

**CORNER OFFICES FOR LEASE: 1 BLOCK TO UC BERKELEY**  
**2505 CHANNING WAY, BERKELEY, CA • SUITES 1-3, 6, 7, 10**



## OFFICE SUITES – WALKING DISTANCE TO UC BERKELEY CAMPUS

### SPACE AVAILABLE

#### SUITES 1-3:

±1,795 RSF, \$3.00 psf/month MG

#### SUITES 6+7:

±1,323 RSF, \$3.00 psf/month MG

#### SUITE 10:

±782 RSF, \$2.25 psf/month MG

#### ZONING: C-T

(Telegraph Avenue Commercial)

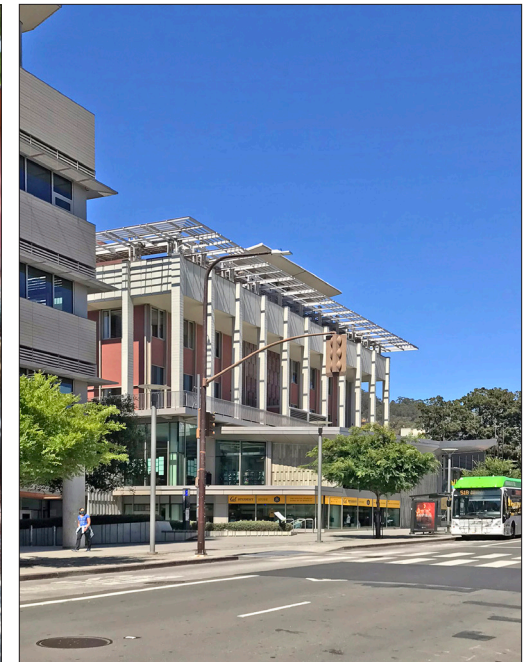
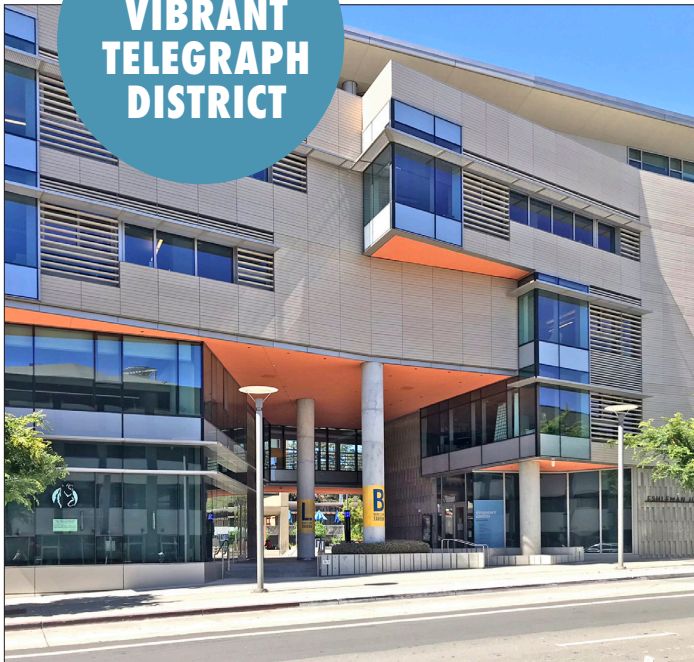
### HIGHLIGHTS

- Secure corner office space on 2nd floor
- Large rooms, open space plan
- Sun filled, west facing windows, skylights
- Operable windows for fresh air
- Shared floor with The Princeton Review
- Elevator served
- Sprinklered building
- Shared restrooms exclusive to 2nd floor
- Near major banks and Post Office
- City parking lot across the street
- Easy walk to Downtown Berkeley and BART

