

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 1831 AND 1835 HARMON STREET, BERKELEY, CA**

**CREATIVE OFFICE SPACE FULL OF POSSIBILITIES - IN BERKELEY'S LORIN DISTRICT**



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### LEASE RATE:

\$2.60 psf/month IG

### SIZE:

**Total Space:** ±2,310 rsf

### Can be divided:

±1,060 rsf (1831 Harmon)

±1,250 rsf (1835 Harmon)

### PROPERTY FEATURES

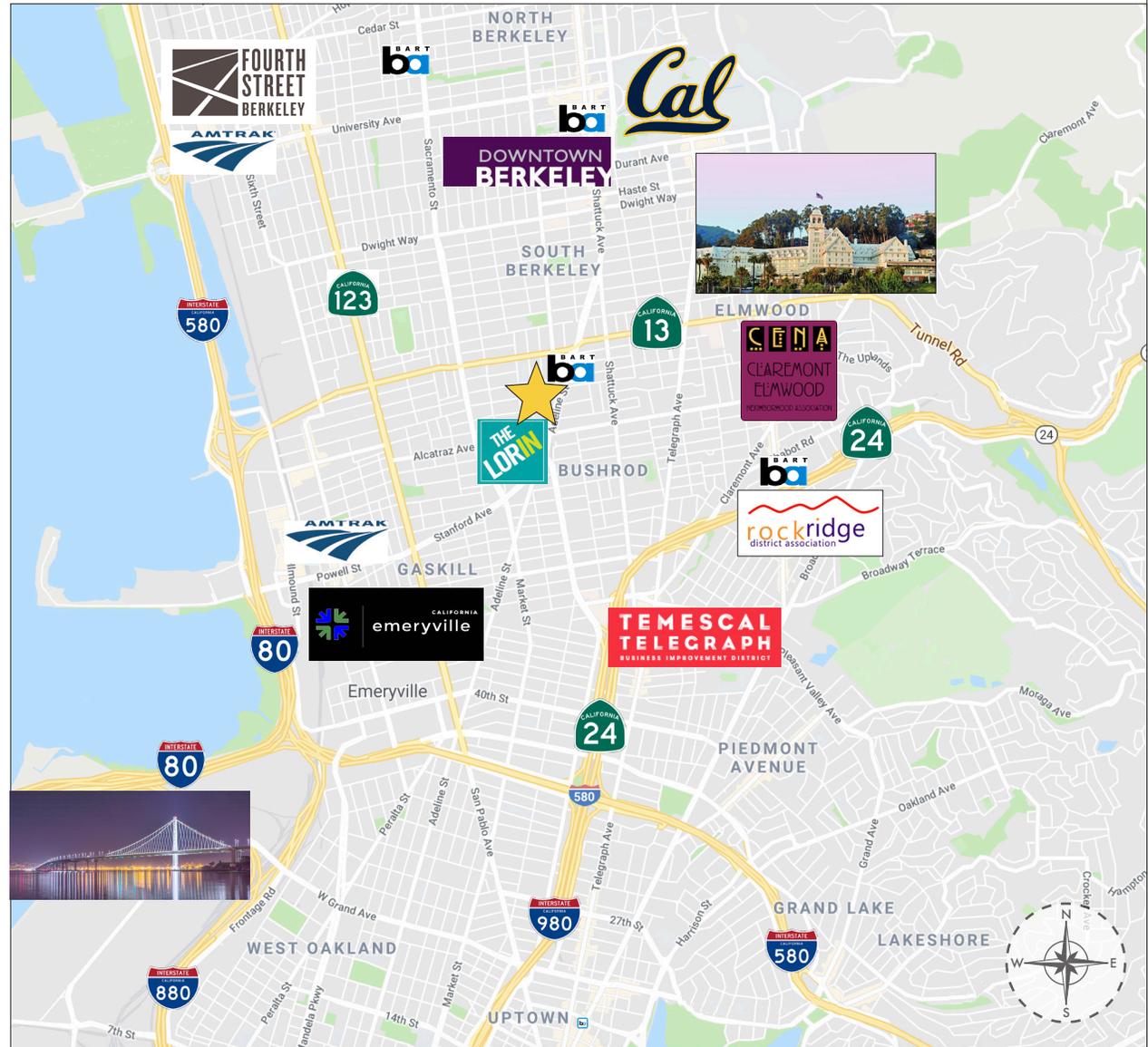
- Newly renovated with beautiful fixtures, high ceilings, nice light
- Potential for single tenant, multiple tenants, co-working, and event space
- Open floorplan with 2 private offices/ conference or production space
- Concrete flooring, clerestory windows, and track lighting
- High-Efficiency Heat Recovery Ventilation (HRV) system
- **Shared space:**
  - Kitchen, ADA restroom with shower, second restroom, and bike parking
  - In vicinity of popular eateries, shops, services, several theaters, community organizations, thriving art and antiques cluster
  - Easy street parking
  - Ashby BART, and AC transit

