

FOR LEASE :: 2452 VIRGINIA STREET, BERKELEY, CA
:: NORTHSIDE OFFICE SUITES WITH PARKING ::

**ONE
PARKING SPACE
PER SUITE IN
ADJACENT
LOT**



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POTENTIAL FOR FULL BUILDING USE, OR LEASE SUITES SEPARATELY

FULL BUILDING SIZE: ±3,686 rsf • **MONTHLY RENT:** \$12,900 IG

SEPARATE SUITES CAN BE LEASED FOR: \$3.65 psf/month IG

1st Floor, Suite 1 = ±922 rsf • 2nd Floor, Suite 3 = ±945 rsf
1st Floor, Suite 2 = ±898 rsf • 2nd Floor, Suite 4 = ±921 rsf

FULL FLOOR CAN BE LEASED FOR: \$3.50 psf/month IG

1st Floor = ±1,820 rsf • 2nd Floor = ±1,866 rsf

PROPERTY FEATURES

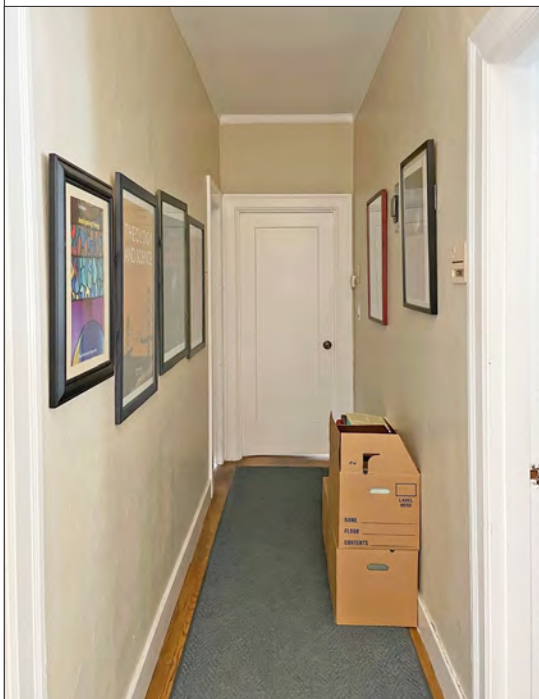
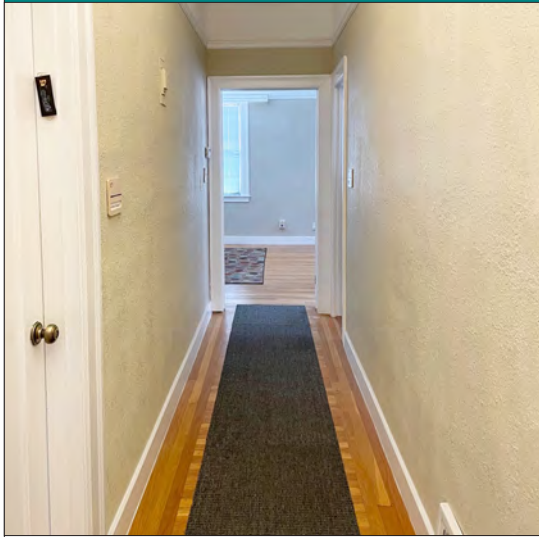
- 2 suites on ground floor; 2 suites on second floor
- Nice light, high ceilings, HVAC
- Lovely architectural detail and trim
- Plentiful storage
- 1 parking space per suite in adjacent lot
- Separately metered for electrical

