GORDON
COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 2375 SHATTUCK AVENUE, BERKELEY, CA

2ND FLOOR OFFICE SPACE IN THE CORE OF DOWNTOWN BERKELEY

CONTACT: KEVIN GORDON 510 898-0513 • kevin@gordoncommercial.com • DRE#01884390

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2375 SHATTUCK AVENUE, BERKELEY, CA
FEATURES

RENOVATED OFFICES ON MAIN CORRIDOR, SURROUNDED BY RESTAURANTS, AND FITNESS

SIZE:
±1,700 rsf

ASKING LEASE RATE:
$3.75 psf/month IG

Walk Score 98

Bike Score 98

Near Popular Eateries

VIEW OF CAMPUS FROM REAR OF THE BUILDING

- Significantly renovated
- Victorian design with high ceilings and beautiful wood floors
- New wiring, and data lines
- 5-6 office rooms (no elevator)
- Operable windows
- New HVAC system, private ADA restroom
- Break room with kitchenette, covered patio
- Natural light from 4 sides
- Metered street parking directly in front
- Above La Note Provençal restaurant
- Close to Telegraph Avenue and UC Berkeley
- On same block as Pegasus Books and Cornerstone Craft Beer & Live Music
- 2 blocks to Sutter Alta Bates Medical Center: Herrick Campus
- 3 blocks to Target
- 4 blocks from Downtown Berkeley BART and major hotels
- Near Downtown Arts district, with Aurora and Berkeley Rep Theatres, and the California Jazz Conservatory, and Freight and Salvage
- Easy walk to Peet's Coffee, Target, Pegasus Bookstore, Equinox, Orangetheory, Berkeley YMCA, UPS Store, CVS, Walgreens, Jupiter, Sliver Pizzeria, Half Price Books, Trek Bikes, Comal, Starbucks, Chipotle, Noodles Fresh, Eureka!, Angeline's Louisiana Kitchen, and Gather

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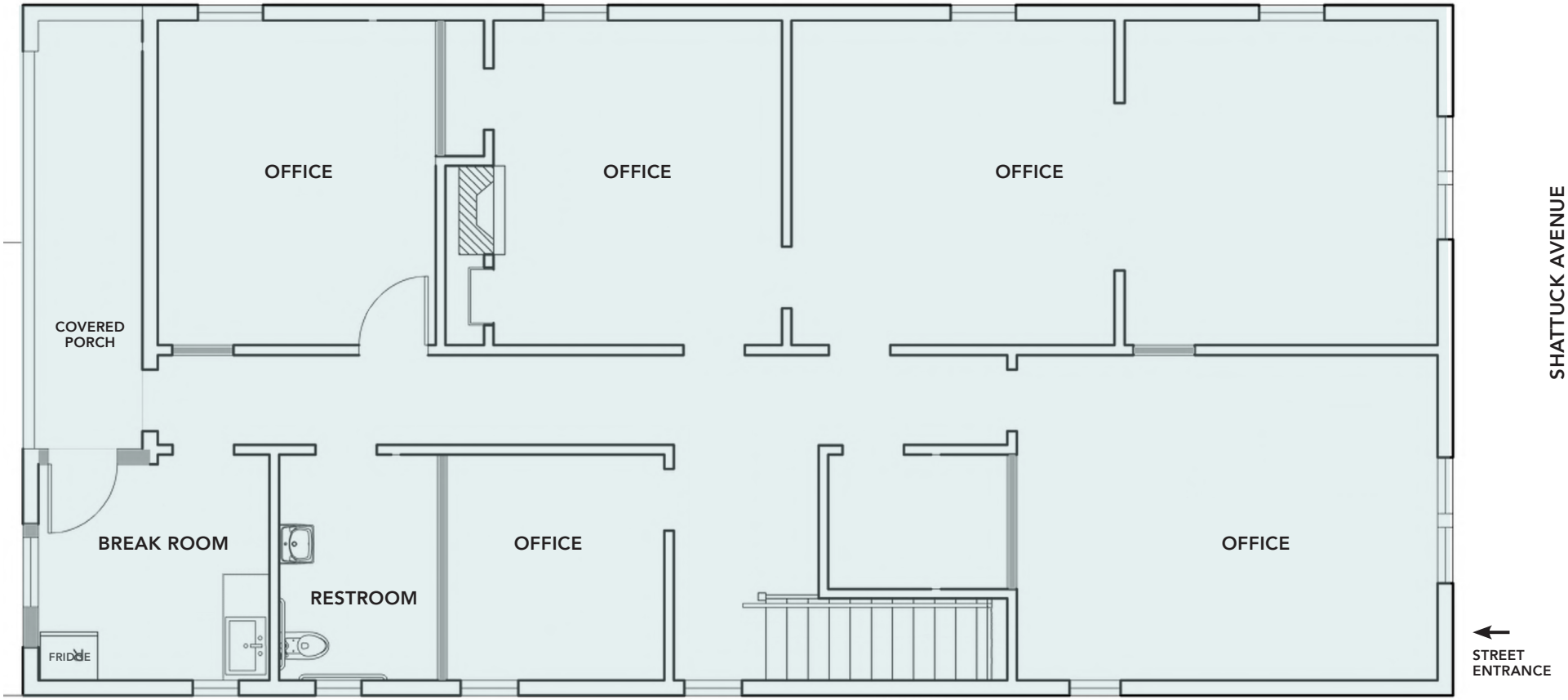
2375 SHATTUCK AVENUE, BERKELEY, CA
FLOOR PLAN



