

:: FOR LEASE: OFFICE OR SERVICE COMMERCIAL SPACE ::
2501 CHANNING WAY, BERKELEY, CA

**1 BLOCK TO
UC BERKELEY**



GROUND FLOOR OFFICE OR SERVICE COMMERCIAL – QUICK WALK TO UC BERKELEY CAMPUS

SIZE: ±500 rsf
RENT: \$3.00 psf/month MG

ZONING: C-T
(Telegraph Avenue Commercial)

**IN THE
VIBRANT
TELEGRAPH
DISTRICT**

HIGHLIGHTS

- Ground floor space, two rooms and storage
- Sun filled, south facing windows
- Operable windows for fresh air
- Sprinklered building
- Shared restroom
- Near major banks and Post Office
- City parking lot across the street
- Easy walk to Downtown Berkeley and BART
- Across from Telegraph-Channing public parking garage, ±420 spaces including EV



- Surrounded by ±57,637 students and UC Berkeley employees
- Nearby eateries include Cream, Cupcakin', Famous Bao, Sliver Pizzeria, Chipotle, Jamba Juice, Super Duper, Tacos Sinaloa, Kip's Bar and Grill, and Peet's Coffee
- Amid shops such as Walgreens, Amazon, Bancroft Clothing, Bear Basics, Games of Berkeley, Beck's Shoes, Moe's Books, and Indigo Vintage
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex



