

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 2515 HILLEGASS AVENUE, BERKELEY, CA
OFFICE SPACE WITH CAMPUS-STYLE PREMISES AND GROUNDS

**JUST
3 BLOCKS
TO
UC BERKELEY**

**2 FLOORS OF OFFICE
SPACE AVAILABLE!**

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TOTAL SIZE AVAILABLE: $\pm 7,120$

- Full First Floor: $\pm 3,408$ rsf
- Full Second Floor: $\pm 3,712$ rsf
- Third Floor is leased
- Lower Level (below first floor) is leased

ASKING RENT

\$2.65 psf/month + utilities

RARE OPPORTUNITY NEAR UC BERKELEY CAMPUS FLOORS CAN BE LEASED TOGETHER OR SEPARATELY

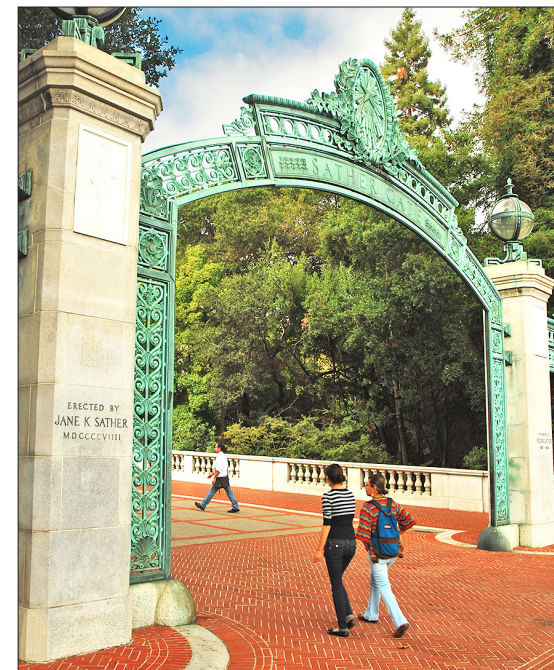
First Floor ($\pm 3,408$ rsf):

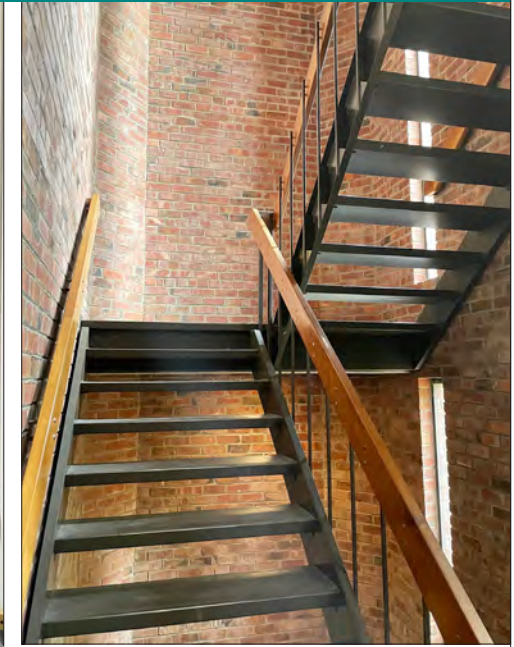
4 large offices, and 1 restroom

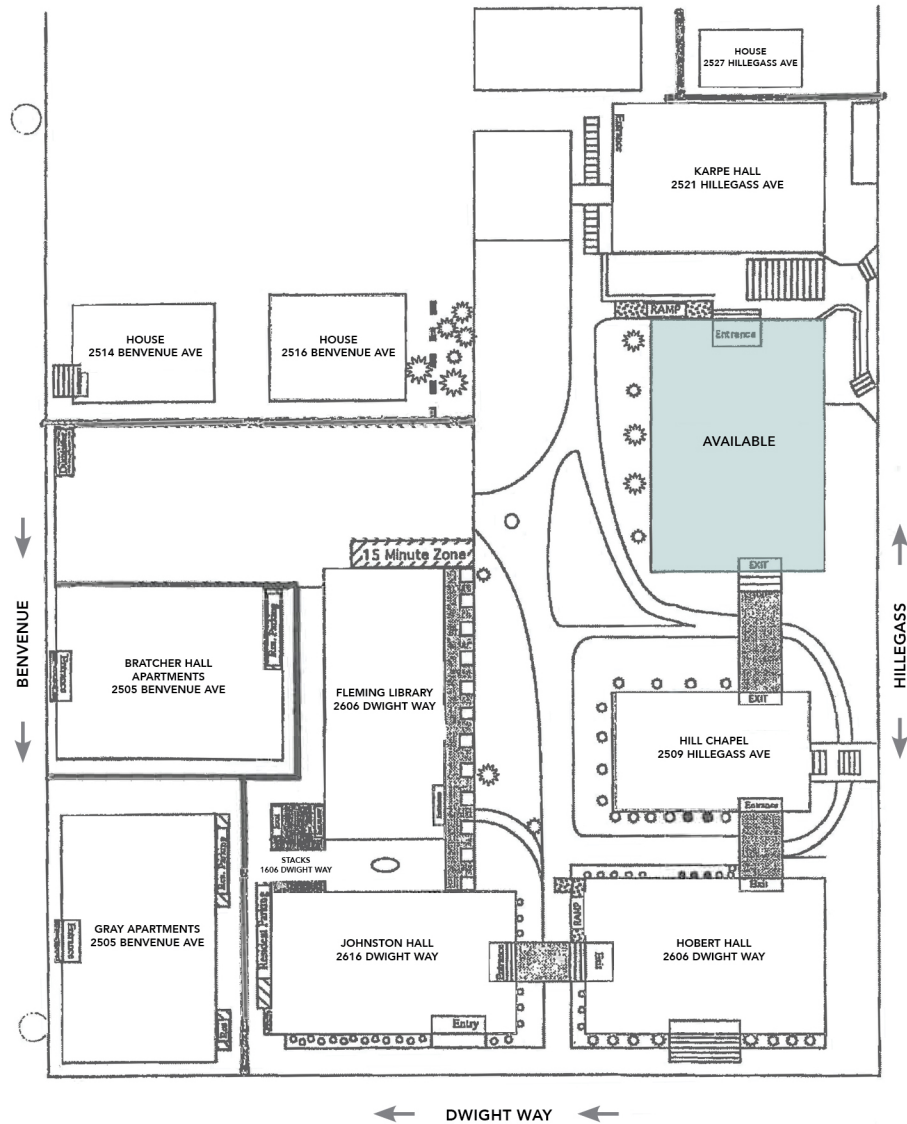
Second Floor ($\pm 3,712$ rsf):