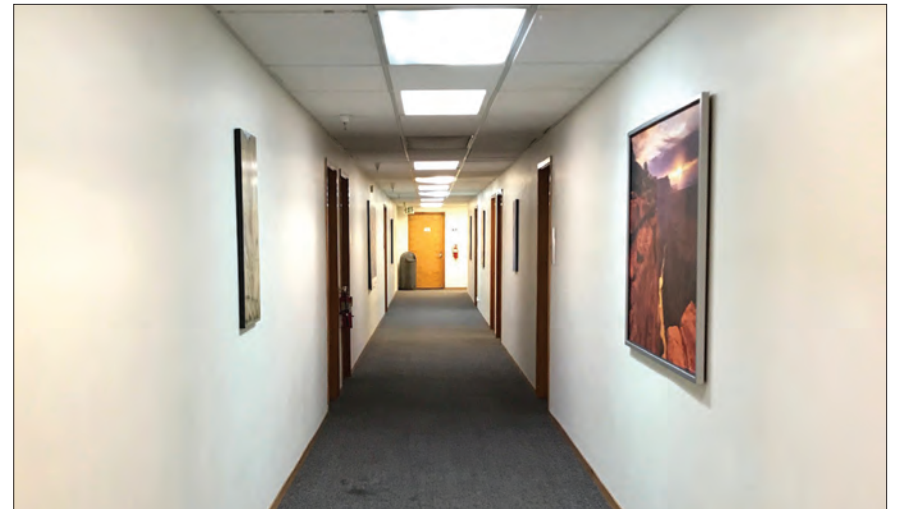


- Surrounded by ± 57,637 students and UC Berkeley employees
- Nearby eateries include Chipotle, Jamba Juice, Cupcakin' Bake Shop, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Mezzo, Cream, Bongo Burger, and Peet's Coffee
- Amid shops such as Walgreens, Amazon, Bancroft Clothing, Indigo Vintage, Walgreens, Bear Basics, Beck's Shoes, Games of Berkeley, and Moe's Books
- Across from Telegraph-Channing public parking garage, ±420 spaces including EV
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex