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.

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2375 SHATTUCK AVENUE, BERKELEY, CA
JOIN DOWNTOWN BERKELEY

Berkeley is densely populated with a highly educated, high income population. A central hub of public transportation with its Downtown BART Plaza (±27,000 daily ridership entries and exits) and AC Transit, allowing access to the entire San Francisco Bay Area in minutes.

- High foot traffic every day; working population is ±72,000
- UC Berkeley's daily headcount is projected to reach ±62,090 this year
- 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
- The new Residence Inn by Marriott is the 4th-tallest building in Berkeley
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats
- BAMPFA, a combined art museum, repertory movie theater, and archive, brings rich artistic resources to the community
- ±$4.04 billion in total spending power

DEMOGRAPHICS WITHIN 3 MILES

Population	**212,725**
Average Household Income	**$142,014**
Daytime Employees	**142,939**

Source: CoStar

COMAL
corepower YOGA
CROSSROADS
CHIPOTLE MEXICAN GRILL
tendergreens
TREK
IPPUDO
TRADER JOE'S
BEN & JERRY'S
ACE Hardware
TARGET
HALF PRICE BOOKS
Peet's COFFEE
Walgreens
THE U THEATRE
BLUE BOTTLE COFFEE
CVS pharmacy
BAMPFA
EQUINOX
orangetheory FITNESS
Eureka!
pure barre
Berkeley Rep
SLIVER pizzeria
GATHER Kitchen · Bar · Market
Berkeley SKYDECK

