

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: 2095 Rose Street, Suite 101, Berkeley, CA
OFFICE OR SERVICE COMMERCIAL SPACE IN NORTH BERKELEY



CONTACT: KEVIN GORDON

510 898-0513 • kevin@gordoncommercial.com • DRE# 01884390

CORNER GROUND FLOOR OFFICE OR SERVICE COMMERCIAL SPACE – WITH FURNITURE AVAILABLE

SIZE

±3,511 RSF

LEASE RATE

\$2.85psf/month IG

ZONED

C-NS (North Shattuck
Commercial)

- Well-maintained building with natural light, and high ceilings
- 5 private offices, large open space with lounge area and 3 cubicles, phone room, storage room
- Operable front windows, HVAC, shared restroom
- Exclusive break room with kitchenette
- Sonic/fiber available
- Covered parking across the street (additional charge)
- Nearby street parking
- Join building co-tenants Better Homes and Gardens, The Bar Method, and second floor professional businesses
- Across from Safeway, UPS Store, Copy Central, and CVS
- Steps to Post Office, Chez Panisse, Grégoire, The Cheese Board, Lo Coco's, Saul's Deli, and the original Peet's Coffee, and a weekly Farmer's Market (every Thursday)
- Amid artisan shops, jewelers, and galleries
- Outstanding public transportation with AC Transit, BART, Bikeshare
- 15 minute walk to Downtown BART; 17 minute walk to UC Berkeley

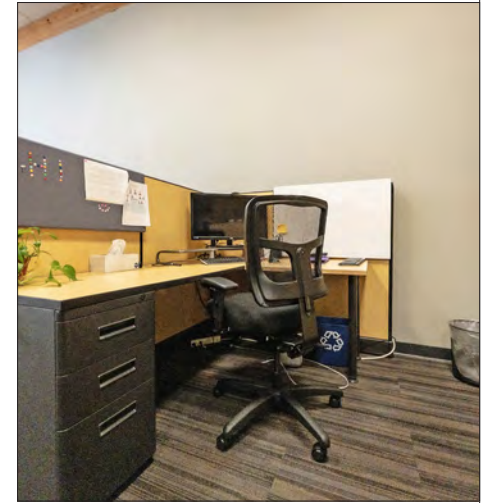
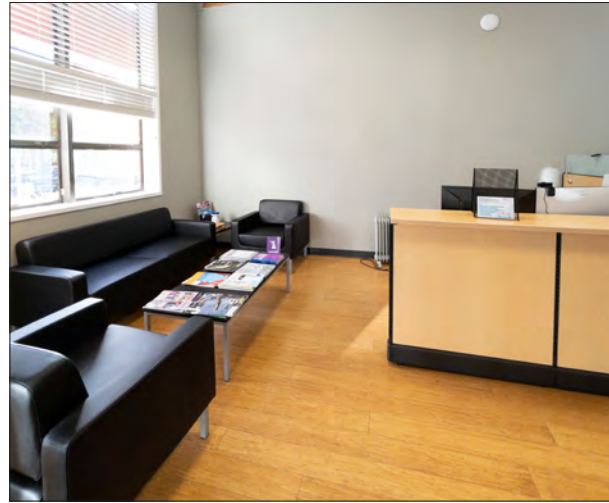