7 private offices, and 2 restrooms

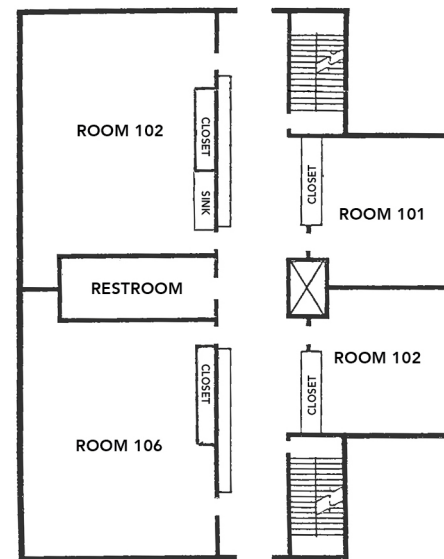
- Spacious office space, just three blocks from campus
- Exposed brick walls, large windows, elevator, and lots of natural light
- Located in Berkeley's Telegraph District – filled with popular eateries, bookstores, retail shops, and street vendors
- Telegraph-Channing Parking Garage is 1-1/2 blocks away (1st hour free)
- AC Transit Bus Line 6 stops at Telegraph's corner of Dwight every 15 minutes going to and from Downtown Berkeley BART (8 minute bus ride)