IN THE  
VIBRANT  
TELEGRAPH  
DISTRICT



## PHOTOS



**SUITES 1-3**



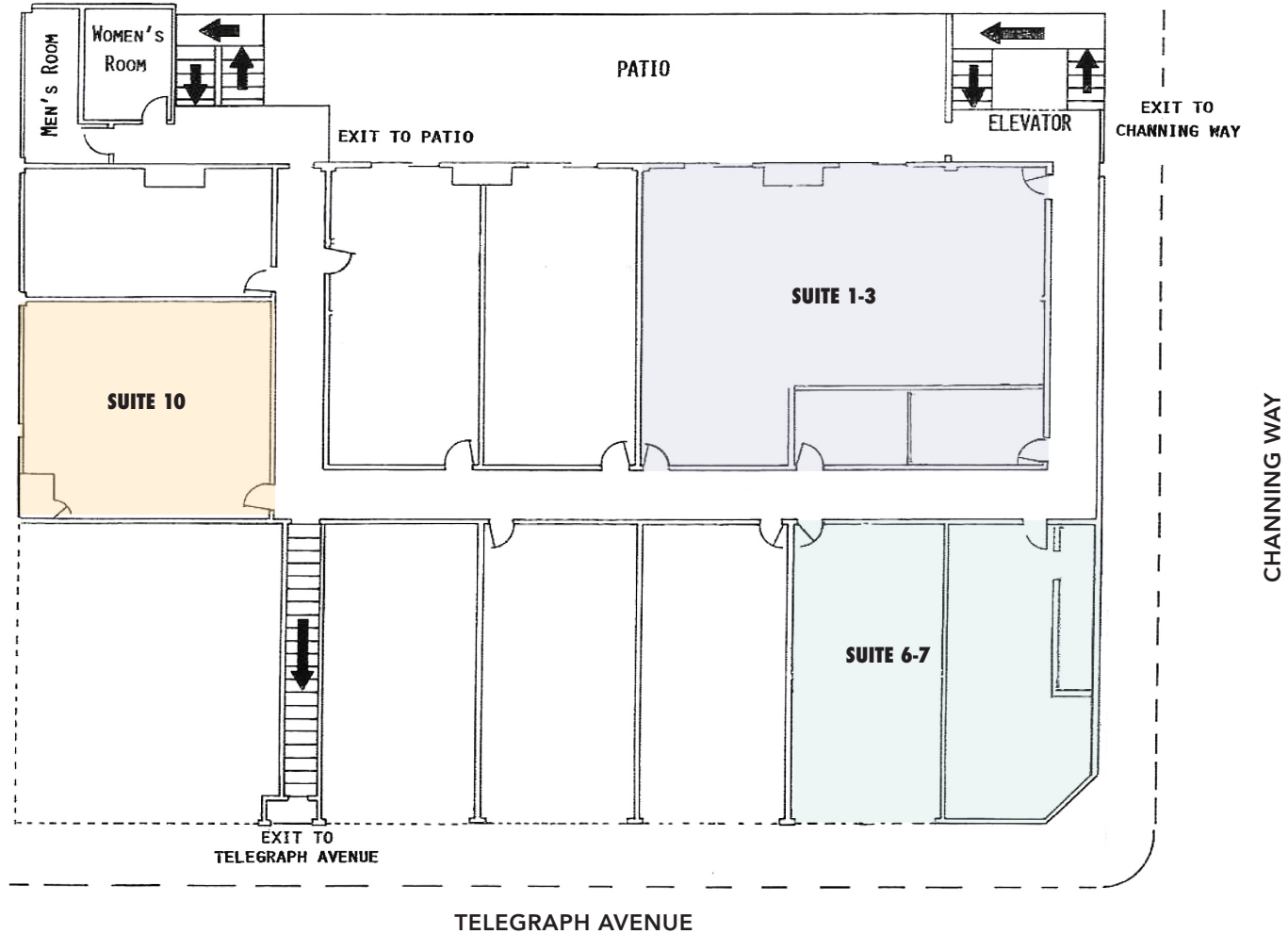
**SUITES 6+7**



**SUITE 10**



## FLOOR PLAN



This drawing is intended to be used as an aid in planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