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2375 SHATTUCK AVENUE, BERKELEY, CA
NEARBY AMENITES

RESTAURANTS, BARS AND CAFÉS

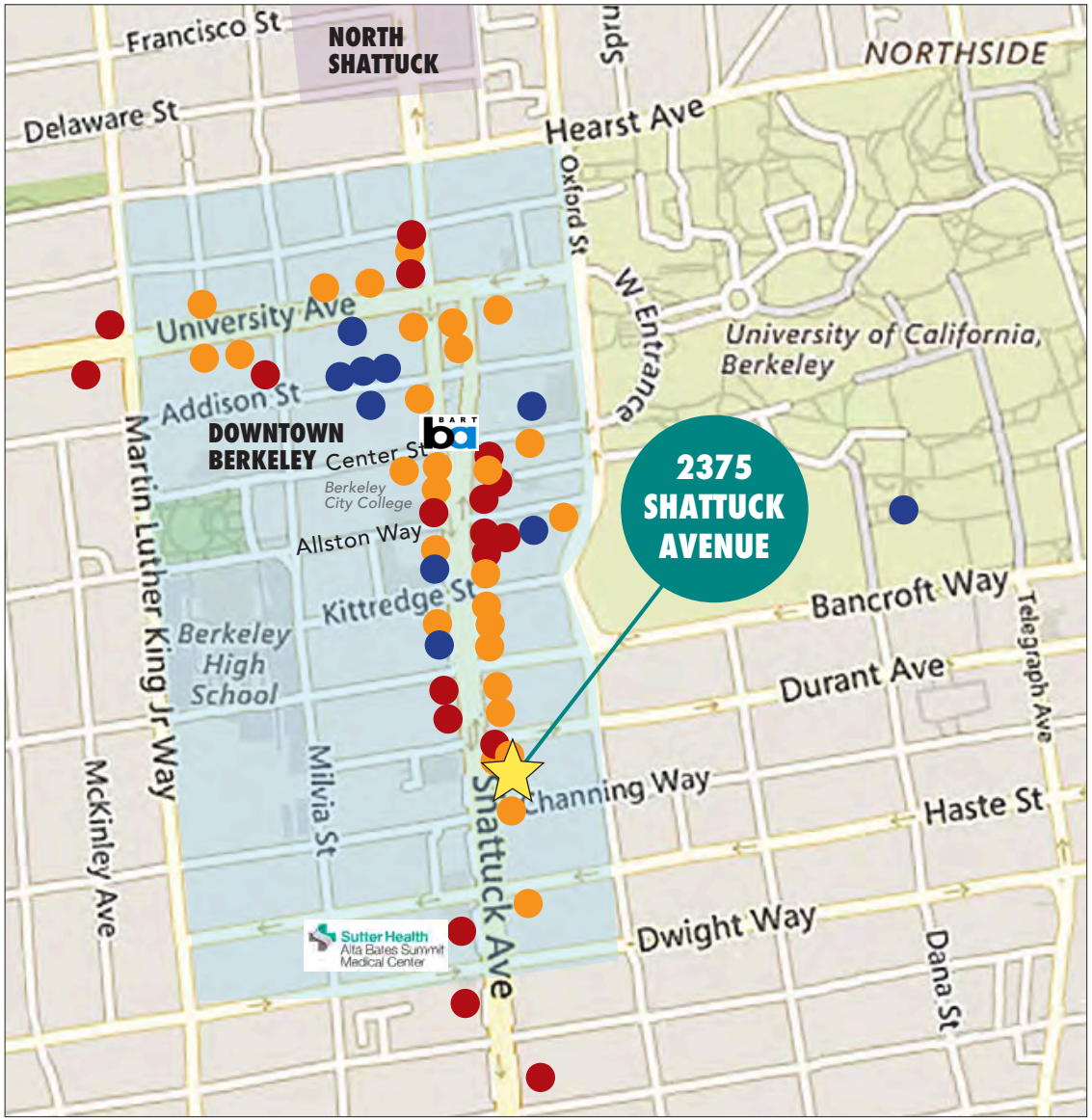
La Note Restaurant
Nikko Sushi
Fish & Bird Restaurant
Noodles Fresh
Cornerstone Craft Beer & Live Music
Comal Restaurant
Lucia's Italian Restaurant
Tender Greens
The Butcher's Son
Peet's Coffee
Sliver Pizzeria
Ike's Sandwiches
Eureka!
Jupiter Pizza & Beer
Stand-Up Burgers
Crave Subs
Angeline's Louisiana Kitchen
Sandwich Zone
Revival Bar + Kitchen
Namaste Madras Cuisine
Gather
Ippudo
Blue Bottle Coffee
Starbucks
Gadani
Ben & Jerry's
Tupper & Reed Cocktail Bar

ENTERTAINMENT

UC Theatre
Landmark Shattuck Theatre
UA Berkeley 7 Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
California Jazz Conservatory
Freight & Salvage
The Marsh Arts Center
Cal Performances/Zellerbach Hall
BAMPFA

RETAIL

Trader Joe's
CVS
Walgreens
UPS Store
FedEx
Verizon
GNC
Pegasus Books
Viking Trader
Target
Berkeley Ace Hardware
Trek Bicycle Berkeley
Lhasa Karnak Herb Company
Luggage Center
Stonemontain & Daughter Fabrics
Shop College Wear
Crossroads Trading
Missing Link Bicycle Cooperative



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2375 SHATTUCK AVENUE, BERKELEY, CA
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
- Completed 2022