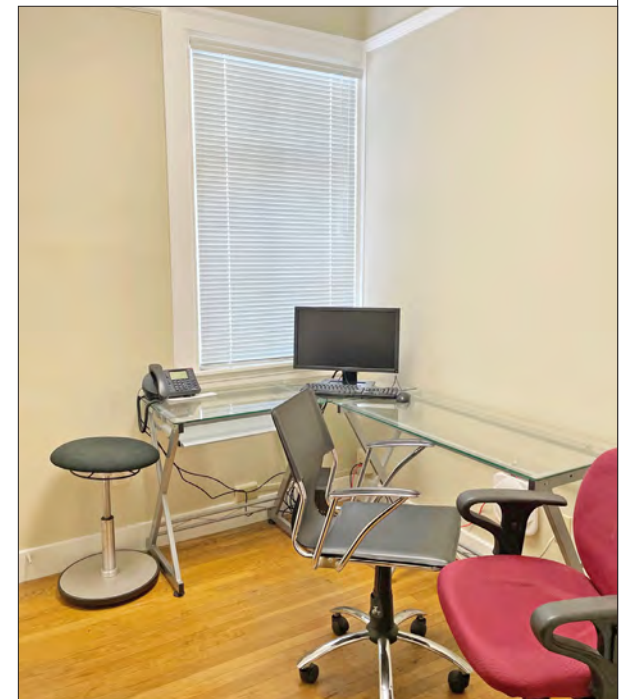
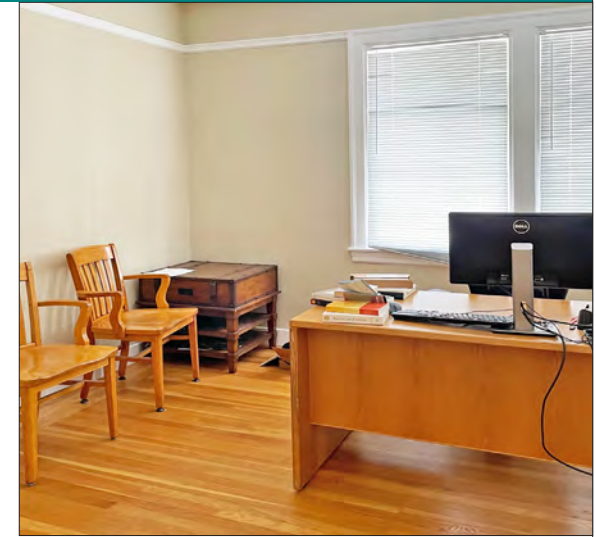
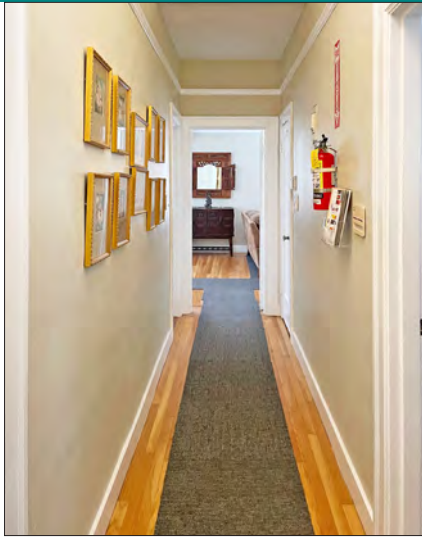
LOCATION

- 3 blocks to UC Berkeley's North Gate
- 1 block to Euclid Avenue's many popular eateries
- Excellent visibility to students, faculty, UC staff and locals
- Easy walk to Downtown Berkeley and BART – with access to the entire SF Bay Area in minutes
- .8 mile to Downtown Berkeley Arts District
- Short walk to Walnut Square and North Shattuck restaurants – featuring well-known destinations such as The Cheeseboard Collective, Chez Panisse, Via del Corso, Poulet, Cupcakin' Bake Shop, and the original Peet's Coffee & Tea
- Close to the Greek Theatre, and near Cal Memorial, Edwards Stadium, and Haas Pavillion
- Near Lawrence Berkeley National Lab
- In the vicinity of 14 live theater and music venues