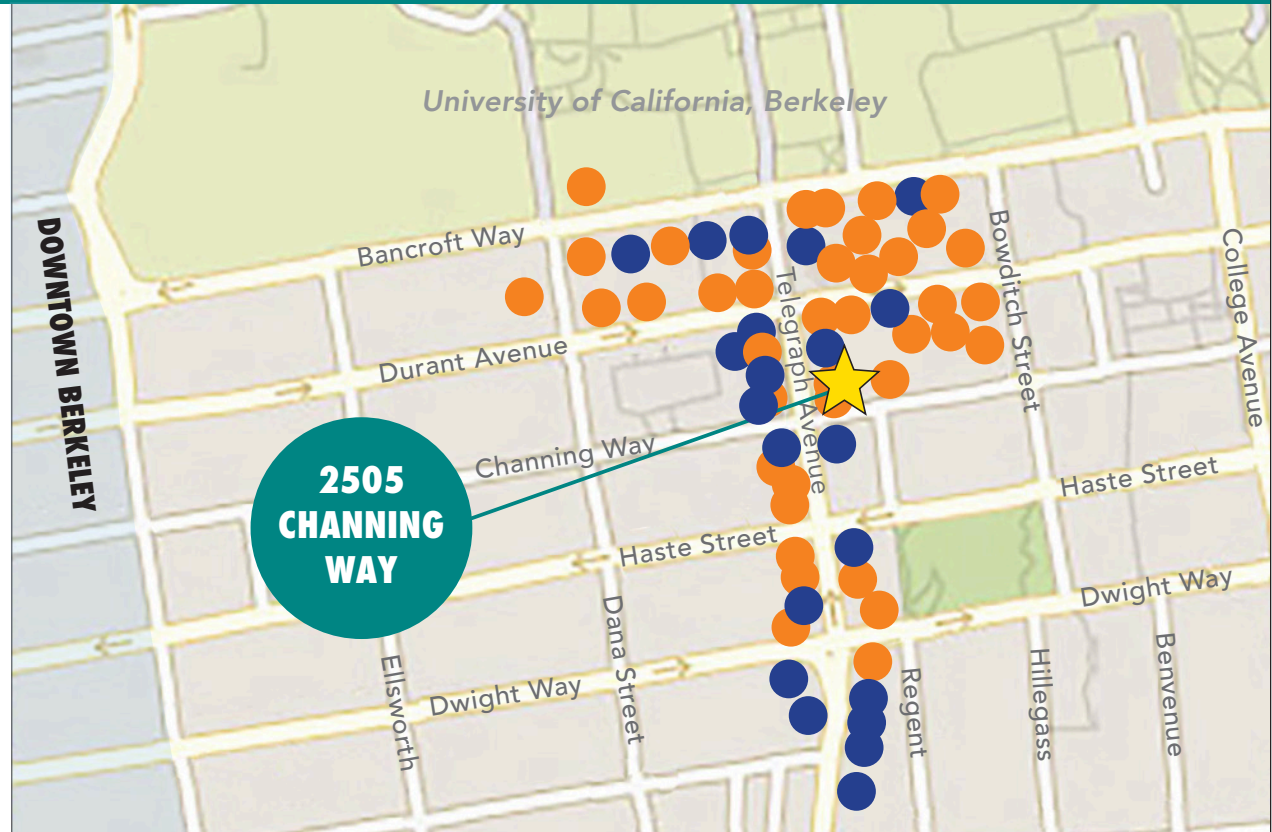
## NEARBY AMENITIES

### RESTAURANTS, BARS AND CAFÉS

- |                            |                            |
|----------------------------|----------------------------|
| Super Duper Burger         | Berkeley Thai House        |
| Chipotle Mexican Grill     | Kingpin Donuts             |
| Jamba Juice                | Boba Ninja                 |
| Mezzo                      | Punjabi Dhaba              |
| Yogurt Park                | Bears Ramen House          |
| Bao Dim To Go              | Gypsy's Trattoria Italiana |
| Kip's Bar & Grill          | L'Gusto Mex Fusio          |
| Tacos Sinaloa              | Cal Gyro                   |
| Pappy's Grill & Sports Bar | Katsumi Sushi              |
| Cream Berkeley             | House of Curries           |
| Sliver Pizzeria            | Sourdough & Co             |
| Poke Parlor                | Muracci's                  |
| Bongo Burger               | Ladle & Leaf               |
| Raleigh's Pub              | House of Curries           |
| RareTea Berkeley           | Dumpling Express           |
| Seniore's Pizza            | The Musical Offering Cafe  |
| Tap Haus                   | La Burrita                 |
| Little Gem Belgian Waffles | Top Dog                    |
| Peet's Coffee              | Artichoke Basille's Pizza  |

### RETAIL

- |                           |                      |
|---------------------------|----------------------|
| Bancroft Clothing Company | Moe's Books          |
| Apothecarium              | Sleepy Cat Books     |
| Walgreens                 | Bows and Arrows      |
| The Student Store         | 2nd Street Telegraph |
| Bear Basics Clothing      | Beck's Shoes         |
| Mars Mercantile           | Berkeley Hat Company |
| Games of Berkeley         | The T-Shirt Orgy     |
| Ink Stone Art Supply      | Rasputin Music       |
| Anastasia Clothing        | 510 Skateboarding    |
| Indigo Vintage Co-Op      | Amoeba Music         |