SEQUOIA
- 42 residential units
- Opened 2017

THE VARSITY
- 96 residential units
- Opened 2017

THE DWIGHT
- 99 residential units
- Opened 2017

2556 TELEGRAPH
- 22 residential units
- Under Construction

1951 SHATTUCK
- 163 residential units
- Under Construction

ACHESON COMMONS
- 205 residential units
- Opened 2022

THE ENCLAVE
- 254 residential units
- Opened 2020

GARDEN VILLAGE
- 84 residential units
- Opened 2017

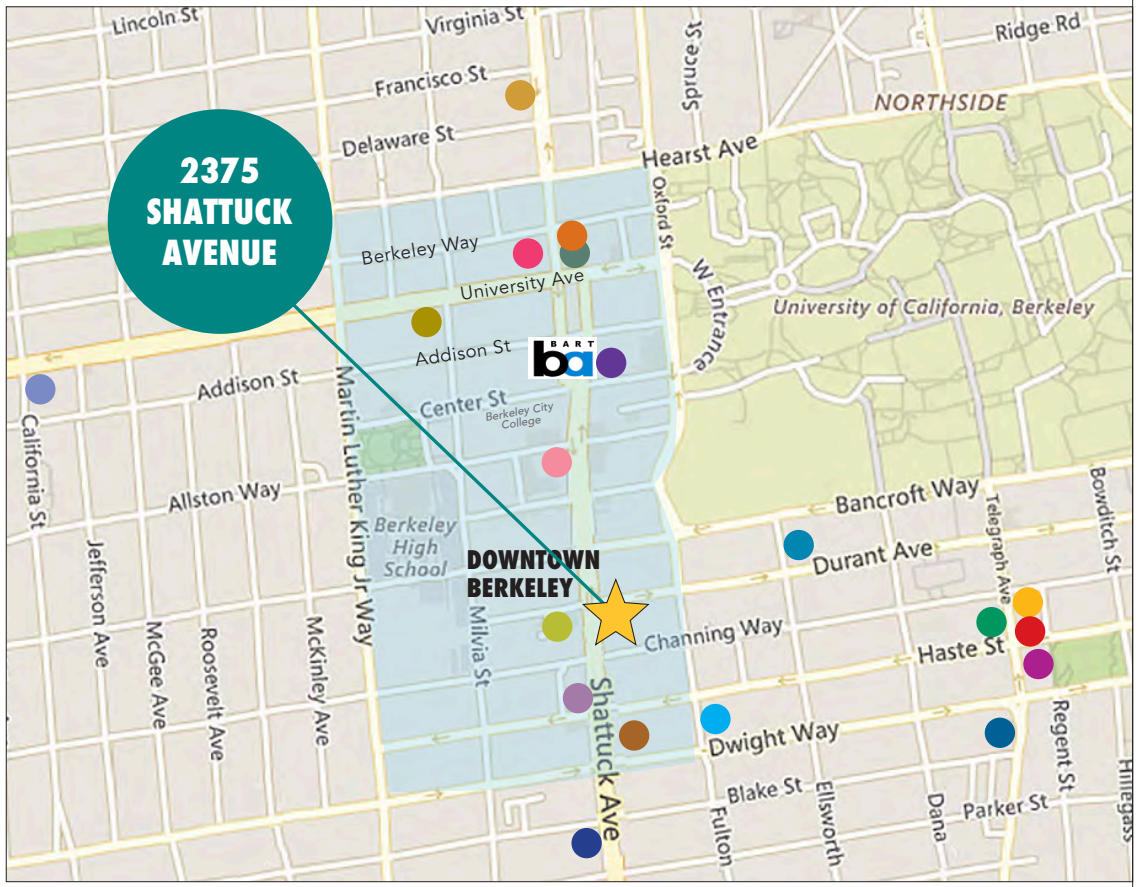
2440 SHATTUCK
- 40 residential units
- Proposed

1752 SHATTUCK
- 68 residential units
- Proposed

1598 UNIVERSITY
- 210 residential units
- Proposed

2067 UNIVERSITY
- 50 residential units
- Under Construction

RESIDENCE INN BY MARRIOTT BERKELEY
- 331 room hotel
- Completed 2021



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2375 SHATTUCK AVENUE, BERKELEY, CA
NEIGHBORHOOD

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.