

2470 Telegraph Avenue

BERKELEY | CALIFORNIA

SECOND AND THIRD-FLOOR OFFICE SPACE AVAILABLE



GORDON
COMMERCIAL REAL ESTATE BROKERAGE

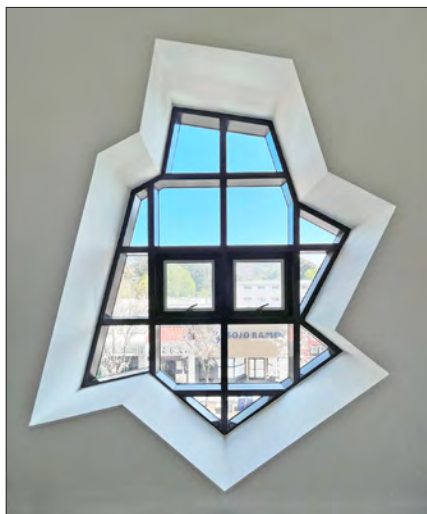
CONTACT: LORI ROSENTHAL 510 524-2344 • lori@gordoncommercial.com • DRE#01946676

PROPERTY & LOCATION

OFFICE SPACE RANGING IN SIZE FROM ±1,054 - ±6,404 RSF

ENTIRE SECOND FLOOR OF ±4,150 RSF
TWO THIRD-FLOOR OFFICES OF ±2,254 RSF

- Perfect for office, classroom, or tech use
- Mix of open space with private offices
- New flooring and paint throughout
- Elevator, HVAC, and ADA restrooms in place
- Building meets UC seismic requirements
- Secure entrance with key pad entry to lobby
- Monthly parking available
- Zoned C-T (Telegraph Avenue Commercial)
- 4 short blocks to UC Berkeley campus with over 62,000 daily population
- Above popular Sliver Pizzeria
- Tremendous foot traffic – part of an urban mall-like setting bursting with shops. Telegraph Avenue is the main shopping and eating district serving UC Berkeley
- Situated amidst TONS of student housing, including UC and private dorms. Several new housing development projects are in the works
- Next to historic Moe's Books, across from Amoeba Music and the newly renovated The Shops at Telegraph Avenue. Surrounded by a wide variety of eateries, quaint boutiques, vintage clothing stores and other retail shops
- 5-story Telegraph-Channing Parking Garage is only 1½ blocks away (1st hour free)
- Convenient Ford GoBike (bike station) on corner



SPACE AND LEASE DETAILS

ON BUSY TELEGRAPH AVENUE - JUST A FEW BLOCKS FROM UC BERKELEY

Great location for an organization affiliated with UC Berkeley or anyone who wants to be close to the university. **Available for One (1) Year term or longer.**

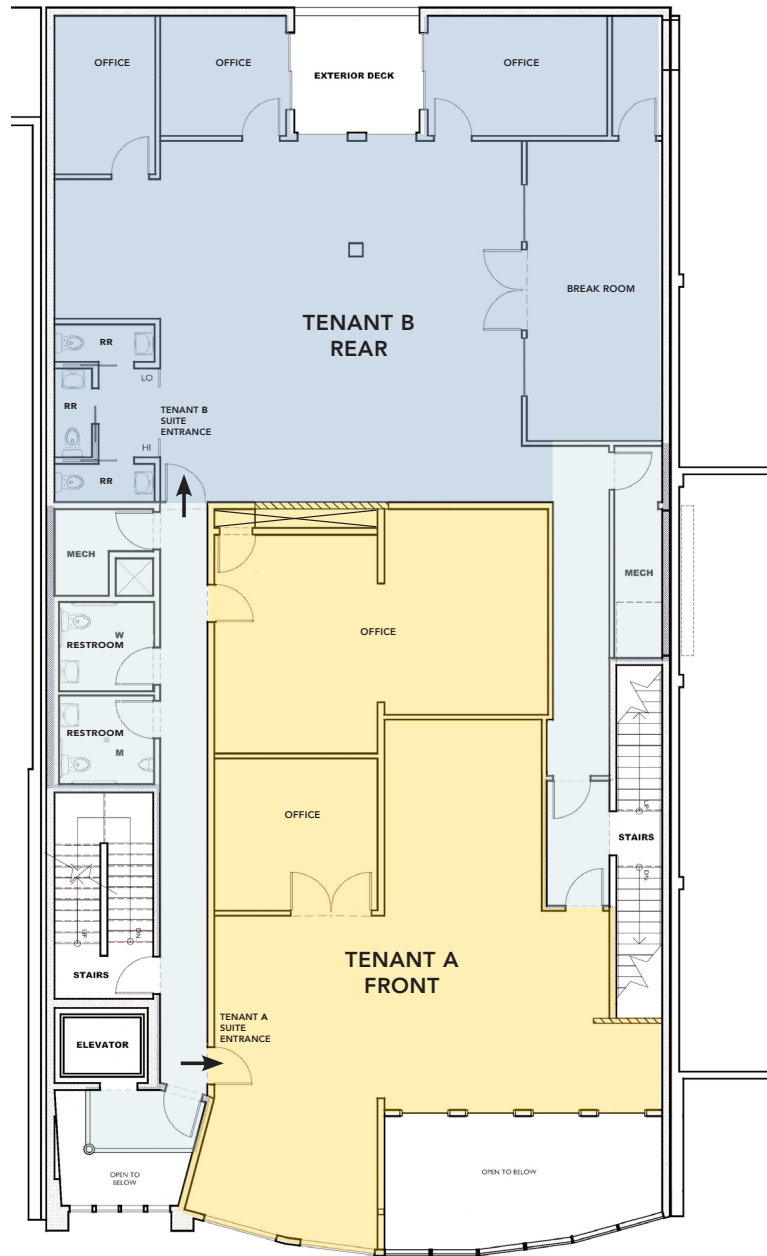
AVAILABLE SPACE/MONTHLY RENT DETAILS *All rents net of in-office janitorial*

