

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

## 2470 TELEGRAPH AVENUE SECOND FLOOR AND THIRD-FLOOR OFFICE SPACE AVAILABLE



**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.

- Well suited for office, classroom, or tech use
- Open space with some private offices
- Elevator, HVAC, and ADA restrooms
- Secure entrance with key pad entry to lobby
- Building meets UC seismic requirements
- 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			

**CONTACT:** Lori Rosenthal • 510 524-2344 • [lori@gordoncommercial.com](mailto:lori@gordoncommercial.com) • DRE# 01946676

**GORDON COMMERCIAL REAL ESTATE BROKERAGE** • 2091 Rose Street Berkeley, CA 94709  
[www.gordoncommercial.com](http://www.gordoncommercial.com) • T 510 898-0513 • DRE# 01884390

## FOUR BLOCKS TO UC BERKELEY CAMPUS

Perfect location for an organization affiliated with UC Berkeley or anyone who wants to be close to the university.

### PROPERTY FEATURES

- **Large office space:  $\pm 6,404$  rsf**
  - Entire Second Floor of  $\pm 4,150$  rsf
  - Two Third-Floor Offices of  $\pm 2,254$  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)



### LOCATION HIGHLIGHTS

- 4 short blocks to UC Berkeley campus with over 62,000 daily population
- 5-story Telegraph-Channing Parking Garage is only 1½ blocks away (1st hour free)
- 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 restaurants, cafés, quaint boutiques, vintage clothing stores and other retail shops (view map on following page)
- 5-story Telegraph-Channing Parking Garage is only 1½ blocks away (1st hour free)
- Convenient Ford GoBike (bike station) on corner

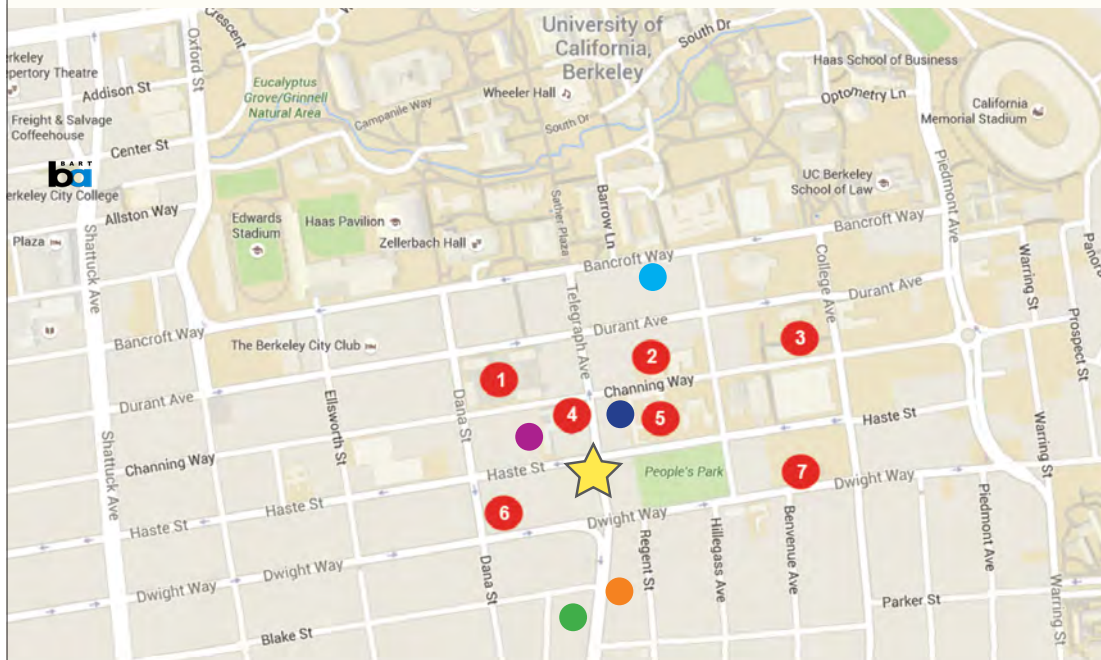


## NEARBY STUDENT HOUSING

#	UC BERKELEY DORM/HOUSING
1	Unit 3
2	Channing-Bowditch Apartments
3	Unit 1
4	Telegraph Commons
5	Martinez Commons
6	Coop Housing
7	Unit 2
Total Students within .5 mile: 5,242	

