

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

OFFICE FOR LEASE :: 1845 BERKELEY WAY, BERKELEY, CA
Second Floor Space With Private Patio – 5 Blocks to Downtown BART

**Across From
Trader Joe's**



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Quick Walk to Both Downtown Berkeley and North Shattuck Culinary Destinations/Shops

SIZE: ±1,425 rsf

LEASE RATE:
\$3.50 psf/month IG

ZONING: C-N
Neighborhood
Commercial District

- Large open area with 4 private offices
- Natural wood beams, lots of operable windows
- Good natural light, and private deck
- Up to 2 parking spaces available (additional cost)
- Across from Trader Joe's and Café Etoile
- 1 block to University Avenue and 2 blocks to Berkeley's Downtown Arts District
- 2 blocks to Shattuck Avenue
- 3 blocks to UC Berkeley campus
- 5 blocks to Downtown BART
- 5 blocks to North Shattuck amenities such as The Cheese Board Collective, Chez Panisse and Walnut Square shops
- Near all Downtown Berkeley cultural and culinary amenities
- Close to Ohlone Park
- AC Transit bus stops all along Shattuck Avenue
- Near 119,166 live theater, music, and sports venue seats

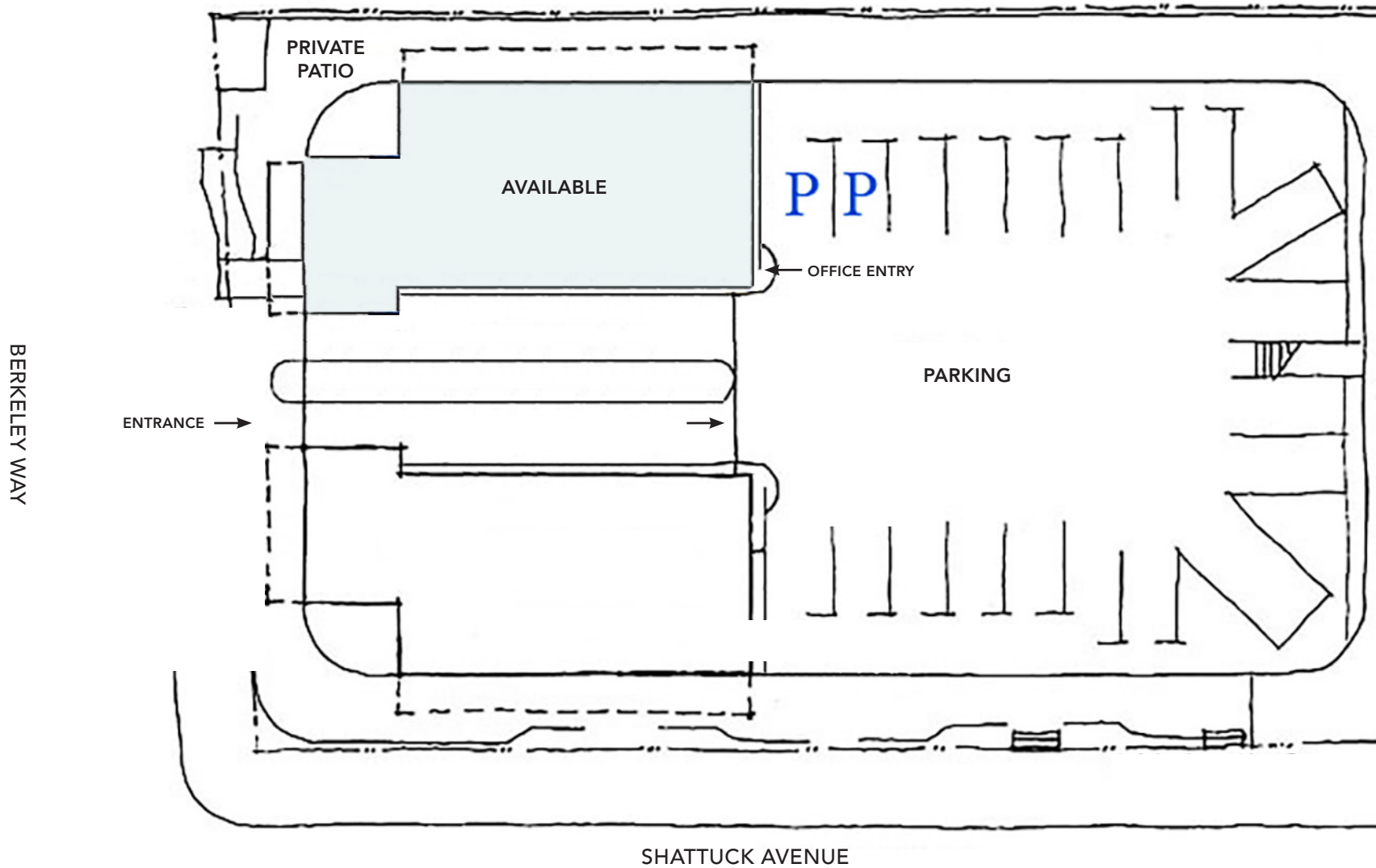


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1845 BERKELEY WAY, BERKELEY, CA
PHOTO TOUR





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

