

**FOR LEASE: 3095 TELEGRAPH AVENUE, BERKELEY, CA**  
**MEDICAL/OFFICE SPACE NEAR ALTA BATES SUMMIT MEDICAL CENTER**



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## CLOSE TO ALTA BATES SUMMIT MEDICAL CENTER, WHOLE FOODS MARKET, CAFÉS + UC BERKELEY CAMPUS

**SIZE:** ±1,760 rsf

**LEASE RATE:** \$3.45 psf/month IG

**ZONED:** C-T (Telegraph Avenue Commercial)

- Front reception area/waiting room
- Private consultation room
- 3 exam rooms with sink. Storage room, lab
- Restroom
- Exit to rear parking lot
- Four parking spaces available for additional fee



### LOCATION HIGHLIGHTS

- 2 blocks to Whole Foods Market at the corner of Telegraph and Ashby Avenues
- Short walk to Alta Bates Summit Medical Center and free Alta Bates Shuttle to BART
- Served by multiple AC Transit bus lines. Walking distance from Ashby BART
- Nearby public parking garage
- 1 mile to UC Berkeley's ±62,000 daytime population
- 1/2 mile to Berkeley Bowl Marketplace
- Close to both Elmwood and Rockridge District cafés, restaurants and retail shops
- High traffic counts: Telegraph Avenue connects Downtown Oakland to UC Berkeley, intersecting HWY-13 (Ashby Avenue), HWY-24, and HWY-580
- Centrally located within a local employment area containing ±28 office buildings and numerous retail establishments in close vicinity of the property
- The variety of private medical groups in the area benefit from referral systems and medical co-tenancy
- ON BUSY TELEGRAPH AVENUE with excellent signage opportunity. Located in the center of Berkeley's medical cluster

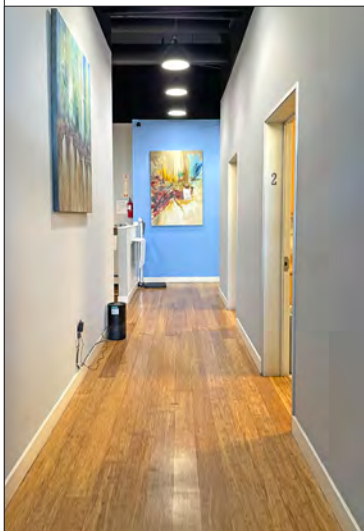
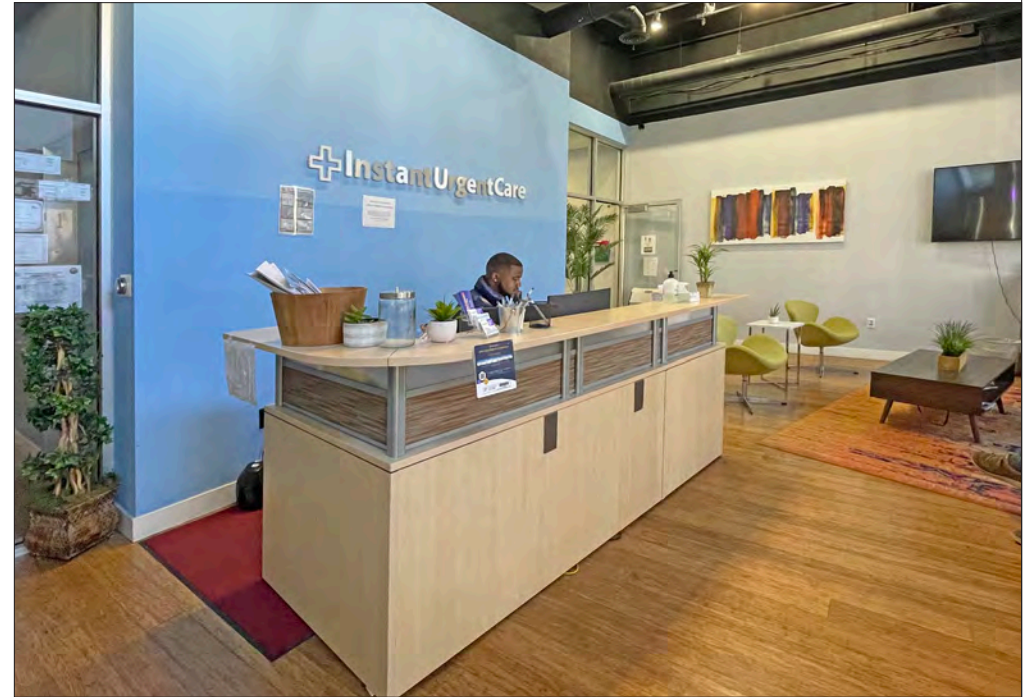