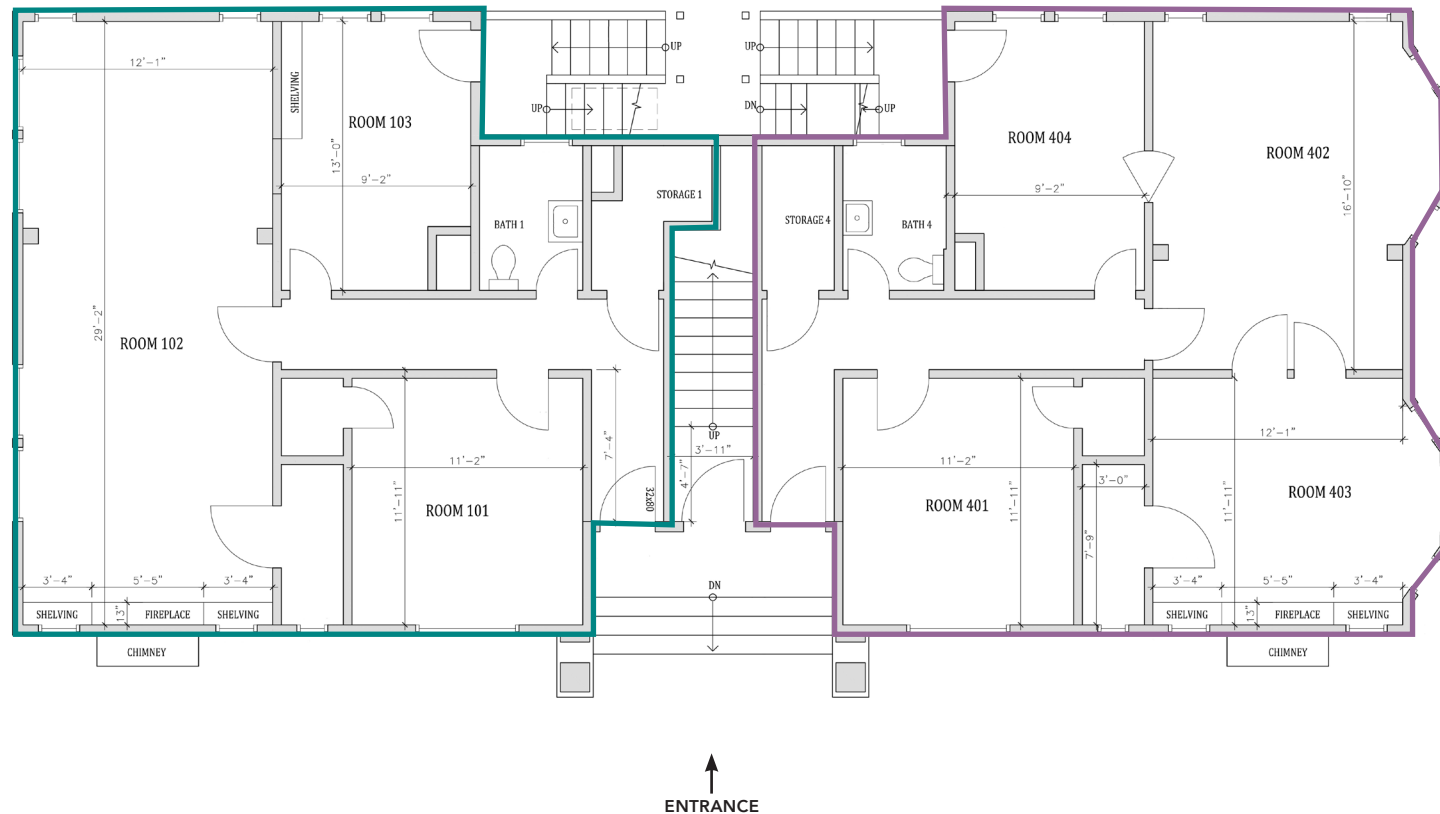
STATELY BUILDING IN PRISTINE CONDITION





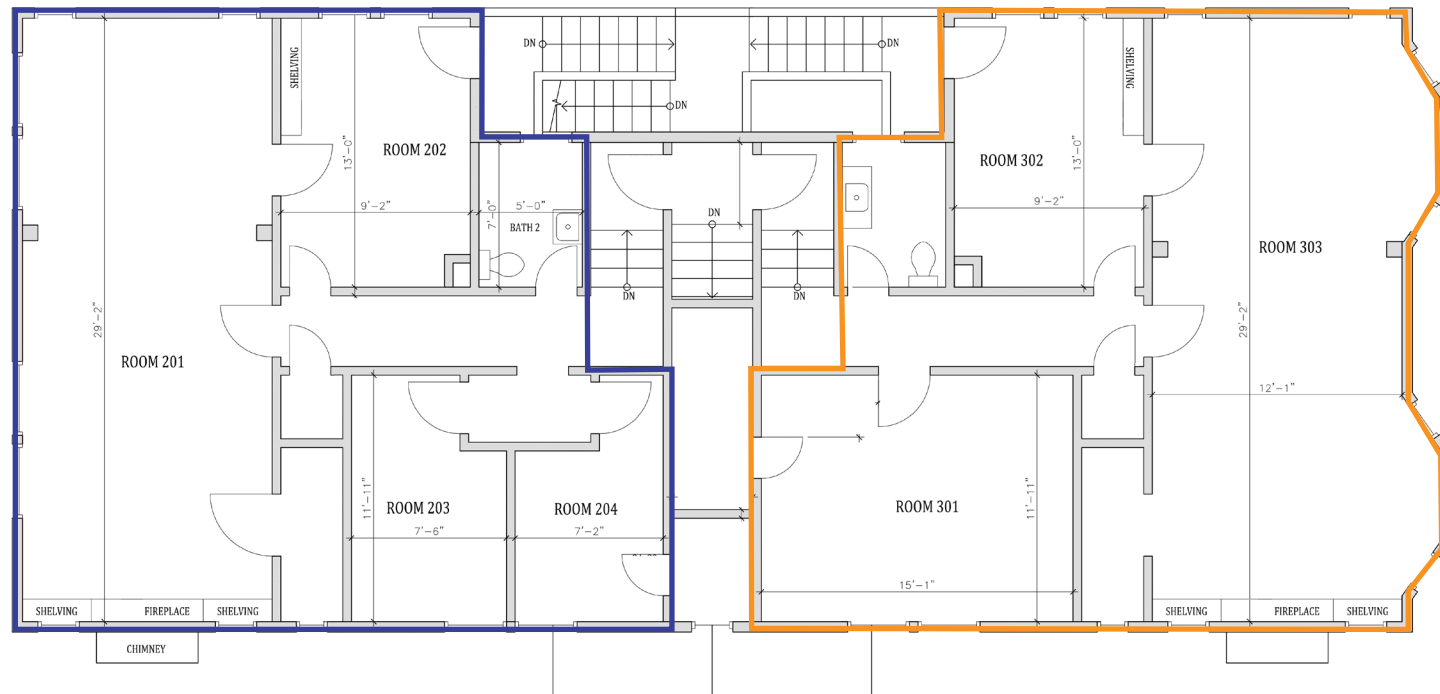


1st FLOOR SUITES



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 SUITES



VIRGINIA STREET

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GRADUATE THEOLOGICAL UNION Consortium of 8 private independent American theological schools and 11 centers and affiliates. 7 of the theological schools are located in Berkeley. The GTU was founded in 1962 and their students can take courses at UC Berkeley.



THE JESUIT SCHOOL OF THEOLOGY OF SANTA CLARA UNIVERSITY Jesuit Seminary that is one of the member colleges of the Graduate Theological Union in Berkeley. Prior to its merger with Santa Clara University it was known as the Jesuit School of Theology at Berkeley.



STARR KING SCHOOL FOR THE MINISTRY Unitarian Universalist seminary and graduate theological school. Member of the Graduate Theological Union.



CHURCH DIVINITY SCHOOL OF THE PACIFIC (CDSP) Copromotes scholarship, reflection, and practice in the arts and religion to serve the Graduate Theological Union and to benefit the community.



THE CENTER FOR THE ARTS & RELIGION (CARE) Promotes scholarship, reflection, and practice in the arts and religion to serve the Graduate Theological Union and to benefit the community.



ZAYTUNA COLLEGE Muslim liberal arts college located in Berkeley, and the first accredited Muslim undergraduate college in the United States.