## NEW HOUSING DEVELOPMENTS

●	The Den	36 residential units
●	The Sequoia	42 residential units
●	The Village	76 residential units
●	The Nexus	69 residential units
●	The Standard	175-200 residential units

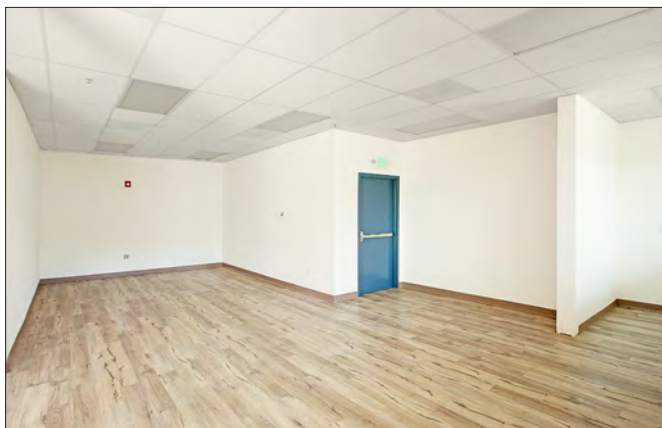
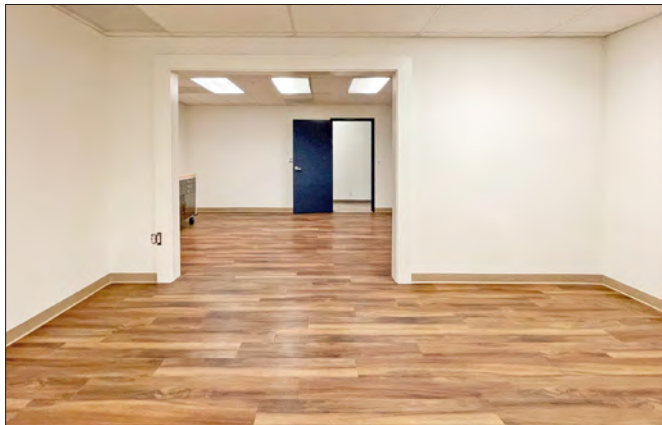