SPACE	SIZE (RSF)	MONTHLY RENT	ADDITIONAL TENANT EXPENSES	TERM
2nd Floor Front	±2,220	\$5,550	In-office janitorial and phone/data	1 year or longer Available now
2nd Floor Rear	±1,930	\$4,825	In-office janitorial and phone/data	1 year or longer Available now
3rd Floor #301	±1,200	\$3,240	In-office janitorial and phone/data	1 year or longer Available in 30 days
3rd Floor #302	±1,054	\$2,635	In-office janitorial and phone/data	1 year or longer Available now
Total Available	±6,404			



PREMISES PLAN

- ± 1,930 RSF
- ± 2,220 RSF
- Common area



TELEGRAPH AVENUE

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.

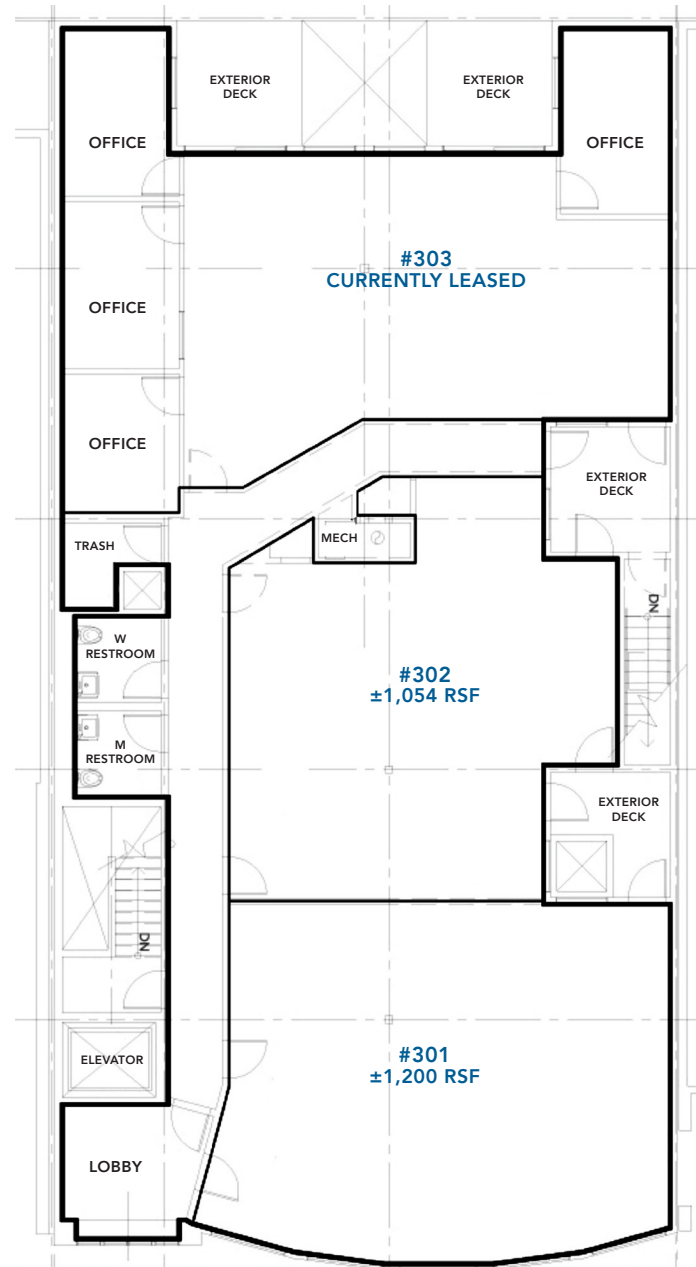
2ND FLOOR



3RD FLOOR



PREMISES PLAN



TELEGRAPH AVENUE

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TRANSPORTATION & PARKING



HOURLY AND MONTHLY PARKING OPTIONS

Trinity Parking Lot/United Methodist Church

2340 Bancroft Way | 510 444-7412

www.spotangels.com

- Monthly Parking Available

Telegraph/Channing Garage

2450 Durant Avenue | 510 843-1788

www.Lazparking.com

- 420 spaces including 6 EV charging spaces
- Monthly Parking Available

Perry Lot

2542 Durant Avenue | 510 444-7412

www.douglasparking.com

also www.spotangels.com

There are also many hourly parking lots in the area. Visit www.douglasparking.com

EXCELLENT ACCESS TO MASS TRANSIT

Berkeley benefits from immediate access to rail, sea, highway and bus service, and is convenient to all major employment and residential areas in the greater Bay Area. Few places are as accessibly located as Berkeley.

- **Public Transit:** BART, Amtrak, AC Transit, Ferry
- **Major Highways:** I-80/Bay Bridge, I-580, I-880, SR-24, SR-13
- **Parking:** 5,000+ spaces Downtown
- **Bike Share:**
19 spaces at Telegraph and Haste
23 at Bancroft and Telegraph
- **International Airports:**
OAK - 14 miles
SFO - 23 miles
SJC - 44 miles