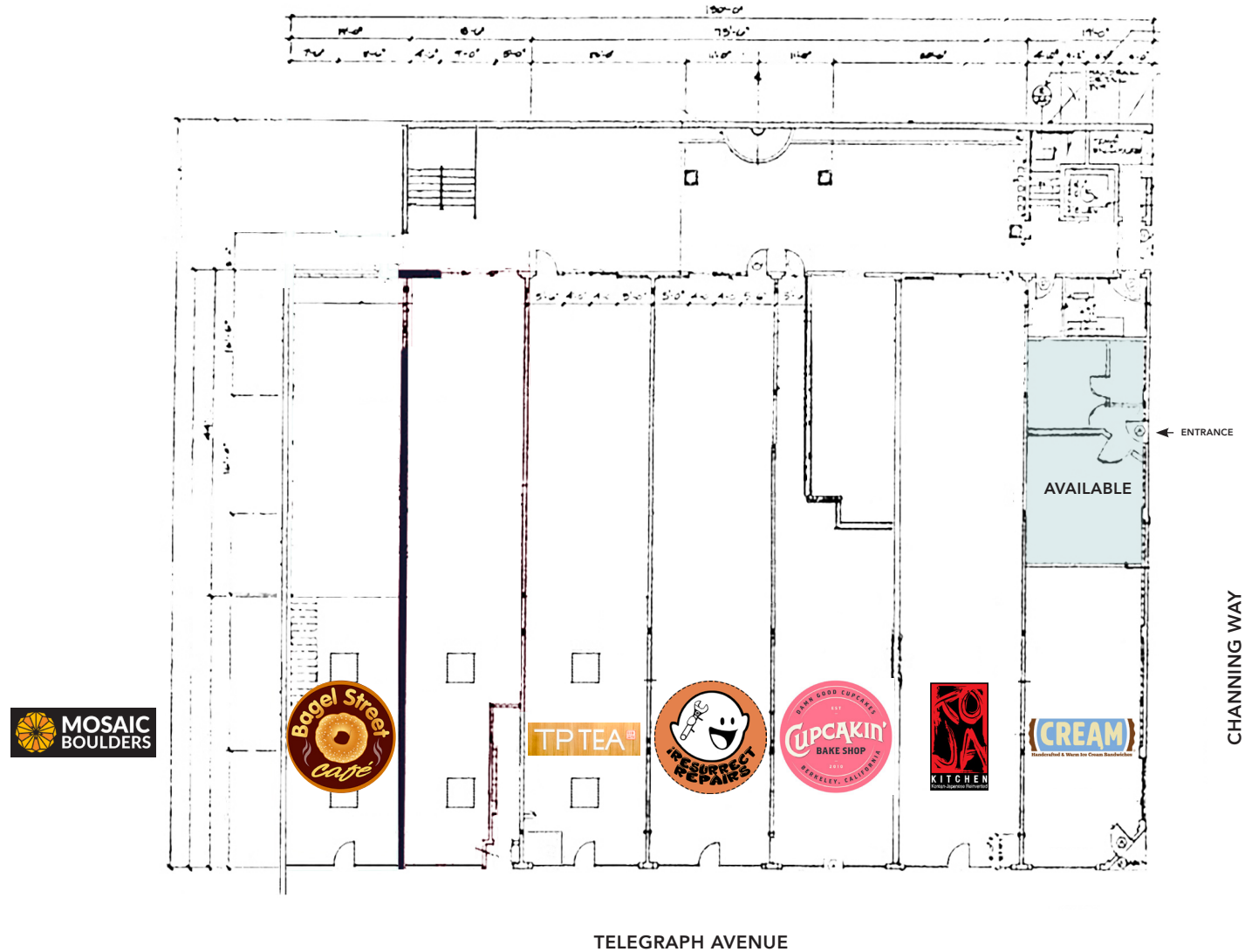
PHOTOS



PHOTOS



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.

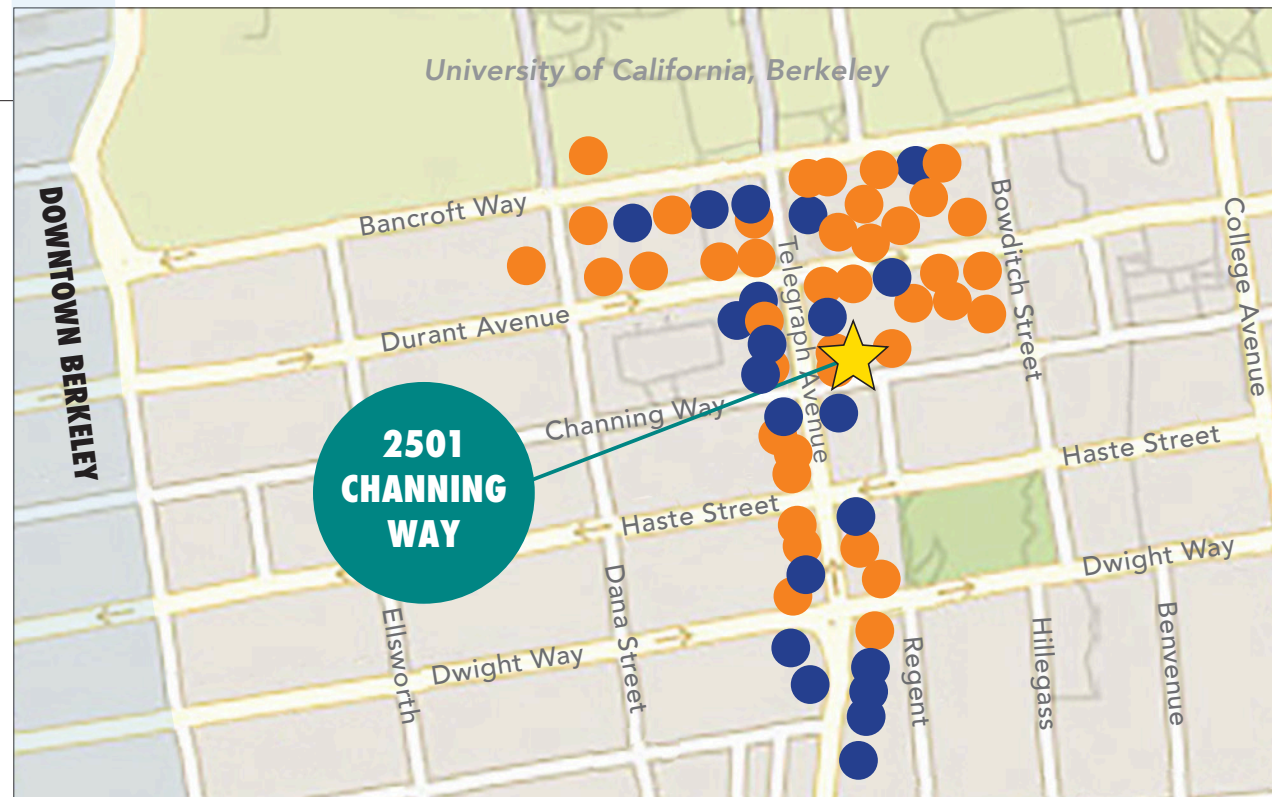
NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