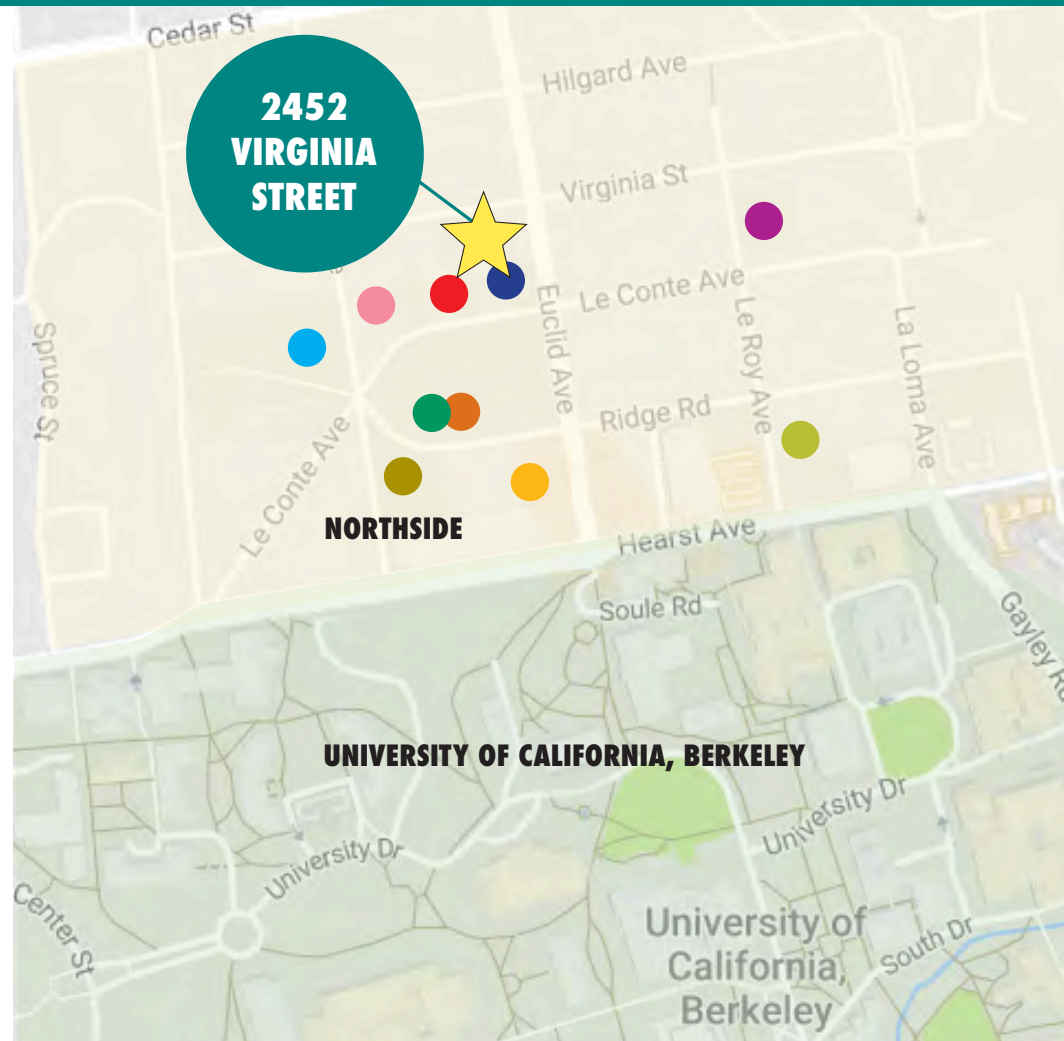
RICHARD & RHODA GOLDMAN SCHOOL Public policy school and one of 14 schools and colleges at UC Berkeley. It was founded in 1969 as one of the first public policy institutions in the United States.



PACIFIC SCHOOL OF RELIGION Progressive Christian seminary and graduate school, and member of the Graduate Theological Union (GTU), an interreligious consortium of seminaries and institutes in the San Francisco Bay Area.



THE COLEMAN FUNG INSTITUTE FOR ENGINEERING LEADERSHIP Research institute.



BERKELEY STUDENT COOP HOUSING

- Cloyne Court (140 residents)
- Euclid Hall (24 residents)
- Hoyt Hall (60 residents)
- Kidd Hall (17 residents)
- Kingman Hall (50 residents)
- Stebbins Hall (64 residents)

RESTAURANTS, CAFÉS AND BARS

Menchie's Frozen Yogurt	Via del Corso
D'yar Mediterranean Restaurant	Cupcakin' Bake Shop
La Crêpe à Moi	Poulet
La Val's Pizza	Grégoire
Xpression Indian Restaurant	Crepevine
La Burrita	Chez Panisse
Abe's Café	The Cheese Board
Zach's	Victory Point Cafe
Bongo Burger	Peet's Coffee
Zach's Sandwich Shop	Agrodolce Osteria
MoMo Masalas	Triple Rock Brewery
Seoul Hotdog	The Noodle
Subway	Yali's Café
Camille Vietnamese Restaurant	Sweetgreen
Aki's Japanese Restaurant	Spats
TC Garden Restaurant	Ben & Jerry's
Imm Thai Street Food	Starbucks
Eureka!	Arinell Pizza
Comal	Tender Greens
Blue Bottle Coffee	Ippudo

RETAIL

Target
FedEx
Walgreens
CVS
Half Price Books
Missing Link Bicycle Coop
Lhasa Karnak Herb Company
The Walk Shop
Healthy Spot Pet Store
A Priori Gift Shop
Dimples Children's Clothing

ENTERTAINMENT

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



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2452 VIRGINIA STREET, 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.