

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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FOR LEASE

2014 SHATTUCK AVENUE, BERKELEY, CA



**Full
Second
Floor
Office**

**Near
720 Parking
Spaces in
Nearby City
Garage**

**STEPS
TO
BART**

**Amid
Local Eateries
and
Attractions**

HVAC

**In
Historic
Heywood
Downtown
Berkeley
Building**

**1 Block
From
UC Berkeley**

**Potential
For
Furnishings**

STEPS TO BART, BUS LINES, AND DOWNTOWN BERKELEY'S CULTURAL AND CULINARY BOUNTY

SIZE:

±2,035 rsf

LEASE RATE:

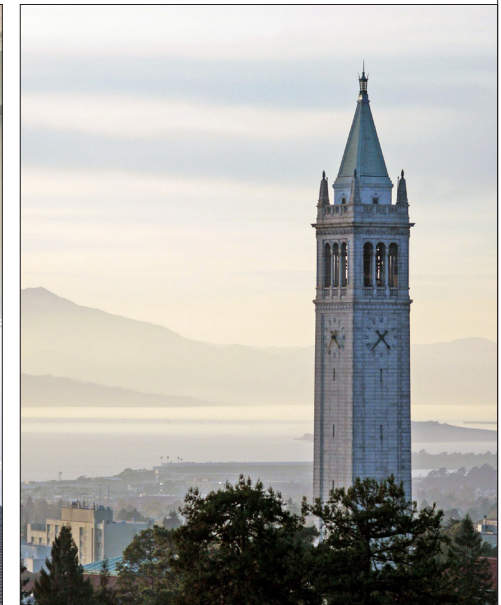
\$2.95 psf/month IG

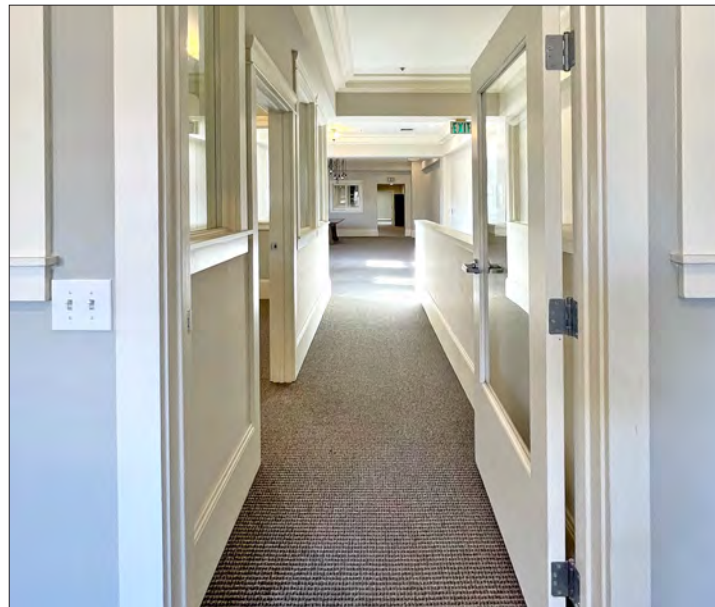
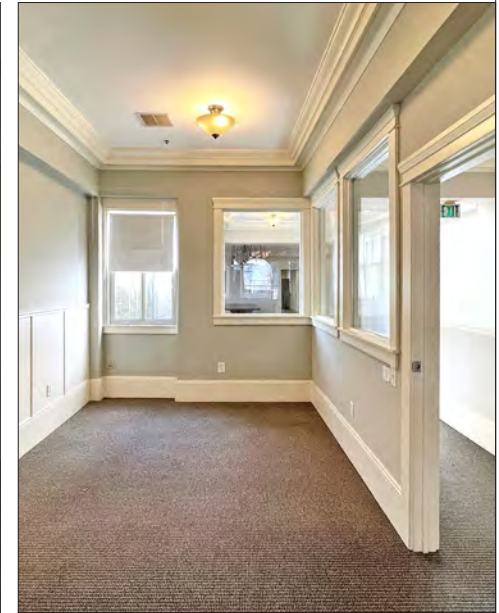
ZONED: C-DMU (Downtown Mixed-Use District)

