

**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

**OFFICE FOR LEASE :: 1841 BERKELEY WAY, BERKELEY, CA**  
**Office Opportunity with Private Patio – Furnishings Available**

**Across  
From  
Trader  
Joe's**



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

**SIZE:** ±3,306 rsf

**LEASE RATE:**

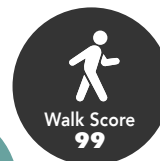
\$3.00 psf/month IG

**ZONING:**

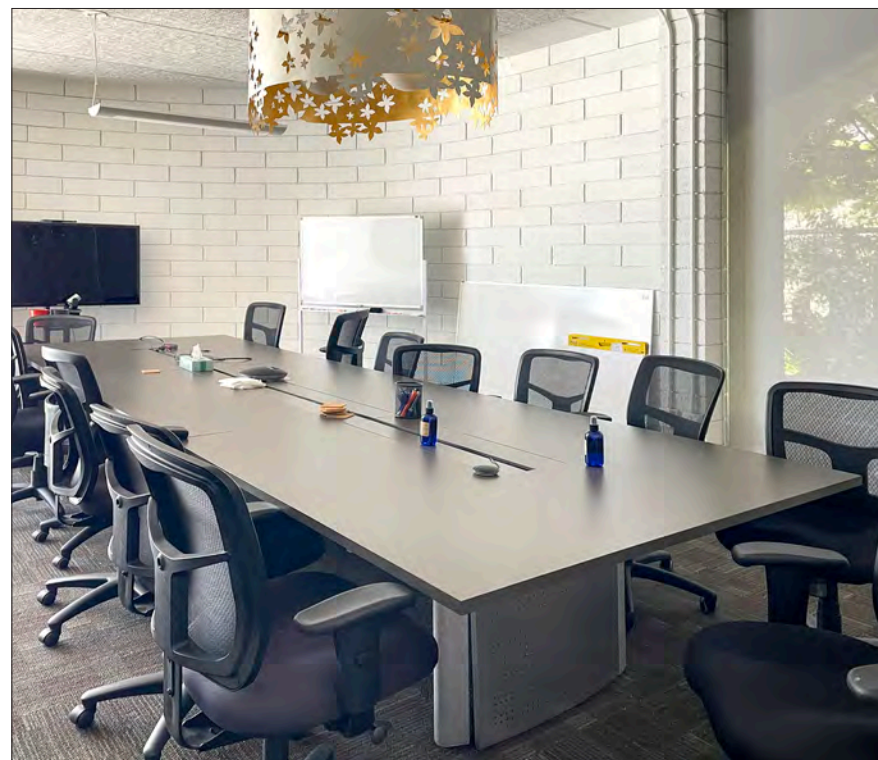
C-N (Neighborhood  
Commercial District)

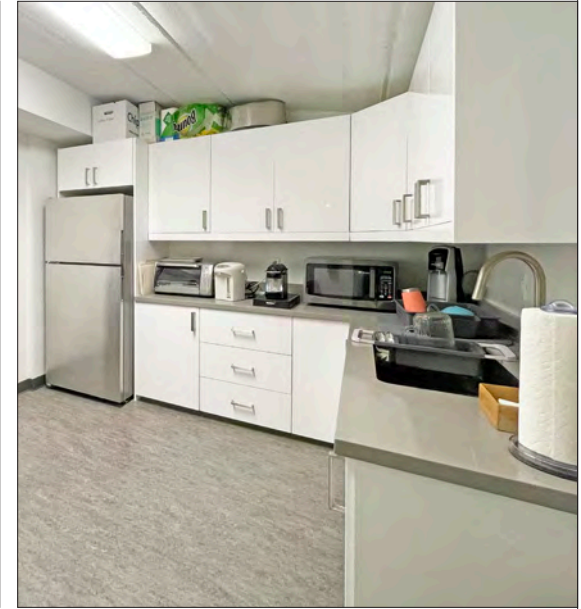
- Spacious open area for multiple workstations, 4 private offices, conference room, kitchenette, 2 restrooms, and storage
- Great natural light, lots of operable windows
- Private patio accessible through french doors
- Up to 5 parking spaces available (additional cost)
- Across from Trader Joe's and 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

- 3 blocks to UC Theatre with live music performances
- 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
- Several sports facilities are located at UC Berkeley campus
- Access to AC Transit buses with stops all along Shattuck Avenue