## NEARBY TELEGRAPH STORES AND OTHER RETAILERS

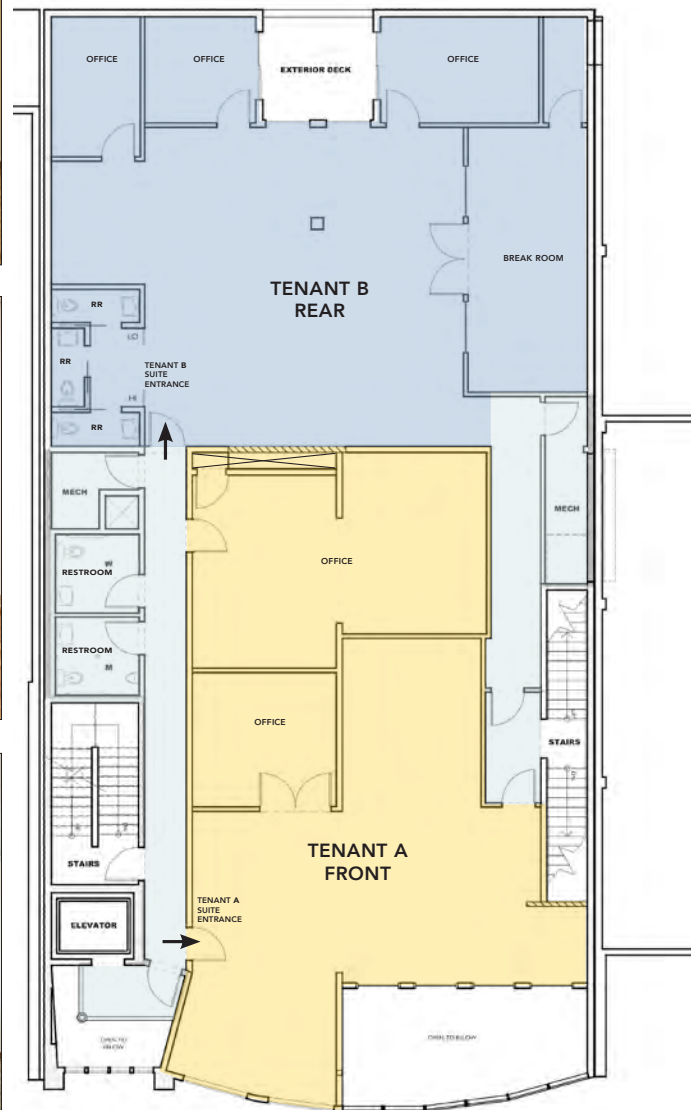


## SECOND FLOOR PHOTOS



## SECOND FLOOR PREMISES PLAN

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



TELEGRAPH AVENUE

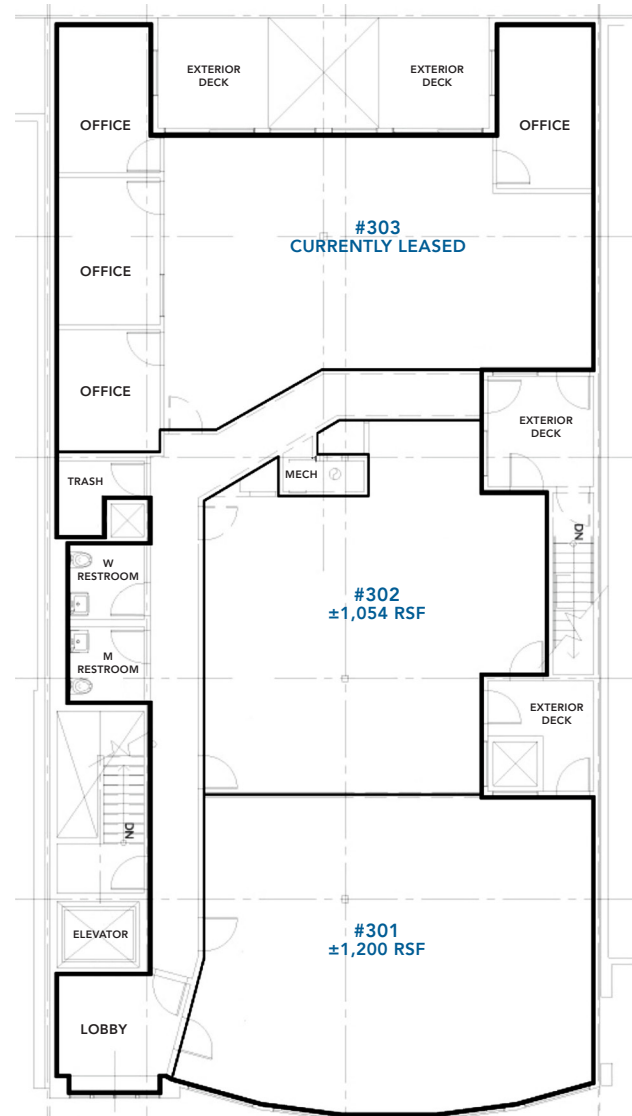
All floor plans should be verified in the field. This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



## THIRD FLOOR PHOTOS



## THIRD FLOOR PREMISES PLAN



TELEGRAPH AVENUE

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## NEIGHBORHOOD PHOTOS



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.

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