

OFFICE FOR LEASE :: 1619 SHATTUCK AVENUE, BERKELEY, CA
In the Heart of Berkeley's Famous North Shattuck Culinary District

**Private
Backyard
With
Patio**



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Single Tenant, High-End Office Suite, Just Steps to Fantastic Eateries and Artisan Shops

SIZE ±1,850 rsf

LEASE RATE

\$3.50 psf/month IG

ZONING:

C-NS North Shattuck
Commercial District

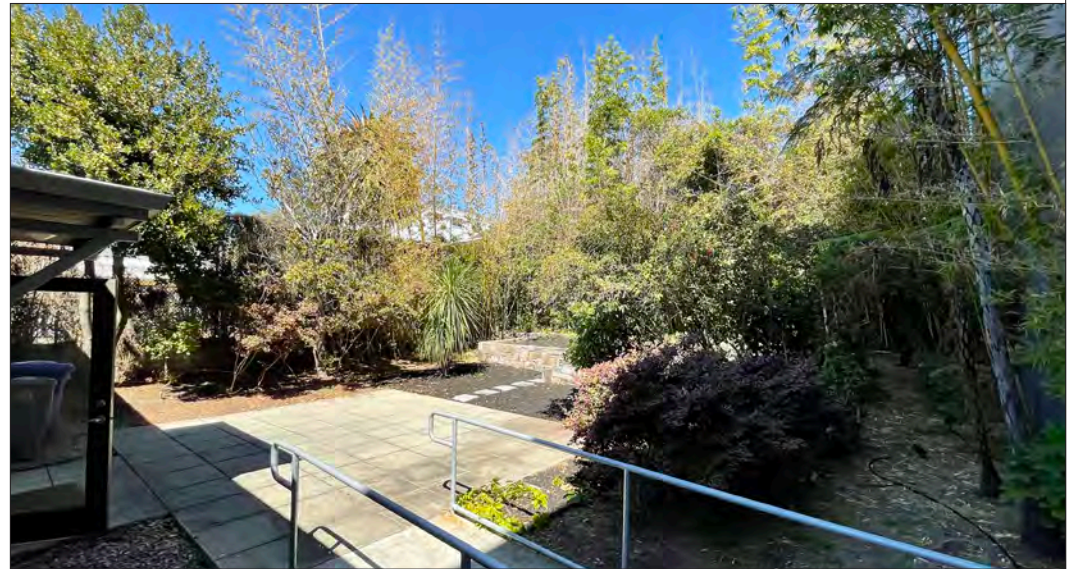
- Curb appeal
- Handicap accessibility through gated side entry
- Bright interior with ample natural light and recessed lighting
- Built-in bookcases, desks and storage to maximize efficiency
- Crown moulding and new carpeting throughout
- Kitchenette and 1 large restroom
- Double pocket doors close off front reception area for privacy
- **French doors open to a charming private backyard area with patio, landscaping and mature trees**



