

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**OFFICE FOR LEASE :: 1841 BERKELEY WAY, BERKELEY, CA**  
**Plug and Play Ground Floor Office with Private Patio**

Across  
From  
Trader  
Joe's



**CONTACT: KEVIN GORDON**

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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

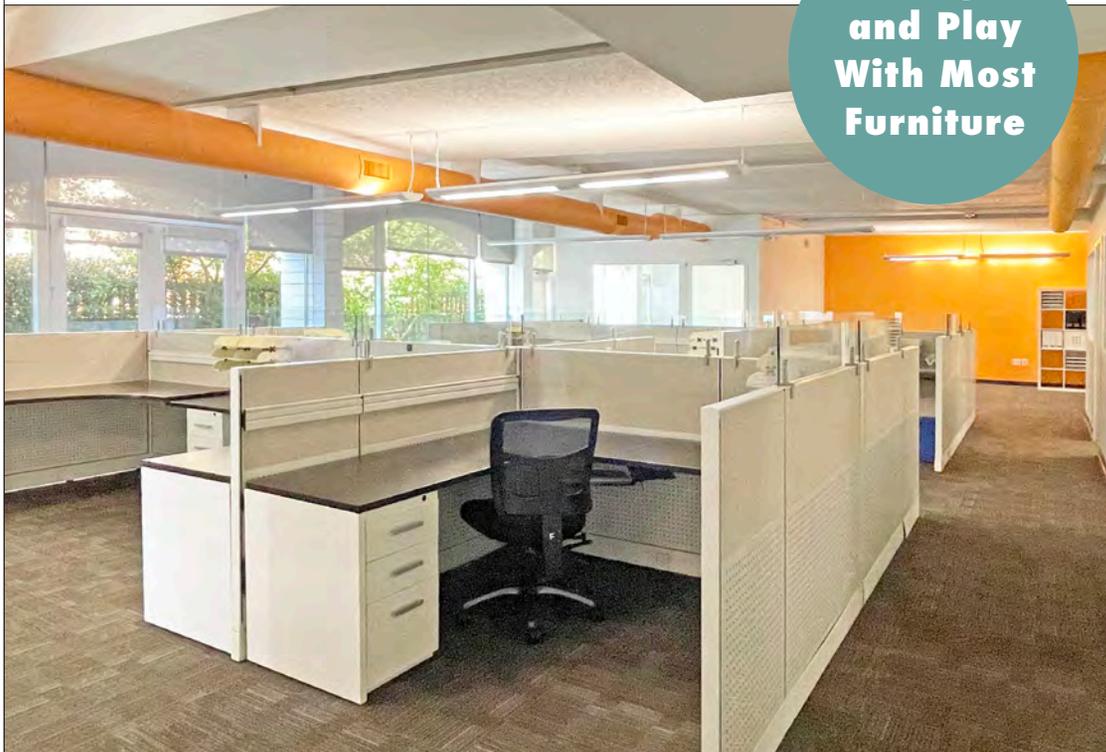
**ZONING:**  
C-N (Neighborhood  
Commercial District)

- 15 cubes/work stations
- 4 private offices, 1 large private could be an enclosed conference room
- Open large conference area, and 2 interview/storage rooms
- Private patio with garden
- Great natural light, lots of operable windows
- Up to 5 parking spaces available (additional cost)
- 1 block to University Avenue and 2 blocks to Berkeley's Downtown Arts District
- 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



