

**OFFICE OR RETAIL FOR LEASE: 2091 & 2093 ROSE STREET BERKELEY, CA**  
**APPEALING NORTH BERKELEY CORNER WITH 12 PARKING SPACES**



**CONTACT: KEVIN GORDON**

510 898-0513 • [kevin@gordoncommercial.com](mailto:kevin@gordoncommercial.com) • DRE# 01884390



### OFFICE SPACE WITH MODERN, RELAXED FEEL, UPDATED FEATURES, AND RESERVED PARKING IN FRONT LOT

#### COMBINED SIZE

±4,073 rsf total

#### • 2091 ROSE

±2,539 rsf  
including mezzanine  
8 parking spaces

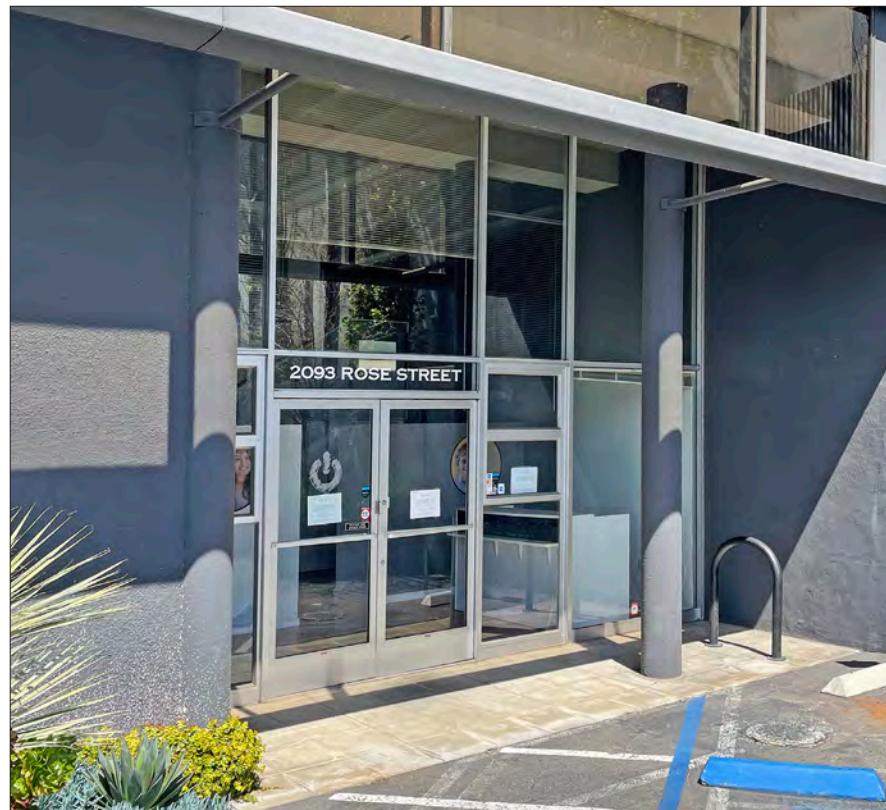
#### • 2093 ROSE

±1,534 rsf  
including mezzanine  
3 parking spaces

#### LEASE RATE

\$4.00 psf/month IG

- Soaring ceilings, natural light with south facing glass storefront
- Open floor plan can be configured in many ways
- Conference area, kitchenette, HVAC
- High visibility corner location
- Zoned C-NS (North Shattuck Commercial)
- Walker's paradise with strong pedestrian foot traffic
- Outstanding public transportation with AC Transit, BART, Bikeshare
- 15 minute walk to Downtown BART; 17 minute walk to UC Berkeley
- Directly across from Safeway, UPS Store, Copy Central, and CVS
- Steps to Post Office, Chez Panisse, Grégoire, Cheese Board, and Peet's Coffee