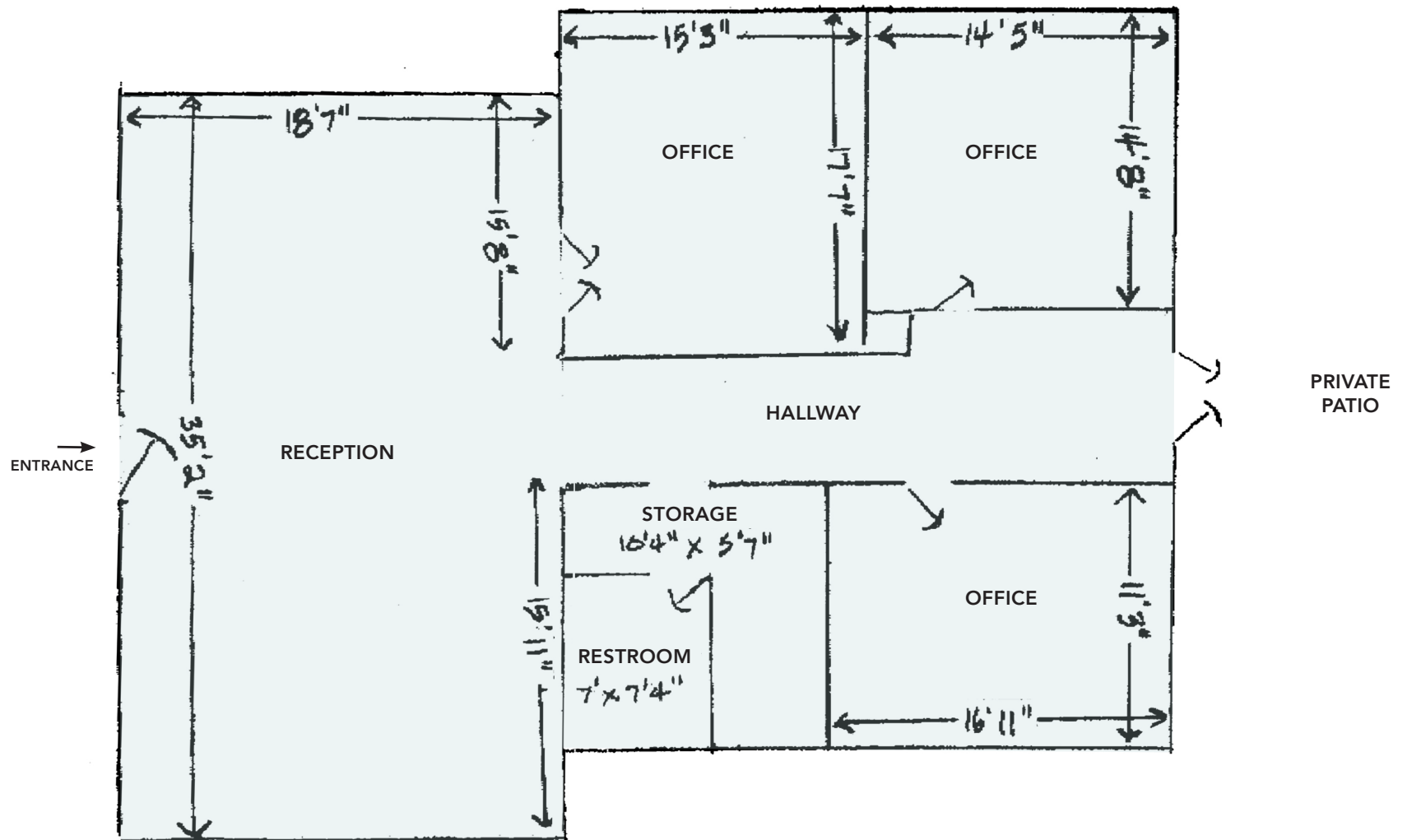
- Easy walk to Downtown Berkeley and BART
- Near Post Office, Safeway, many popular restaurants and cafes
- AC Transit bus stops all along Shattuck Avenue
- Located around corner from the historic Walnut Square area with many unique artisan stores and services (including the original Peet's Coffee & Tea)
- Perfect for Lawyer, Accountant, Writers, Designers, etc.







SHATTUCK AVENUE



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.

RESTAURANTS, CAFÉS AND BARS

Chez Panisse	Blue Bottle Coffee
The Cheese Board Collective	Triple Rock Brewery
Agrodolce Osteria	Gather
Caravaggio Gelateria Italiana	Jupiter
Cupcakin Bake Shop	Bobby G's Pizzeria
Sweetgreen	Spats
Via Del Corso	Mad Seoul
Saul's Deli	Poulet
Masse's Pastries	Eureka!
Love at First Bite Bakery	Sliver Pizza
Barney's Gourmet Hamburgers	Starbucks
Crepevine	Tender Greens
Victory Point Cafe	Peet's Coffee
Vitality Bowls Berkeley	Comal
Grégoire	Ippudo

RETAIL

Books Inc.
Safeway
Andronicos
CVS
Walk Shop Shoes
A Priori Gift Shop
Healthy Spot Pet Store
Missing Link Bicycle Coop
Lhasa Karnak Herb Company
Trader Joe's
Half Price Books
Target
FedEx Ship Center
Walgreens
Berkeley Ace Hardware

ENTERTAINMENT

UA Berkeley 7 Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
Freight & Salvage
UC Theatre
The Marsh Arts Center
BAMPFA

FITNESS

Downtown YMCA
Yoga Kula
Cyclebar
CorePower Yoga



THE CHEESE BOARD COLLECTIVE

AGRODOLCE



VITALITYBOWLS
"SUPERFOOD CAFE"



BARNEY'S
GOURMET HAMBURGERS



tendergreens

sweetgreen

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1619 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.