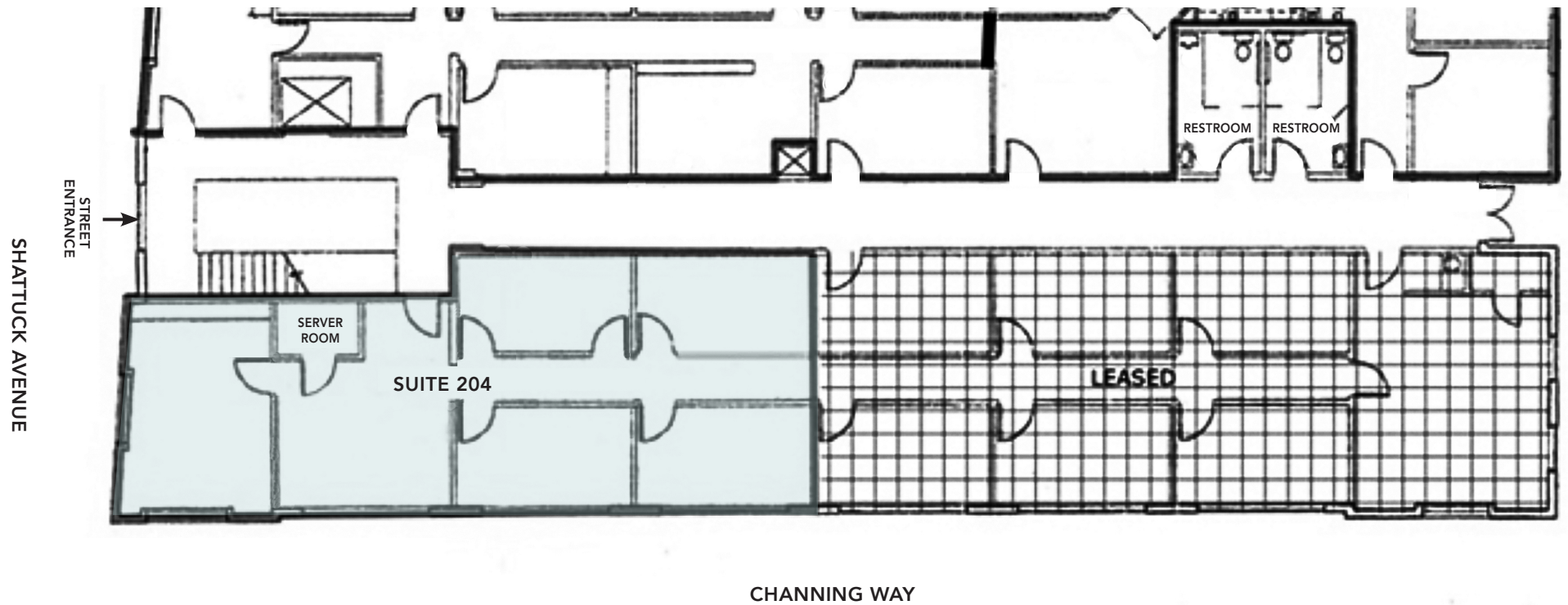


### LOCATION HIGHLIGHTS

- 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

CVS

UPS Store

FedEx

Verizon

Half Price Books

Shop College Wear

Berkeley Ace Hardware

Target

Crossroads Trading

Pegasus Books

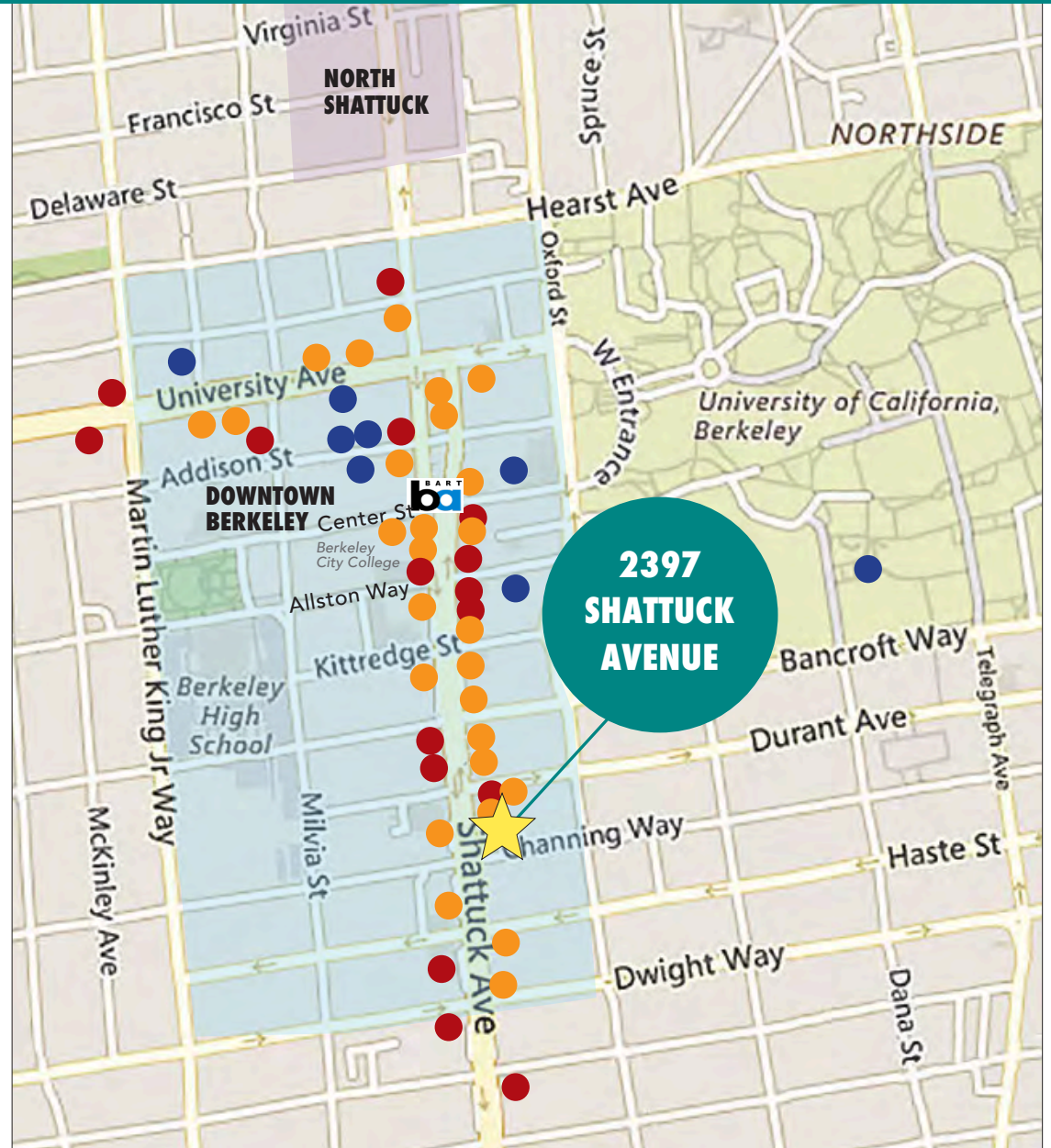
Viking Trader

Trek Bicycle

Stonemontain & Daughter Fabrics