- | | |
|-----------------------------|---------------------|
| Café Etoile | Blue Bottle Coffee |
| Las Cabañas Mexican Grill | Triple Rock Brewery |
| Bench Café | Platano |
| Rose Pizzeria | Jupiter |
| The Butcher's Son | Bobby G's Pizzeria |
| Garden Variety | Spats |
| Chocolaterie | Crepevine |
| Berkeley Social Club | Via Del Corso |
| Milkbomb Ice Cream | Grégoire |
| Nation's Giant Hamburgers | Eureka! |
| Imm Thai Street Food | Sliver Pizza |
| Cupcakin' Bake Shop | Tender Greens |
| Sweetgreen | Peet's Coffee |
| Barney's Gourmet Hamburgers | Comal |
| Chez Panisse | Lucia's |
| The Cheese Board Collective | Ippudo |

RETAIL

- Trader Joe's
- Lulu's Cyclery
- Stone Room 2
- Half Price Books
- Target
- FedEx Ship Center
- Walgreens
- Berkeley Ace Hardware
- Mike's Bikes
- Model Shoe Renew
- Lhasa Karnak Herb Company
- Andronicos
- Walk Shop Shoes
- A Priori Gift Shop
- Healthy Spot Pet Store

ENTERTAINMENT

- Berkeley Repertory Theatre
- Aurora Theatre Company
- Freight & Salvage
- The Back Room
- UC Theatre
- California Jazz Conservatory
- The Marsh Arts Center
- BAMPFA

FITNESS

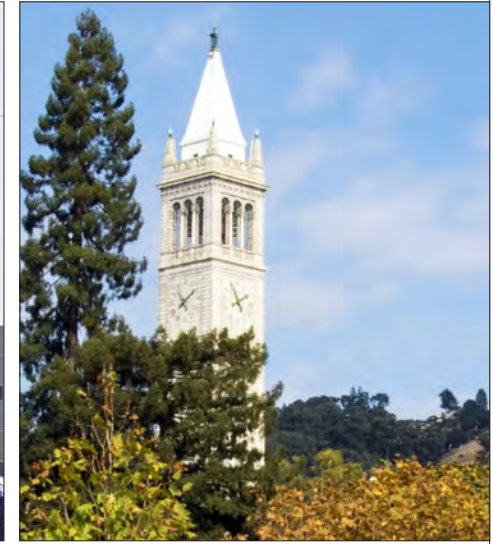
- Downtown YMCA
- Yoga Kula
- Cyclebar
- CorePower Yoga



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1845 BERKELEY WAY, 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.