## NEARBY NEW HOUSING DEVELOPMENTS



**STONEFIRE**  
 • 98 residential units  
 • Opened 2017



**PARKER PLACE**  
 • 155 residential units  
 • Opened 2017



**TOWERS**  
 • 155 residential units  
 • Proposed



**THE PANORAMIC**  
 • 69 residential units  
 • Opened 2019



**METROPOLITAN**  
 • 45 residential units  
 • Opened 2017



**THE DEN**  
 • 40 residential units  
 • Under Construction



**SEQUOIA**  
 • 42 residential units  
 • Opened 2017



**THE VARSITY**  
 • 96 residential units  
 • Opened 2017



**THE DWIGHT**  
 • 99 residential units  
 • Opened 2017



**2067 UNIVERSITY**  
 • 50 residential units  
 • Under Construction



**2556 TELEGRAPH**  
 • 22 residential units  
 • Under Construction



**STRANDA HOUSE**  
 • 21 residential units  
 • Opened 2017



**ACHESON COMMONS**  
 • 205 residential units  
 • Opened 2022



**2274 SHATTUCK**  
 • 239 residential units  
 • Proposed



**2538-2542 DURANT**  
 • 32 residential units  
 • Approved



**THE ENCLAVE**  
 • 254 residential units  
 • Opened 2020



**GARDEN VILLAGE**  
 • 84 residential units  
 • Opened 2017



**THE LAIR**  
 • 40 residential units  
 • Proposed



**1752 SHATTUCK**  
 • 68 residential units  
 • Proposed



**1935 ADDISON**  
 • 69 residential units  
 • Open



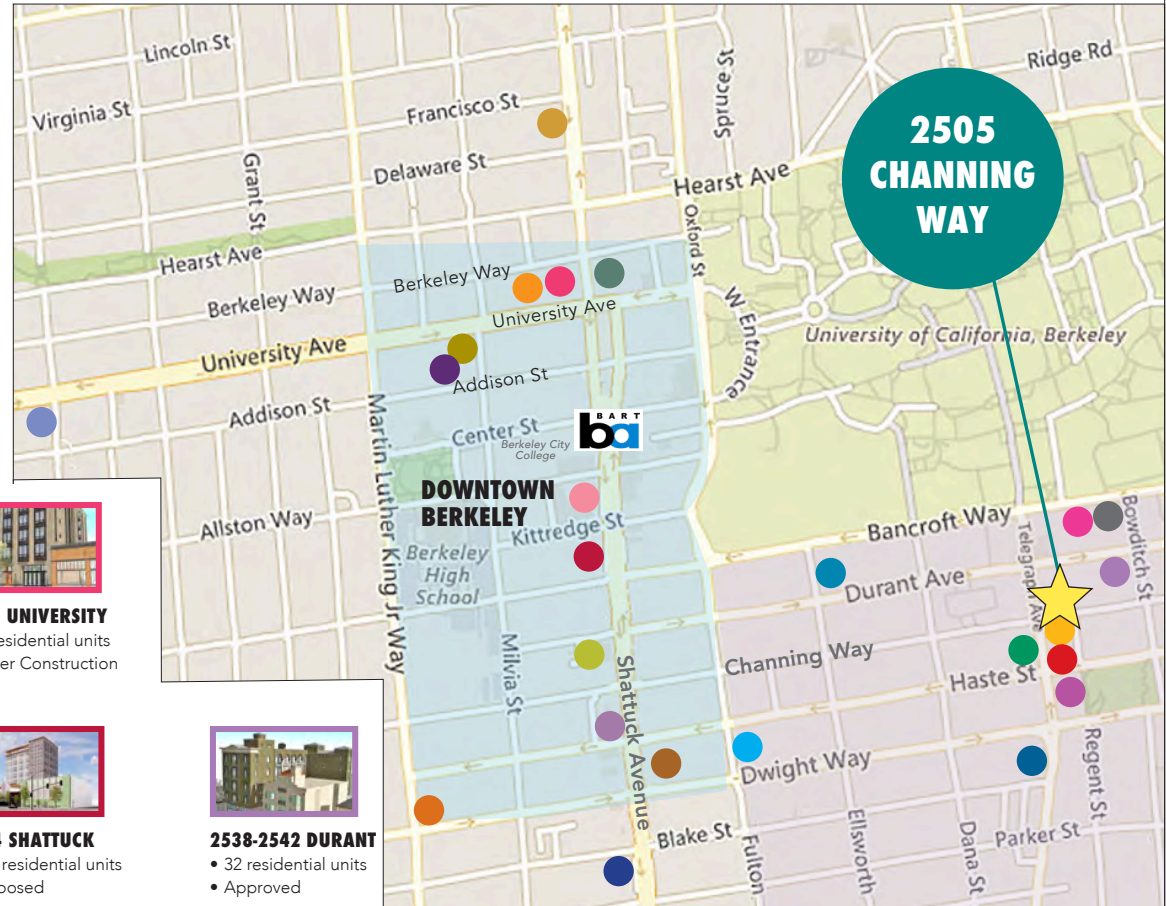
**1598 UNIVERSITY**  
 • 210 residential units  
 • Proposed



**THE STANDARD**  
 • 330 Beds  
 • Under Construction



**THE CROFT**  
 • Units TBD  
 • Approved



## OVERVIEW OF TELEGRAPH DISTRICT

Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors. A pair of Berkeley's leading hotels are here, too: the hip Graduate Berkeley and the Julia Morgan-designed Berkeley City Club, an architectural gem. Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings. It's a hub of 24 x 7 activity.

[Business Improvement District Information: https://www.telegraphberkeley.org](https://www.telegraphberkeley.org)

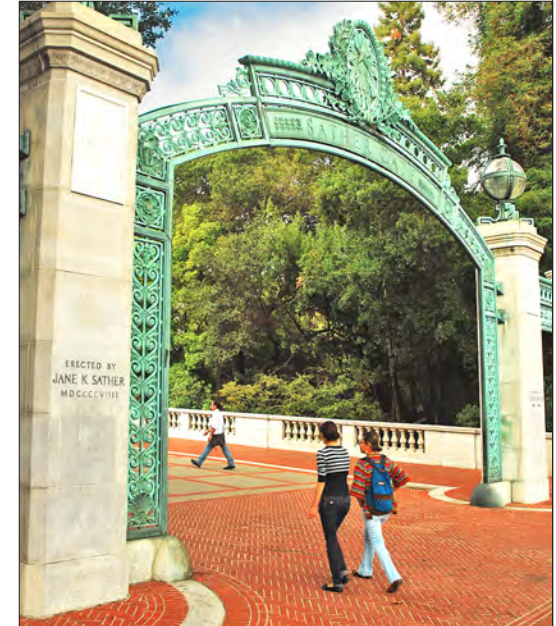
- Leading directly to the UC Berkeley campus, Telegraph is home to street fairs, annual music festivals and street vendors
- High foot traffic every day, seven days/week
- 420± public parking spaces within one block at the Telegraph Channing Garage (first hour free!)
- Walking distance to over 119,000 live theater, music, movie theater and sports venue seats
- \$4.04 billion in total spending power

### DEMOGRAPHICS

WITHIN 3 MILES

Population	<b>217,151</b>
Average household income	<b>\$98,937</b>
Daytime Employees	<b>148,736</b>

Source: CoStar



## UC BERKELEY DAILY POPULATION IS OVER 62,000



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 by interested parties.