

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1658 UNIVERSITY AVENUE

Short Walk To Downtown and North Berkeley BART



FOR LEASE: CENTRALLY LOCATED, SECOND FLOOR OFFICE, WITH PARKING

SIZE: ±760 rsf

ASKING RATE: \$2.00 psf/month IG + utilities

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CONVENIENT LOCATION. Close to all Downtown Berkeley cultural and culinary destinations and amenities.

PROPERTY HIGHLIGHTS

- Second floor office space at the corner of University and Jefferson
- 2-3 private offices, storage room, kitchenette/break room and restroom
- Double-paned windows, HVAC, high-speed data access
- Enter by a flight of stairs into an inviting foyer that serves multiple tenants
- Parking available



LOCATION HIGHLIGHTS

- Surrounded by many new mixed-use housing developments
- Less than a mile to UC Berkeley campus
- Short walk to Trader Joe's at the corner of University Avenue and MLK Jr. Way
- Close proximity to all Downtown and North Berkeley amenities
- University Avenue is a major highway corridor from I-80/I-580 in Berkeley to UC campus and Downtown Berkeley
- Easy commute via AC Transit bus, as well as Downtown and North Berkeley BART stations
- Zoned: C-C Corridor Commercial



Walk Score
98



Near Popular
Eateries

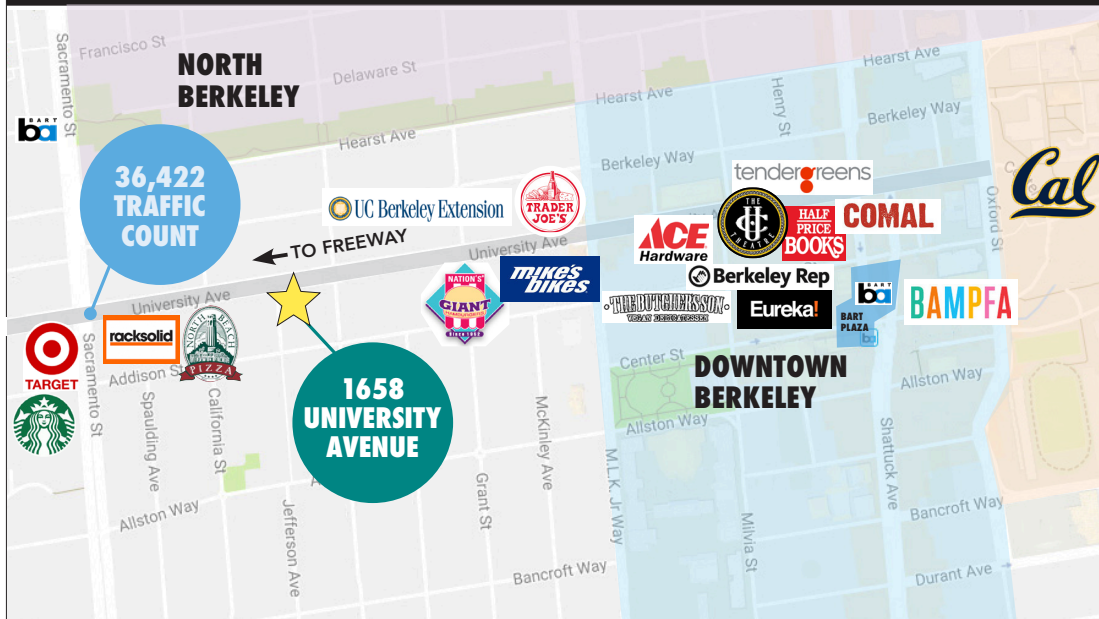


Bike Score
97

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LOCATION MAP



BENEFITS OF A UNIVERSITY AVENUE ADDRESS:

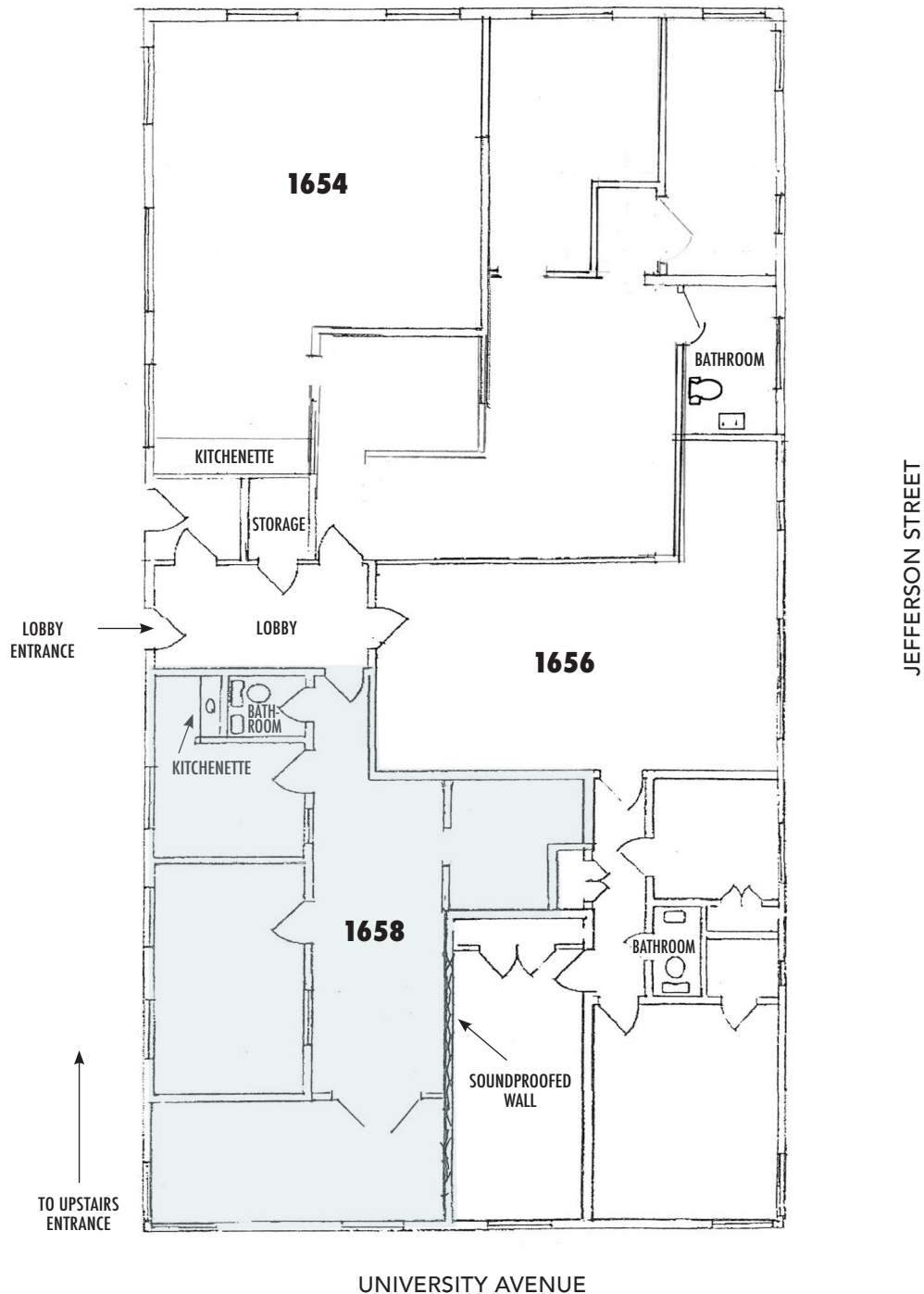
- Walkable business district, lined on both sides with independent merchants, shops and cafés
- University Avenue is a main thoroughfare running from Fourth Street shopping district through Central and Downtown Berkeley to UC Berkeley campus
- The university has a daily headcount of over 62,000 (students, faculty, academic staff and visitors) and many of them commute via University Avenue
- AC transit FS line has many stops along University Avenue in both directions



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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.

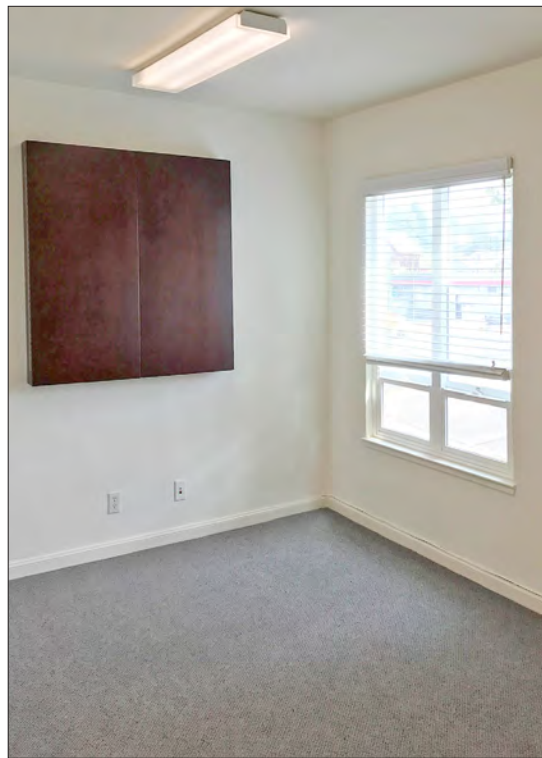
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PHOTO TOUR



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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.