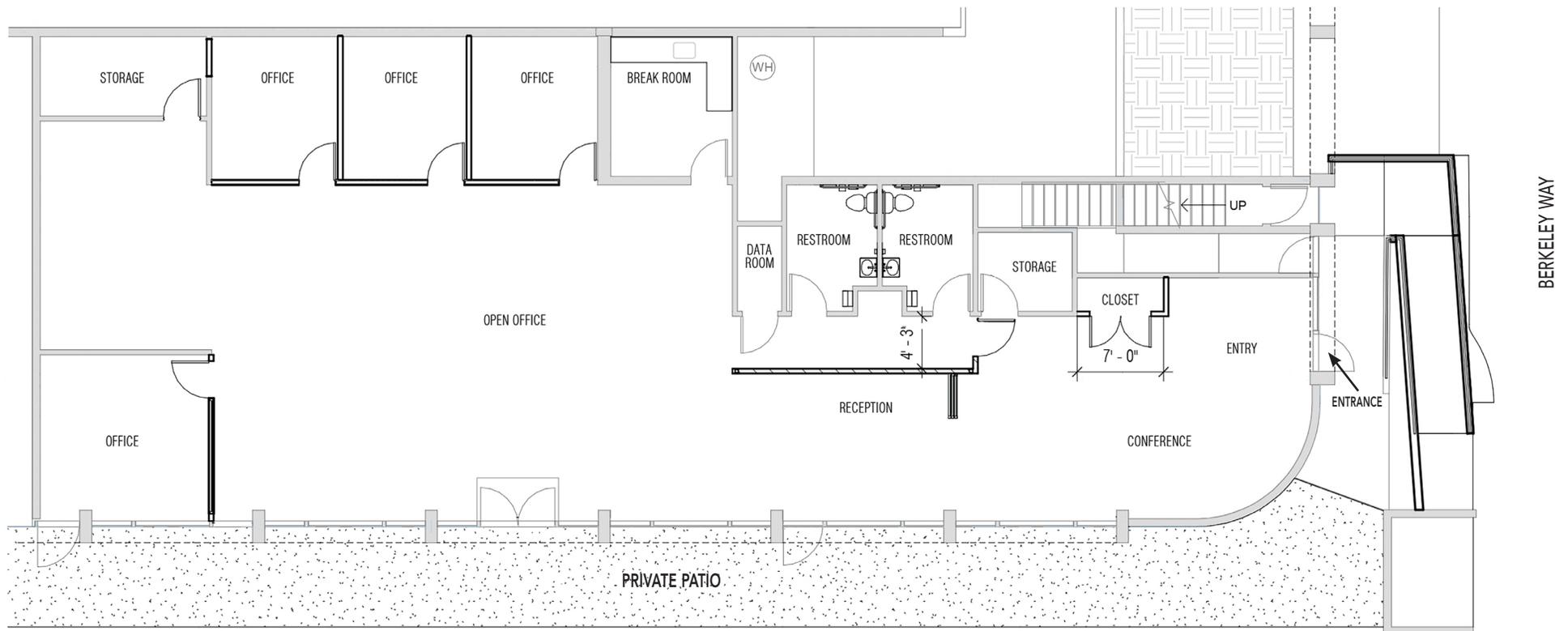
Plug  
and Play  
With Most  
Furniture





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!             |
| Chipotle Mexican Grill      | 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
- Shop College Wear
- Target
- FedEx Ship Center
- 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

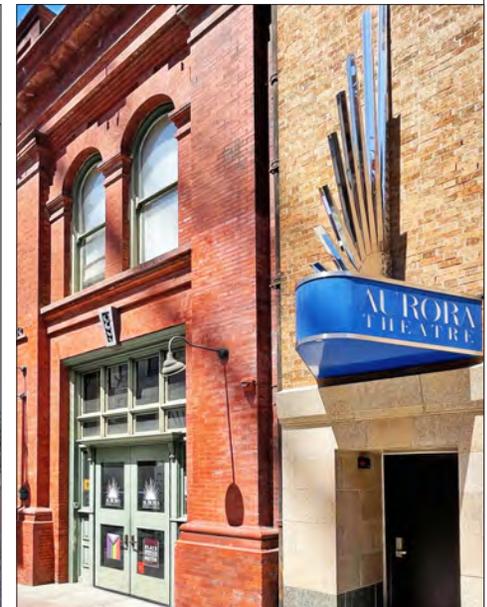
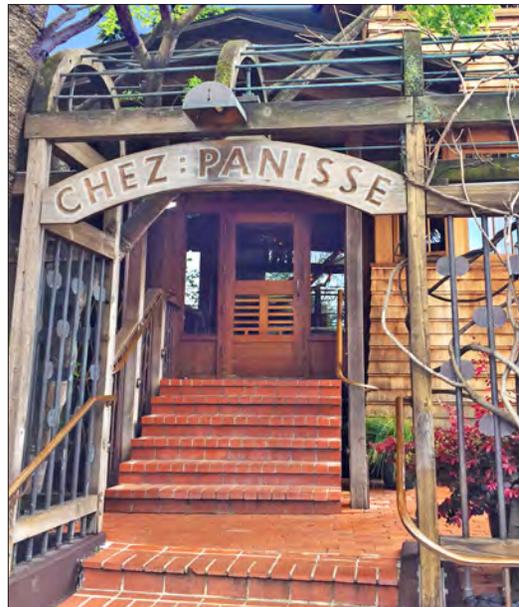
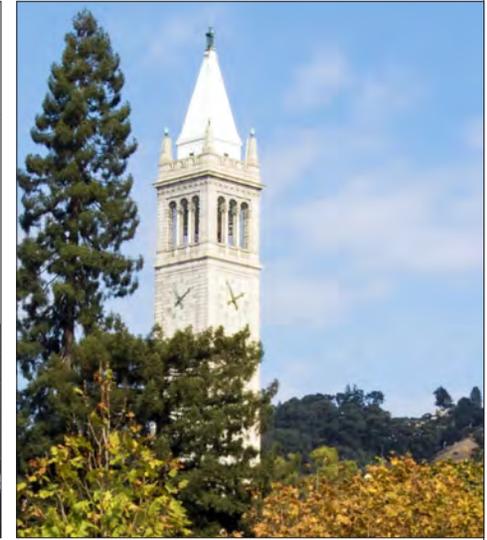
- Downtown YMCA
- Yoga Kula
- Cyclebar
- CorePower Yoga



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1841 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.