Downtown BART Accessible

- 8 minute bus ride from the property.
- 19 minute walk from the property

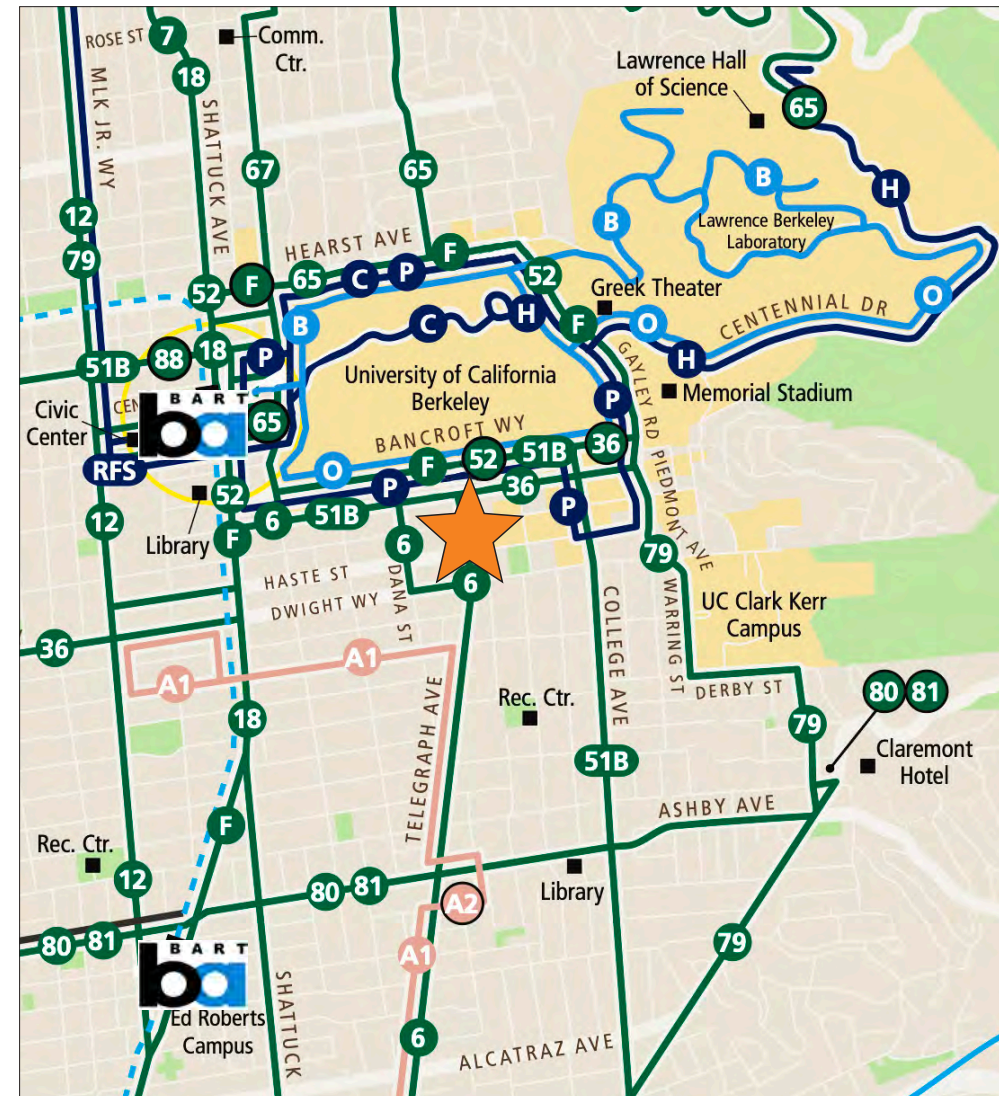
Other Nearby BART Stations

- MacArthur, Rockridge, and Ashby BART stations are all less than 20 minutes away via AC Transit

AC Transit

Oakland-based public transit serving Alameda and Contra Costa counties.

- Line 6 stops at corner of Dwight every fifteen minutes going to and from Downtown Berkeley BART



THE NEIGHBORHOOD

At 4.5 miles long, Telegraph Avenue begins at the foot of UC Berkeley and stretches into Downtown Oakland.

And just 5 blocks of Telegraph (from Bancroft Way to Parker Street) are the key to the street's legacy.

This 5-block stretch of storefronts is abuzz with college students, street vendors, locals, and tourists.

2470
TELEGRAPH
AVE

DOWNTOWN
BERKELEY

DWIGHT WAY