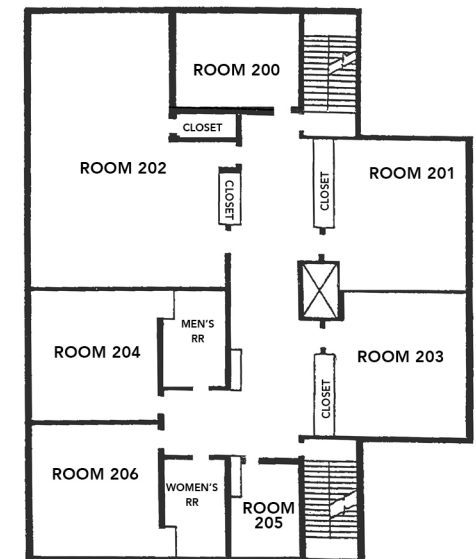




CAMPUS MAP

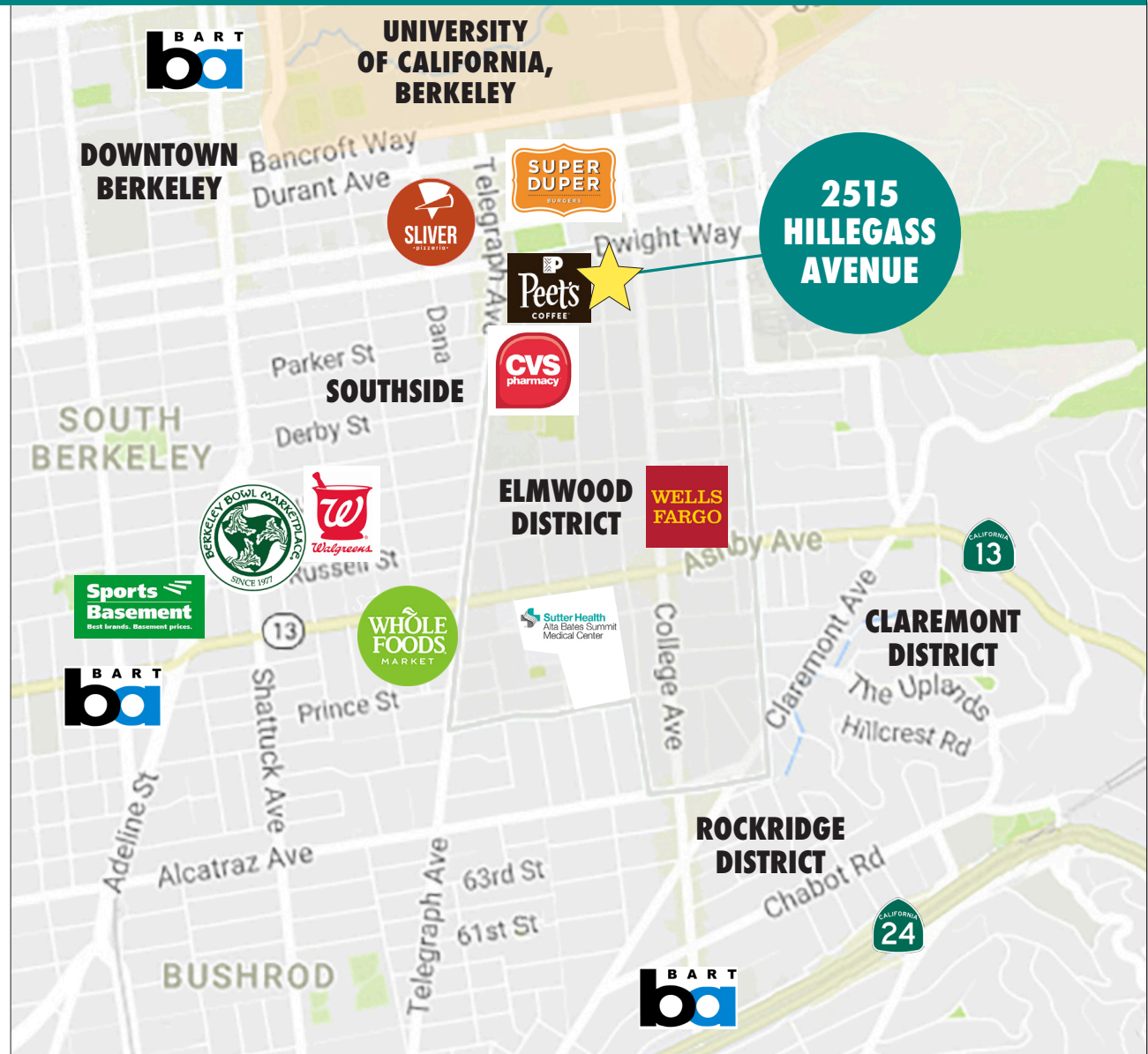


FIRST FLOOR



SECOND FLOOR

- Just 3 blocks to UC Berkeley's main entrance
- Amid Southside shops and restaurants
- Quick walk to Telegraph-Channing public parking garage, ±420 spaces including EV
- Just over 1 block to Telegraph Avenue – a major bus and vehicle route extending from UC Berkeley into Downtown Oakland
- 1 mile to Downtown Berkeley BART station
- Nearby eateries include Chipotle, Jamba Juice, Cream, Mezzo, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Kip's Bar and Grill, Bongo Burger, and Peet's Coffee
- Walk to retail shops such as Walgreens, Amazon, Bancroft Clothing, Bear Basics, Games of Berkeley, Mars Mercantile, Moe's Books, and Indigo Vintage
- Easy walk to Zellerbach Playhouse, Haas Pavilion, Cal Performances, and Spieker Aquatics Complex



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2515 HILLEGASS AVENUE, BERKELEY, CA
LOCATION BY THE NUMBERS



#1

TOP PUBLIC UNIVERSITY
U.S. News & World Report 2021

22

NOBEL PRIZES HELD BY UC BERKELEY ALUMNI

89.8

GLOBAL UNIVERSITY SCORE OF UC BERKELEY
U.S. News & World Report 2021

98

WALK SCORE

436

PUBLIC PARKING PLACES WITHIN 1 BLOCK

2,500

PEDESTRIANS PER HOUR

62,090

UC BERKELEY DAILY POPULATION 2022
University of California, Berkeley 2020

67,000+

JOBS WITHIN THE CITY

148,736+

UC DAYTIME EMPLOYEES

217,151

POPULATION WITHIN 3 MILES

1.65 MILLION+

VISITORS PER YEAR

- Berkeley's Telegraph District is well located near public transportation – a highly walkable neighborhood amid numerous eateries, a legendary bookstore, and cool retail shops
- Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings
- Leading directly to the UC Berkeley campus, Telegraph is home to street fairs, annual music festivals and street vendors
- UC Berkeley campus daily population is over 62,000
- Walking distance to over 119,166 live theater, music, and sports venue seats
- \$4.04 billion in total spending power

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.