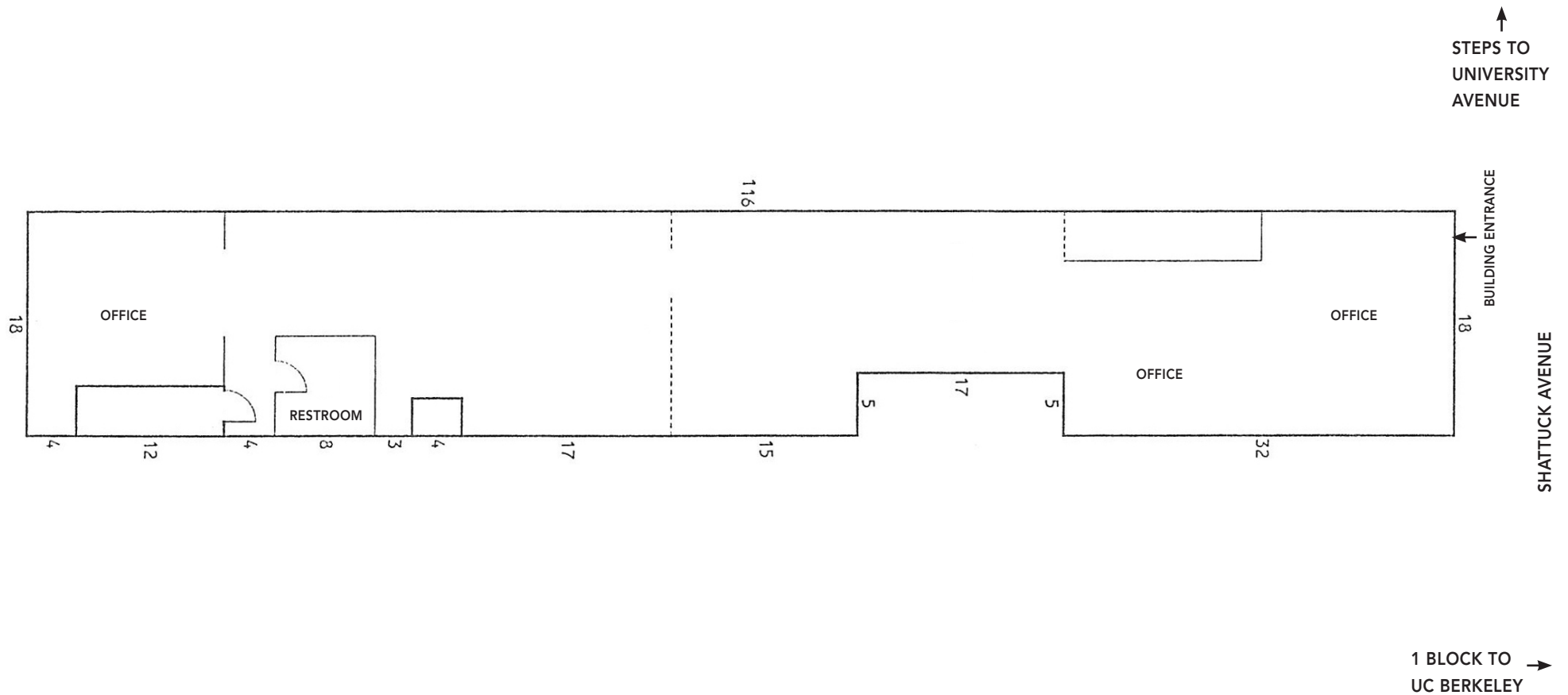


- Second floor with 3 private offices, 2 open work spaces, and kitchenette
- Renovated, modernized interior with architectural charm, high ceilings and an abundance of natural light
- Separate ventilation system and operable windows
- 1 block to UC Berkeley
- 1 block to Center Street parking garage, as well as secure (free) bike valet parking at adjacent BikeHub
- 2 blocks to both Residence Inn by Marriott Berkeley, and Hotel Shattuck Plaza