Lhasa Karnak Herb Company

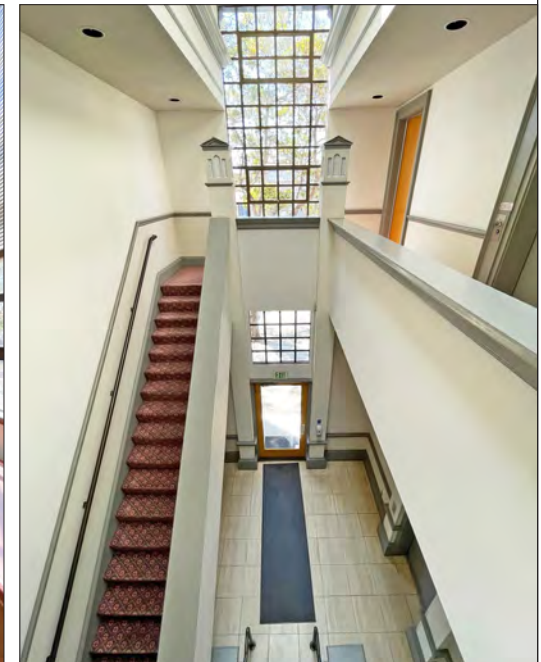
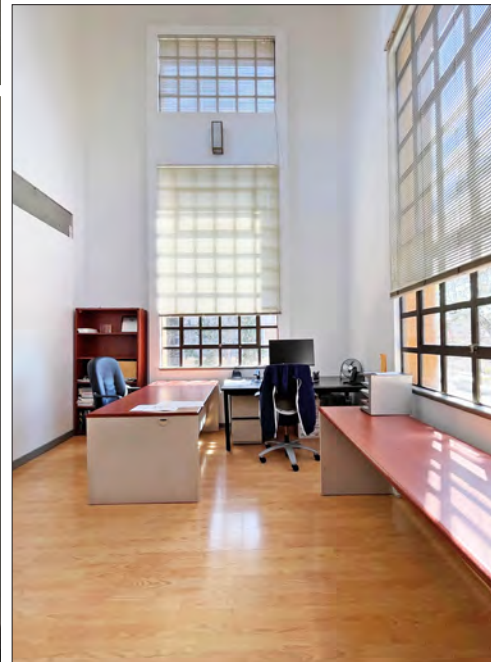
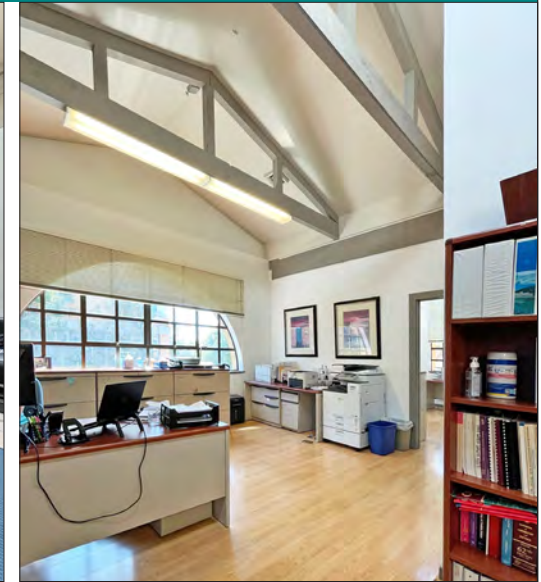
Mike's Bikes of Berkeley



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



### 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.

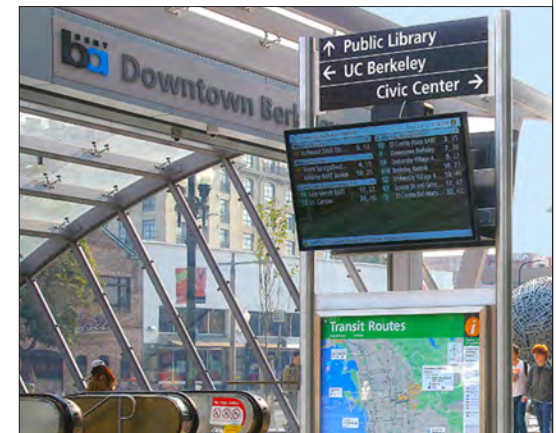
- High foot traffic every day; working population is 72,000
- Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley campus has over 62,000 daily population
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 students annually
- 200 start-up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

### 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.