ON THE EDGE OF NORTH SHATTUCK'S GOURMET CORRIDOR, NEAR RESTAURANTS TOPPING NATIONWIDE "BEST OF" LISTS

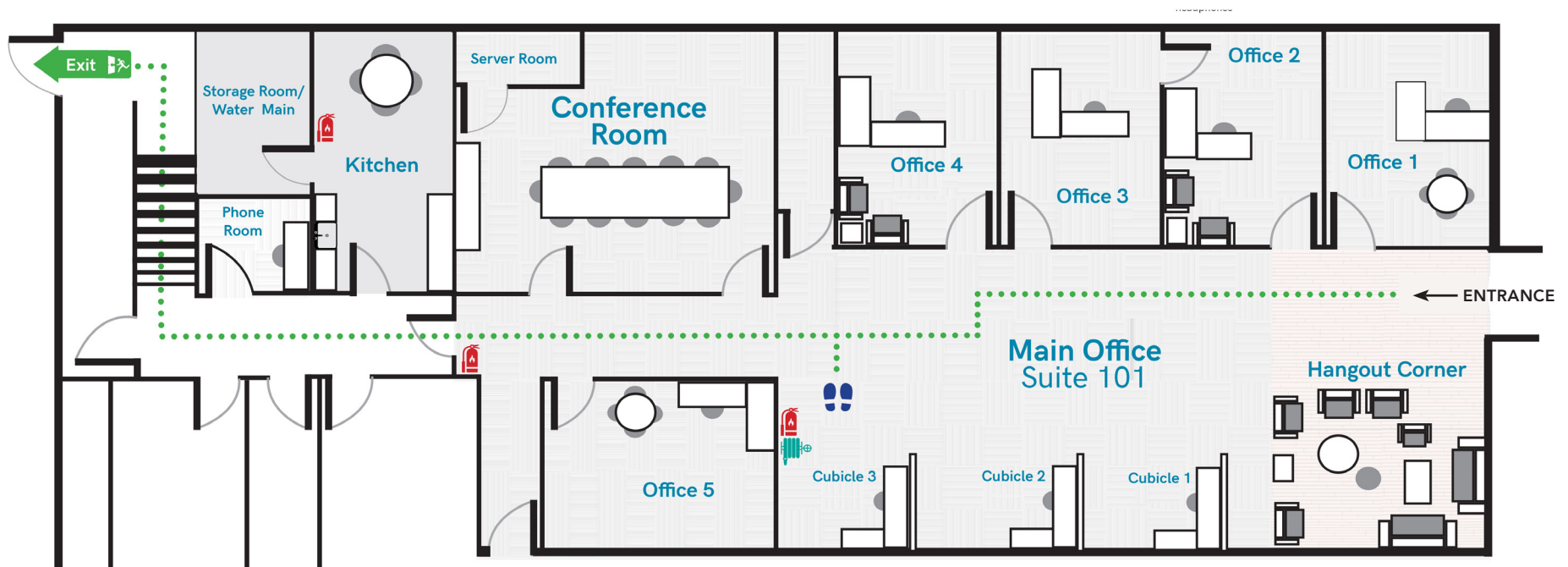
GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2095 ROSE STREET, SUITE 101, BERKELEY, CA
PHOTO TOUR



SHATTUCK AVENUE



ROSE STREET

THIS DRAWING IS NOT TO SCALE, AND IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

SITUATED IN NORTH BERKELEY'S WORLD-RENOWNED CULINARY NEIGHBORHOOD



RESTAURANTS, CAFÉS AND BARS

Chez Panisse	Crepevine	Comal
The Cheese Board	Lo Coco's	Ippudo
Masse's Pastries	Peet's Coffee	Jupiter Brewpub
Grégoire Restaurant	Tigerlily	Gather
Via Del Corso	The Local Butcher Shop	Eureka!
Epicurious Garden Food Hall	Sweetgreen	Bobby G's Pizzeria
Saul's Deli	Asha Tea House	Agrodolce Osteria
Fava	Victory Point Cafe	Spats
Cafenated Coffee Company	Guerilla Cafe	Chipotle
Caravaggio Gelateria Italiana	Tender Greens	Blue Bottle Coffee
Triple Rock Brewery	Berkeley Social Club	Starbucks
Cupcakin Bake Shop	Revival Bar + Kitchen	Tender Greens