- Above Lucia's, and next to Comal (Michelin BIB Gourmand winner)
- Steps from the thriving Downtown Arts District, with Aurora and Berkeley Rep Theatres, Freight and Salvage, the California Jazz Conservatory, BAMPFA, UC Theatre, and Zellerbach Hall
- Easy walk to Target, CVS, Trader Joe's, Peet's Coffee, Jupiter, Eureka!, Sliver Pizzeria, Half Price Books, Ippudo, Blue Bottle Coffee, Gather, The Butcher's Son, and Chipotle
- Close to many services such as printing and copying, UPS Store, bank and credit union branches, and US Post Office
- Near fitness including CorePower Yoga, Berkeley YMCA, Pure Barre, Equinox, and Spieker Aquatics Complex
- 3 blocks to North Shattuck's famous culinary neighborhood – featuring Chez Panisse, Grégoire, and Via del Corso







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.

Berkeley is densely populated with a highly educated, high income population. A central hub of public transportation with Downtown BART, AC Transit Bus, electric scooters and e-bike rentals – allows access to the entire San Francisco Bay Area in minutes.

- High foot traffic every day; working population is $\pm 72,000$
- UC Berkeley's daily headcount is over 62,000
- Berkeley City College has $\pm 7,000$ students each semester; Berkeley High School has $\pm 3,500$ students annually
- ± 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has $\pm 5,500$ residents in its 30-block footprint
- Several new developments within 1/4-mile radius
- The new Residence Inn by Marriott is the 4th-tallest building in Berkeley
- Walking distance to over 119,000 live theater, music, and sports venue seats
- BAMPFA – a combined art museum, repertory movie theater, and archive, brings rich artistic resources to the community



DEMOGRAPHICS

WITHIN 3 MILES

Population	211,923
Average Household Income	\$142,014
Daytime Employees	146,029

Source: CoStar



COMAL

tendergreens



THE BUTCHER'S SON
VEGAN DELICATESSEN

Jupiter



BLUE BOTTLE
COFFEE



BAMPFA

GATHER
Kitchen • Bar • Market



CROSSROADS

TRADER JOE'S

ACE
Hardware

Eureka!

pure barre

corepower YOGA

Residence INN
BY MARRIOTT

HALF PRICE BOOKS

RESTAURANTS, BARS AND CAFÉS

Comal Restaurant	Gather
Lucia's Italian Restaurant	La Note Restaurant
Tap in Lounge	Ippudo
Tender Greens	Blue Bottle Coffee
The Butcher's Son	Spats Berkeley
Berkeley Social Club	Platano
What the Cluck Berkeley	Tupper & Reed Cocktail Bar
Imm Thai Street Food	Starbucks
Garden Variety	Gadani
Bobby G's Pizzeria	Cornerstone Craft Beer & Live Music