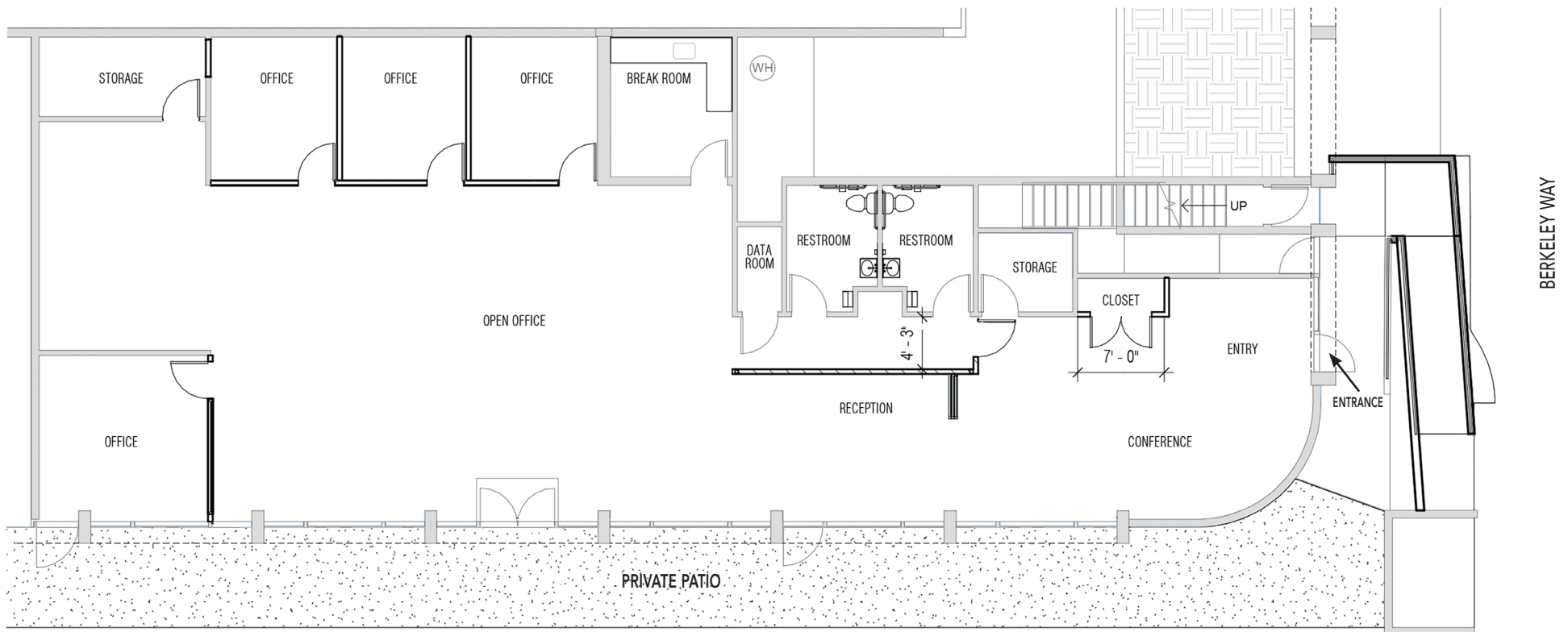
**Option  
For Turn Key  
With  
Furniture**





SHATTUCK AVENUE

← PARKING ENTRANCE



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
Nation's Giant Hamburgers	Grégoire
Imm Thai Street Food	Eureka!
Stand-Up Burgers	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

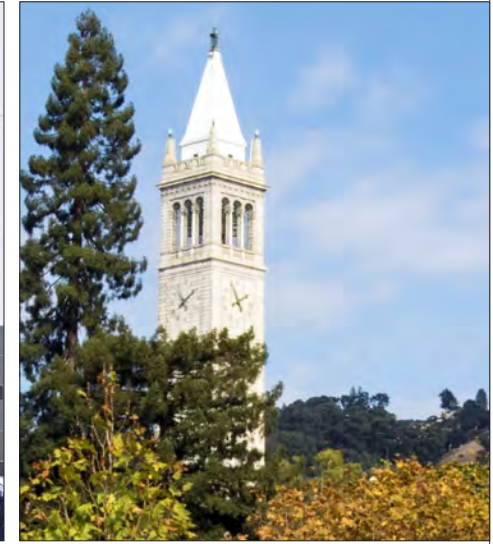
### ENTERTAINMENT

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





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.