Super Duper Burger	Peet's Coffee
Chipotle Mexican Grill	Berkeley Thai House
Jamba Juice	Gypsy's Trattoria Italiana
Yogurt Park	Ladle & Leaf
Famous Bao	House of Curries
Kip's Bar & Grill	Dumpling Express
Julia's Restaurant	The Musical Offering Cafe
Tacos Sinaloa	La Burrita
Pappy's Grill & Sports Bar	The Organic Coup
Fat Slice Pizza	Mezzo
Cream Berkeley	Muracci's
The Bear's Lair	Raleigh's Bar & Grill
Sliver Pizzeria	RareTea Berkeley
Romeo's Coffee	Tap Haus
Abe's Pizza	Tivoli Caffé
Poke Parlor	Top Dog
Bongo Burger	Seniore's Pizza
Little Gem Belgian Waffles	Artichoke Basille's Pizza

RETAIL

Bancroft Clothing Company	Moe's Books
Apothecarium	Sleepy Cat Books
Walgreens	Bows and Arrows
The Student Store	2nd Street Telegraph
Bear Basics Clothing	Beck's Shoes
Mars Mercantile	Berkeley Hat Company
Games of Berkeley	The T-Shirt Orgy
Ink Stone Art Supply	Rasputin Music
Anastasia Clothing	510 Skateboarding
Indigo Vintage Co-Op	Amoeba Music



INDIGO

2nd STREET

BOWS AND ARROWS.

ANASTASIA
NEW & VINTAGE CLOTHING

NEARBY NEW HOUSING DEVELOPMENTS



STONEFIRE

- 98 residential units
- Opened 2017



PARKER PLACE

- 155 residential units
- Opened 2017



2538-2542 DURANT

- 32 residential units
- Approved



THE STANDARD

- 330 Beds
- Under Construction



THE CROFT

- Units TBD
- Approved



THE PANORAMIC

- 69 residential units
- Opened 2020



METROPOLITAN

- 45 residential units
- Opened 2017



THE DWIGHT

- 99 residential units
- Opened 2017



SEQUOIA

- 42 residential units
- Opened 2017



THE VARSITY

- 96 residential units
- Opened 2017



LOGAN PARK

- 204 residential units
- Approved



VILLAGE

- 76 residential units
- Proposed



STRANDA HOUSE

- 21 residential units
- Opened 2017



ACHESON COMMONS

- 205 residential units
- Under Construction



THE ENCLAVE

- 254 residential units
- Opened 2020



GARDEN VILLAGE

- 84 residential units
- Opened 2017



THE DEN

- 36 residential units
- Under Construction



OVERVIEW OF TELEGRAPH DISTRICT

- Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors
- The [Telegraph Business Improvement District](#) works to build a dynamic and inclusive community
- Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings
- Leading directly to UC Berkeley campus, Telegraph is home to street fairs, annual music festivals and street vendors
- UC Berkeley campus daily population is projected to reach 62,090 this year
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats
- Many hourly parking lots are in the area, Visit www.douglasparking.com

DEMOGRAPHICS

	1 MILE	3 MILE
Population	55,162	225,363
Households	20,383	95,927
Average HH Income	\$181,837	\$131,686
Average Home Value	\$1,067,155	\$1,057,489

(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.