

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 2812-2820 TELEGRAPH AVENUE, BERKELEY, CA**

Two Ground Floor Retail, Office, or Service Commercial Spaces



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## High Visibility Location on Busy Telegraph Avenue

Well-suited for retail, office, or service commercial. To be delivered in vanilla-shell condition

### FEATURES

- Open space with some support columns

- Prominent display windows
- High Ceilings
- Restrooms

- New seismic retrofit
- 100 AMP electrical in each space

### ZONED

C-C (Corridor Commercial)

## 2812 Telegraph Avenue

SIZE: ±927 rsf • LEASE RATE: \$2,500/month IG

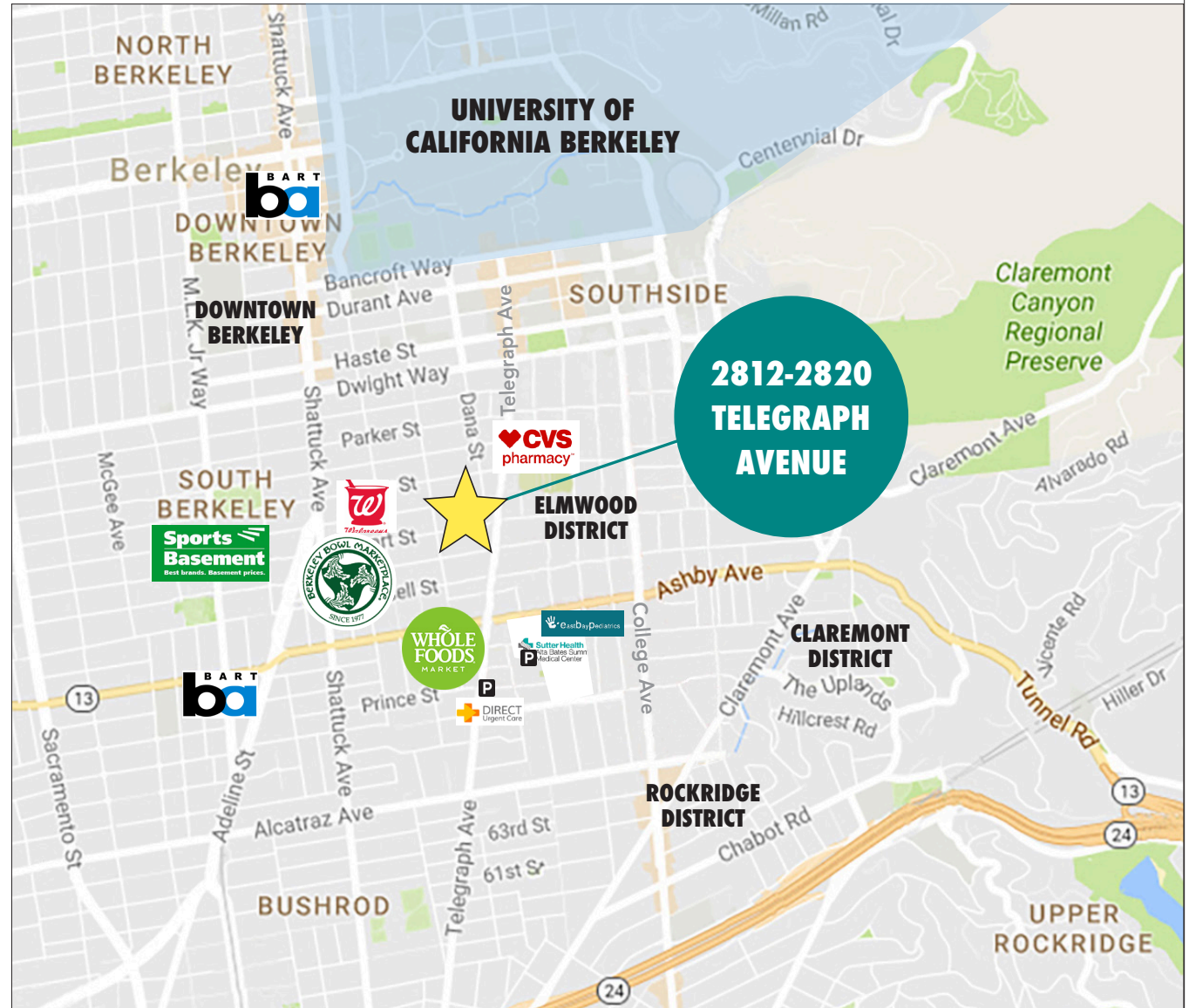


## 2820 Telegraph Avenue

SIZE: ±1,760 rsf • LEASE RATE: \$4,150/month IG



- 3 blocks north of Ashby Avenue (State Route 13)
- Close to Downtown and UC Berkeley campus
- Excellent freeway access with proximity to HWY-13 (Ashby Avenue), HWY-24, and HWY-580
- Easy street parking
- Next to Royal Rangoon Burmese Restaurant
- Across from the Green Yogi Yoga Studio, Royal Rangoon, Rose Garden Inn, CVS, and Willard Middle School (600 students).
- Near Whole Foods Market, Alta Bates Hospital, vibrant Telegraph District, Elmwood shopping, and many popular eateries
- Amid numerous medical and health-related offices
- 5 blocks to the Telegraph District shops and eateries
- 1/2 mile to Ashby BART station, and easy commute by bike or bus
- Near Downtown Berkeley and UC Berkeley campus



Walk Score  
**92**



Near Popular  
Eateries



Bike Score  
**99**



Good  
Transit

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.