Walk Score  
92

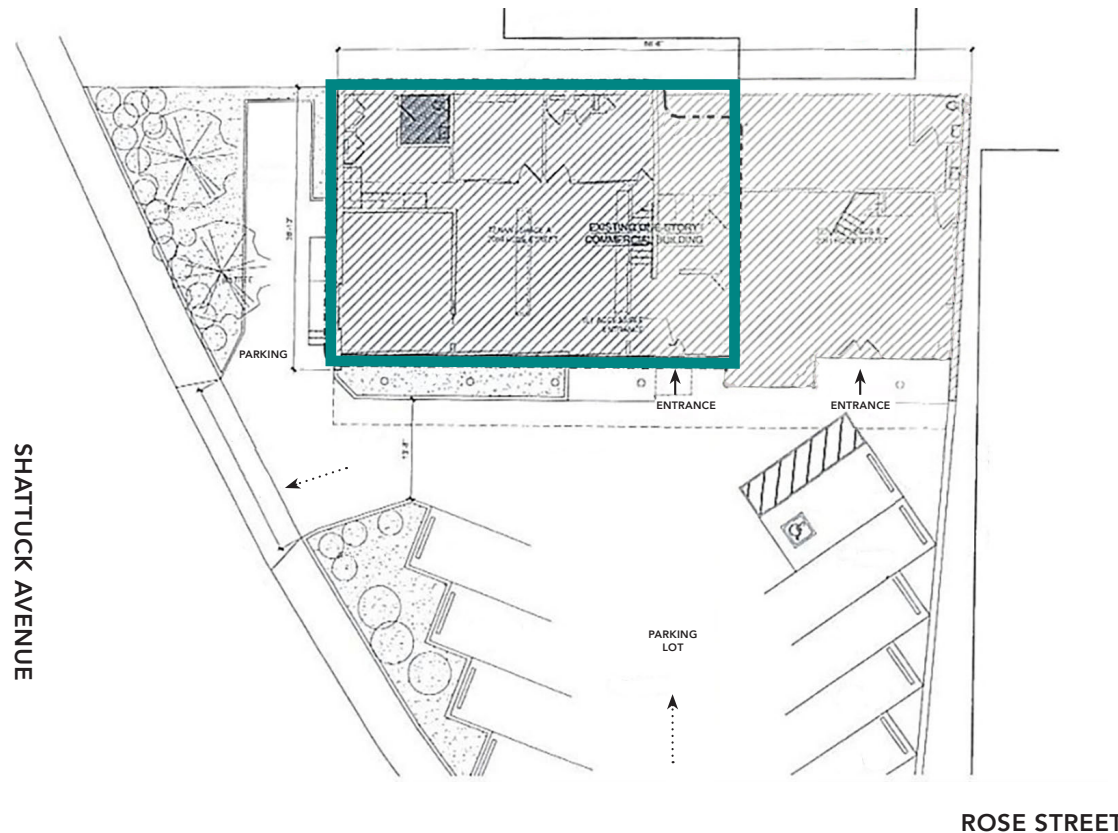


Bike Score  
91



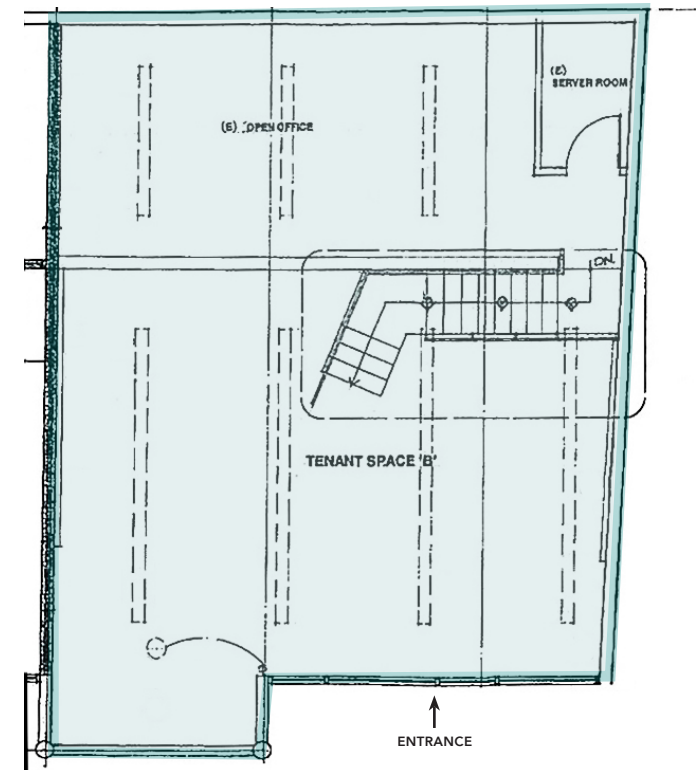
Near Popular  
Eateries

ON THE EDGE OF NORTH SHATTUCK'S GOURMET CORRIDOR, NEAR RESTAURANTS TOPPING NATIONWIDE "BEST OF" LISTS



### 2091 ROSE STREET – FEATURES

- ± 2,539 rsf including mezzanine, plus 8 parking spaces
- High visibility corner location
- Soaring ceilings, and abundant natural light
- South facing glass storefront
- Modern, relaxed feel and updated features
- Open floor plan can be configured in many ways
- Conference area, kitchenette, HVAC



### 2093 ROSE STREET – FEATURES

- ± 1,534 rsf includes ± 380 rsf mezzanine, plus 3 parking spaces
- High visibility corner location
- Soaring ceilings, and abundant natural light
- South facing glass storefront
- Modern, relaxed feel and updated features
- Open floor plan can be configured in many ways
- Conference area, kitchenette, HVAC

THIS DRAWING IS NOT TO SCALE, AND IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.



## SITUATED IN NORTH BERKELEY'S WORLD-RENOWNED CULINARY NEIGHBORHOOD



### RESTAURANTS, CAFÉS AND BARS

Chez Panisse	Crepevine	Comal
The Cheese Board	Tigerlily	Ippudo
Masse's Pastries	The Local Butcher Shop	Jupiter Brewpub
Grégoire Restaurant	Sweetgreen	Gather
César	Starbucks	Eureka!
Via Del Corso	Asha Tea House	Bobby G's Pizzeria
Epicurious Garden Food Hall	Victory Point Cafe	Agrodolce Osteria
Saul's Deli	Guerilla Cafe	Spats
Fava	Victory Point Cafe	Poulet
Peet's Coffee	Stand-Up Burgers	Arinell Pizza
Caravaggio Gelateria Italiana	Revival Bar + Kitchen	Passione Gelato
Triple Rock Brewery	Blue Bottle Coffee	Tender Greens