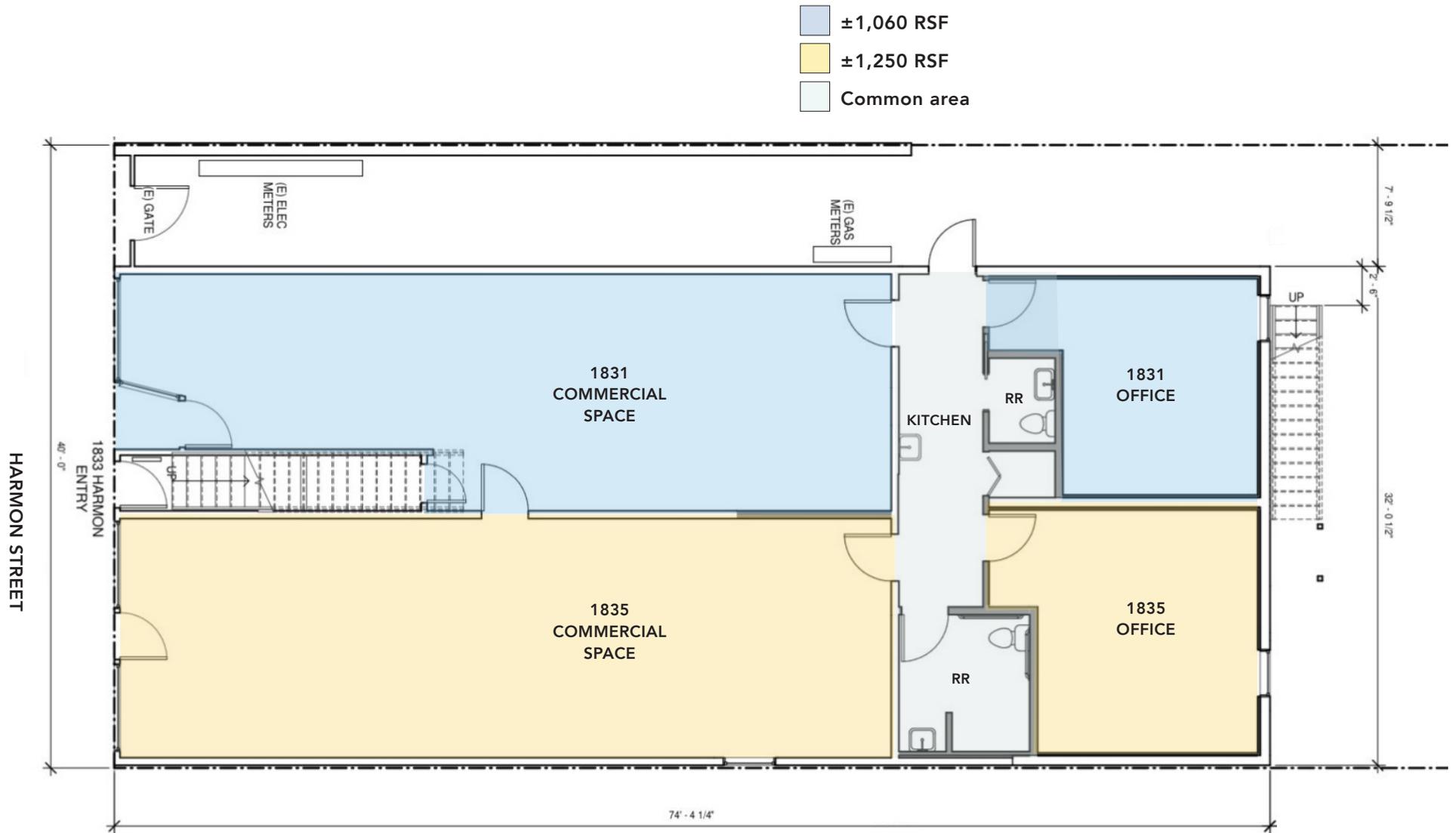


**BERKELEY'S LORIN DISTRICT IS ONE OF THE MOST DIVERSE, ARTISTIC & TRANSIT-ACCESSIBLE COMMERCIAL DISTRICTS IN THE CITY**



- 2 blocks from Ashby BART station
- 2 blocks to weekly Farmers Market (every Tuesday)
- Berkeley Flea Market is every weekend at Ashby BART
- Walk to Berkeley Bowl, Sports Basement, Ashby Stage, Black Repertory Group, Berkeley Design Center, and The Starry Plough Pub
- Close to Downtown and UC Berkeley Campus
- Numerous cafés are within 5 block radius including Ada Cafe, Chen's Garden, Vault Cafe, Lemat Restaurant, Sweet Adeline Bakeshop, The Fat Fish, Nomad Cafe, Nick's Pizza and Bakery, Damask Rose, Easy Creole, Yeti Sports Bar, Flaco's, and Zing Cafe
- One of the oldest commercial districts in the city, with theater, art, antiques, food, education, and social services
- 1.5 miles to Berkeley's Fourth Street Shopping District