RETAIL

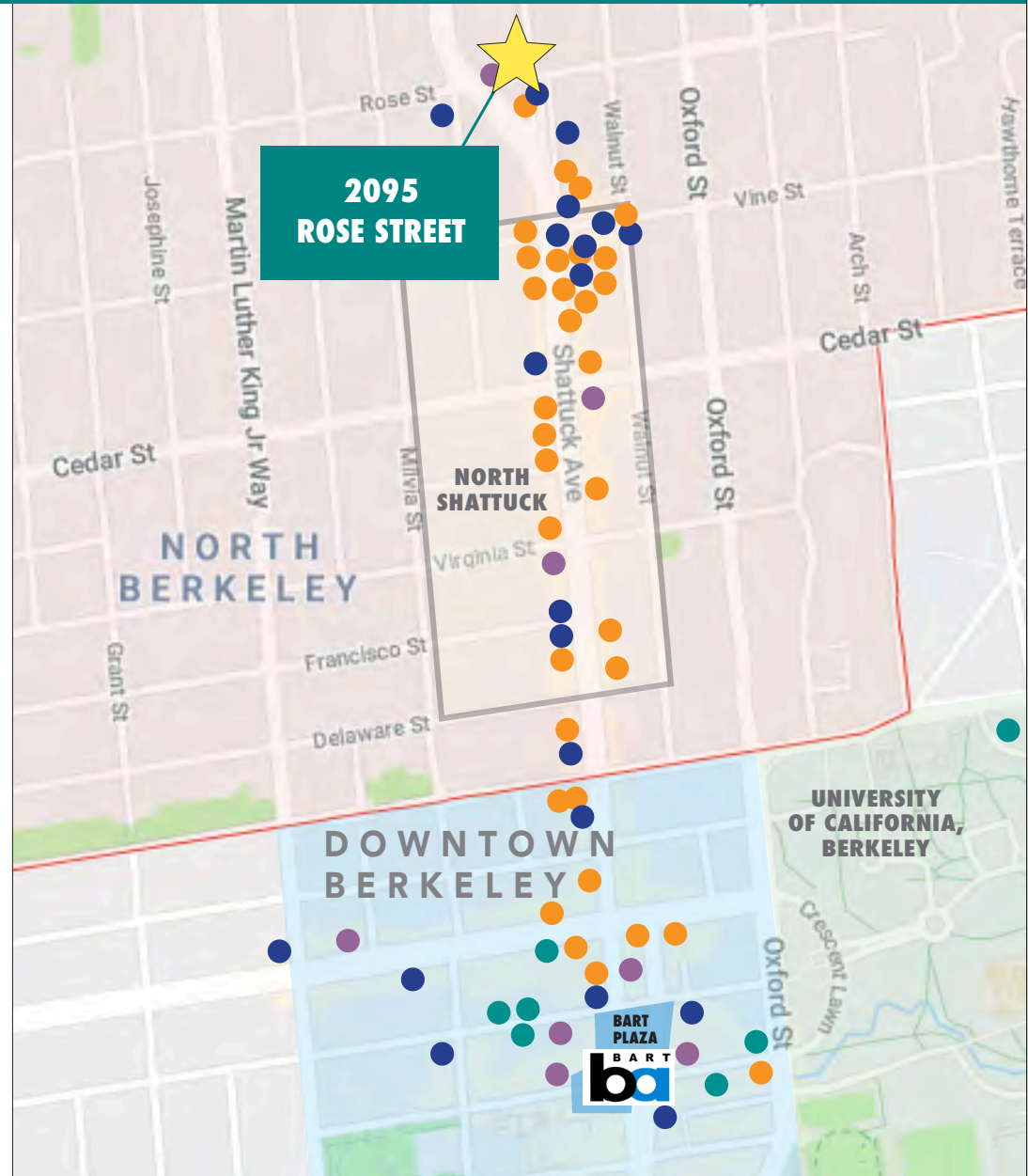
- Andronico's Market
- Books Inc.
- Safeway
- CVS
- Walk Shop Shoes
- A Priori Gift Shop
- Healthy Spot Pet Store
- Dimples Children's Clothing
- UPS Store
- Target
- Mike's Bikes of Berkeley
- Trader Joe's
- Half Price Books
- Lulu's Cyclery
- Ace Hardware
- FedEx Ship Center
- Lhasa Karnak Herb Company
- Berkeley Ace Hardware

ENTERTAINMENT

- Berkeley Repertory Theatre
- Aurora Theatre Company
- Freight & Salvage
- UC Theatre
- The Marsh Arts Center
- The Greek Theatre
- Berkeley Art Museum and Pacific Film Archive (BAMPFA)

FITNESS

- The Bar Method
- YMCA
- Pure Barre
- Yoga Kula
- Cyclebar
- Benchmark Climbing Gym
- CorePower Yoga



- Less than 1/2 mile to Downtown Berkeley, and 5 blocks to UC Berkeley campus with over 62,000 daily population
- Less than 1 mile from Solano Avenue shopping district
- Steps away from many artisan shops, boutiques and popular eateries
- Neighboring businesses include: Chez Panisse, The Cheese Board, Fava, Crepevine, Grégoire, Via Del Corso, Andronico's, Saul's Deli, Books Inc, A Priori Gift Shop, Masse's Pastries, Lo Coco's, and Epicurious Garden
- 1 block to Walnut Square with several unique stores, and the original Peet's Coffee
- Amidst many offices and services such as printing, banks, US Post Office, FedEx Ship Center, and UPS Store
- Easy walk to numerous world-class theatre, arts, live music and sports venues

DEMOGRAPHICS

	1 MILE	3 MILE
Population	51,628	203,610
Households	21,019	84,957
Average HH Income	\$114,923	\$141,749
Daytime Employees	27,941	136,701

(Source: CoStar)



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.