BANCROFT AVE

TELEGRAPH AVE

TELEGRAPH
DISTRICT

UC BERKELEY

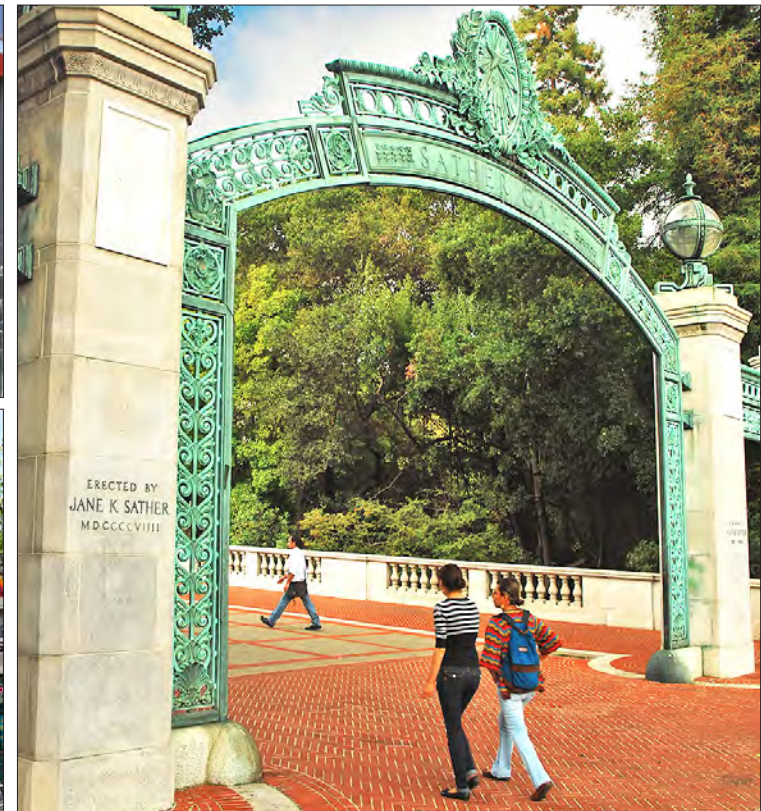


Noodles Fresh Endless Summer Sweets Crossroads Trading CVS Toss Noodle Bar Eureka! Fish & Bird La Note Cornerstone Pegasus Books Tupper & Reed Target

510 Skateboarding Moe's Books Sliver 1951 Coffee Company Café Mezzo Raleigh's Pub Tacos Sinaloa Mars Mercantile Bear Basics Walgreens Subway Edwards Stadium Cal Performances Spieker Plaza UC Student Union Haas Pavilion Sproul Hall

Peet's Bongo Burger Ameoba Records Romeo's Coffee Poke Parlor Cupcakin Bake Shop Super Duper Burgers Chipotle Gypsy's Trattoria Jamba Juice Seniore's Pizza Games of Berkeley Café Milano Bancroft Clothing Hearst Field Annex Hearst Gym Berkeley City Club Graduate Berkeley

IN THE VICINITY



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 sale.