Sweetgreen
Milkbomb Ice Cream
Ippudo

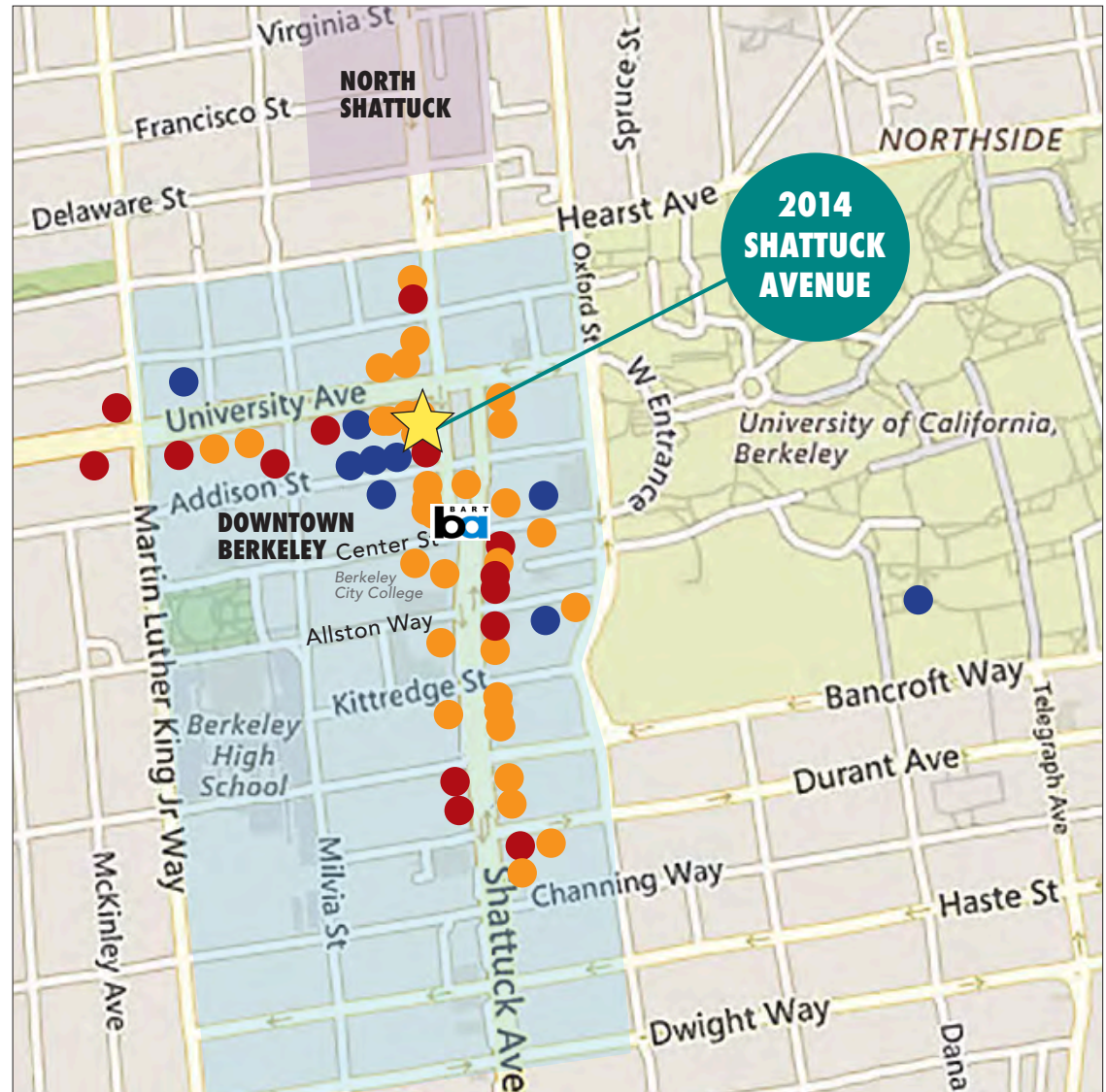
Peet's Coffee
Sliver Pizzeria
Study Hall Rooftop Lounge
Eureka!
Jupiter Pizza & Beer
Crave Subs
Angeline's Louisiana Kitchen
Chipotle Mexican Grill
Revival Bar + Kitchen

ENTERTAINMENT

UC Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
California Jazz Conservatory
Freight & Salvage
The Marsh Arts Center
The Back Room Live Music
Cal Performances/Zellerbach Hall
BAMPFA

RETAIL

Trader Joe's	Berkeley Ace Hardware
UPS Store	Lhasa Karnak Herb Company
FedEx	Lulu's Cyclery
Verizon	Shop College Wear
Stone Room 2	Crossroads Trading
Target	Pegasus Books
CVS	Mike's Bikes of Berkeley



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COMMERCIAL REAL ESTATE BROKERAGE

2014 SHATTUCK AVENUE, BERKELEY, CA
NEIGHBORHOOD



**BERKELEY'S VIBRANT
CITY CENTER,
FAMOUS FOR ITS THRIVING
PERFORMING
AND VISUAL ARTS SCENE,
IS BURSTING WITH
HIP SPOTS
TO EAT AND DRINK**



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.