### RETAIL

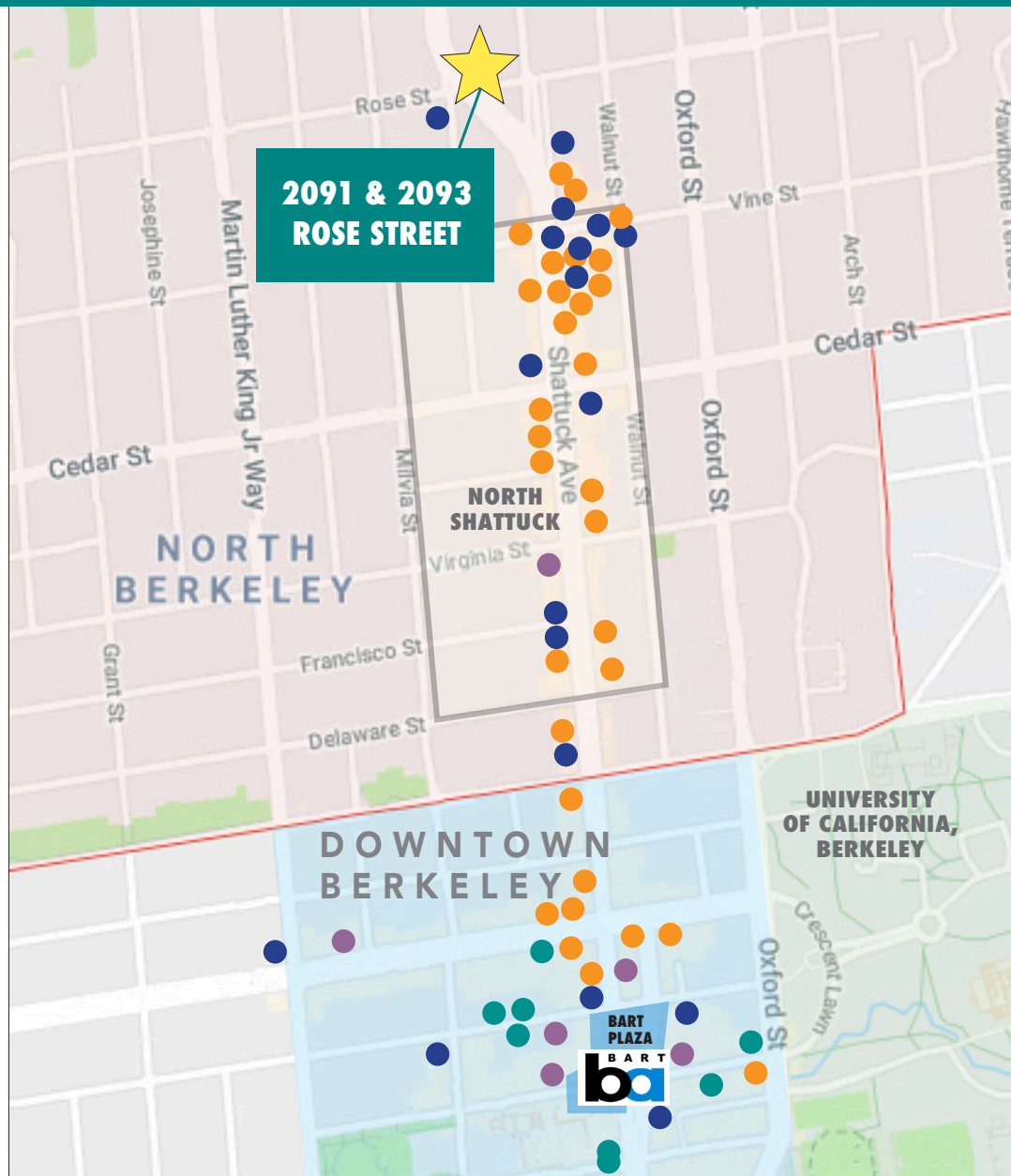
Andronico's Market  
Books Inc.  
Safeway  
CVS  
Walk Shop Shoes  
A Priori Gift Shop  
Healthy Spot Pet Store  
Dimples Children's Clothing  
UPS Store  
Foxglove Clothing  
Target  
Missing Link Bicycle Coop  
Trader Joe's  
Half Price Books  
Bryn Walker Women's Clothing  
FedEx Ship Center  
Berkeley Ace Hardware

### ENTERTAINMENT

Landmark Shattuck Theatre  
UA Berkeley 7 Theatre  
Berkeley Repertory Theatre  
Aurora Theatre Company  
Freight & Salvage  
UC Theatre  
The Marsh Arts Center  
Berkeley Art Museum and  
Pacific Film Archive (BAMPFA)

### FITNESS

Bar Method  
YMCA  
Pure Barre  
Yoga Kula  
Cyclebar  
CorePower Yoga





- Less than 1/2 mile to Downtown Berkeley, and 5 blocks to UC Berkeley campus with over 62,000 daily population
- Less than 1 mile from Solano Avenue shopping district
- Steps away from many artisan shops, boutiques and popular eateries
- Neighboring businesses include: Chez Panisse, The Cheese Board, Fava, Crepevine, Grégoire, Via Del Corso, Andronico's, Saul's Deli, Books Inc, A Priori Gift Shop, Poulet, Masse's Pastries, and Epicurious Garden
- 1 block to Walnut Square with several unique stores, and the original Peet's Coffee
- Amidst many offices and services such as printing, banks, US Post Office, FedEx Ship Center, and UPS Store
- Easy walk to numerous world-class theatre, arts, live music and sports venues

### DEMOGRAPHICS

	1 MILE	3 MILE
Population	51,628	203,610
Households	21,019	84,957
Average HH Income	\$114,923	\$141,749
Daytime Employees	27,941	136,701

(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.