- 1.5 miles to Emeryville Public Market
- 2 miles to Powell Street Plaza and Shops
- Easy freeway accessibility and SF Bay Bridge access
- Near several major cities via an extensive transportation system
- Berkeley and adjacent Emeryville contain more than 150 life sciences companies (one of the highest concentrations in California). Nearby life science employers include: Bayer, UC Berkeley, Lawrence Berkeley National Lab, Demetrix, Inc. and XOMA Limited





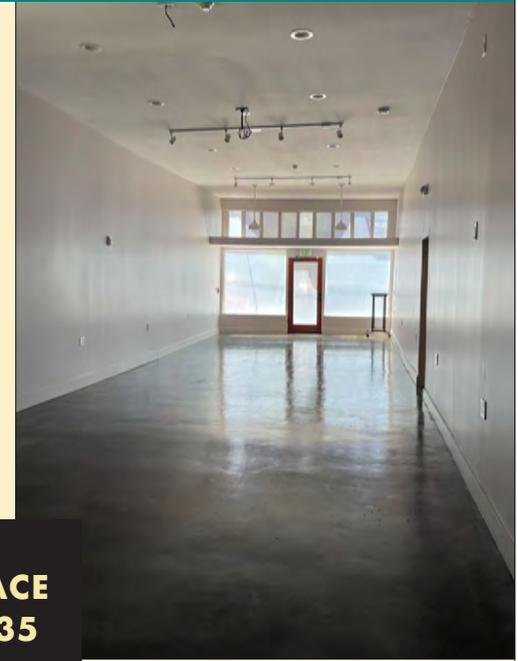
This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



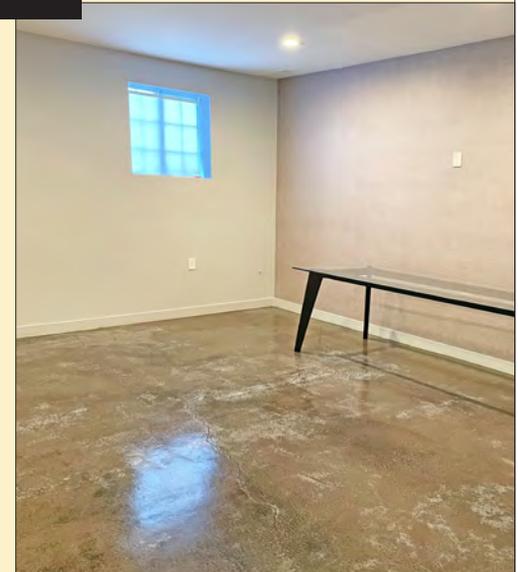
**SPACE  
1831**



**SPACE  
1835**



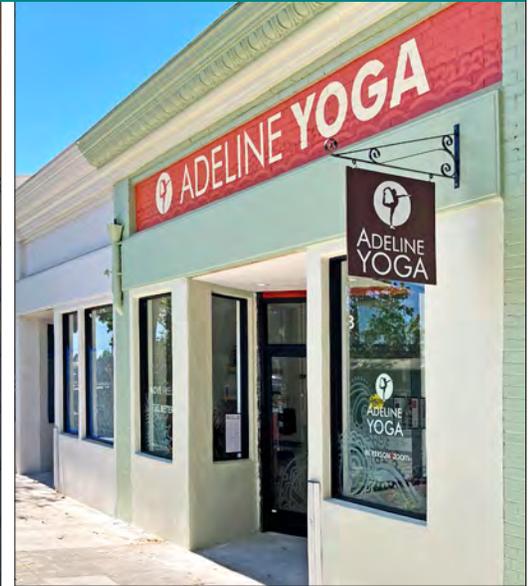
**SHARED KITCHEN ▼**



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COMMERCIAL REAL ESTATE BROKERAGE

1831 AND 1835 HARMON STREET, 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.