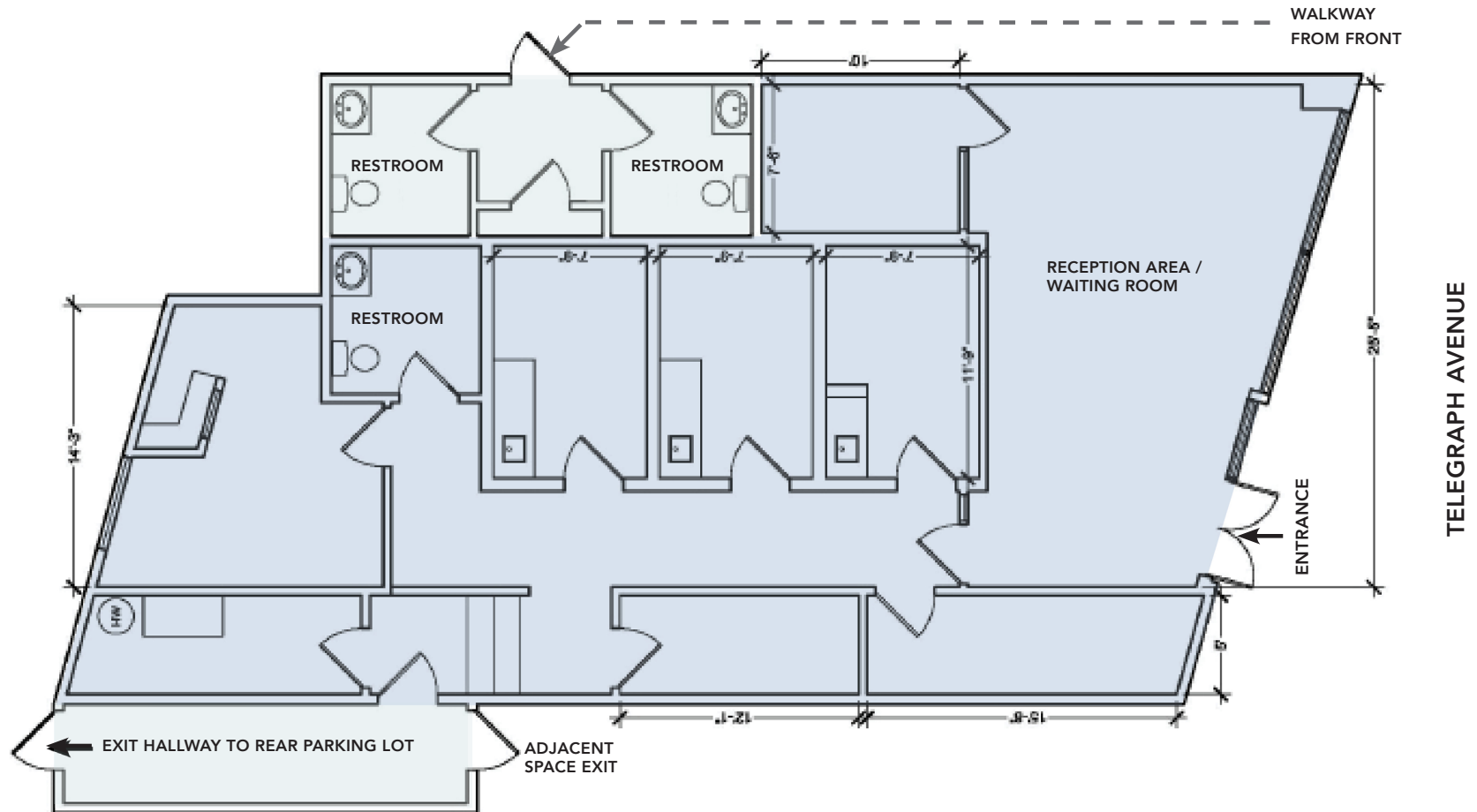
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3095 TELEGRAPH AVENUE, BERKELEY, CA  
PHOTO TOUR



- ± 1,760 RSF
- Common area



These drawings are intended to be used as an aid for planning. Though care was taken in drawing these floor plans, accuracy is not guaranteed.



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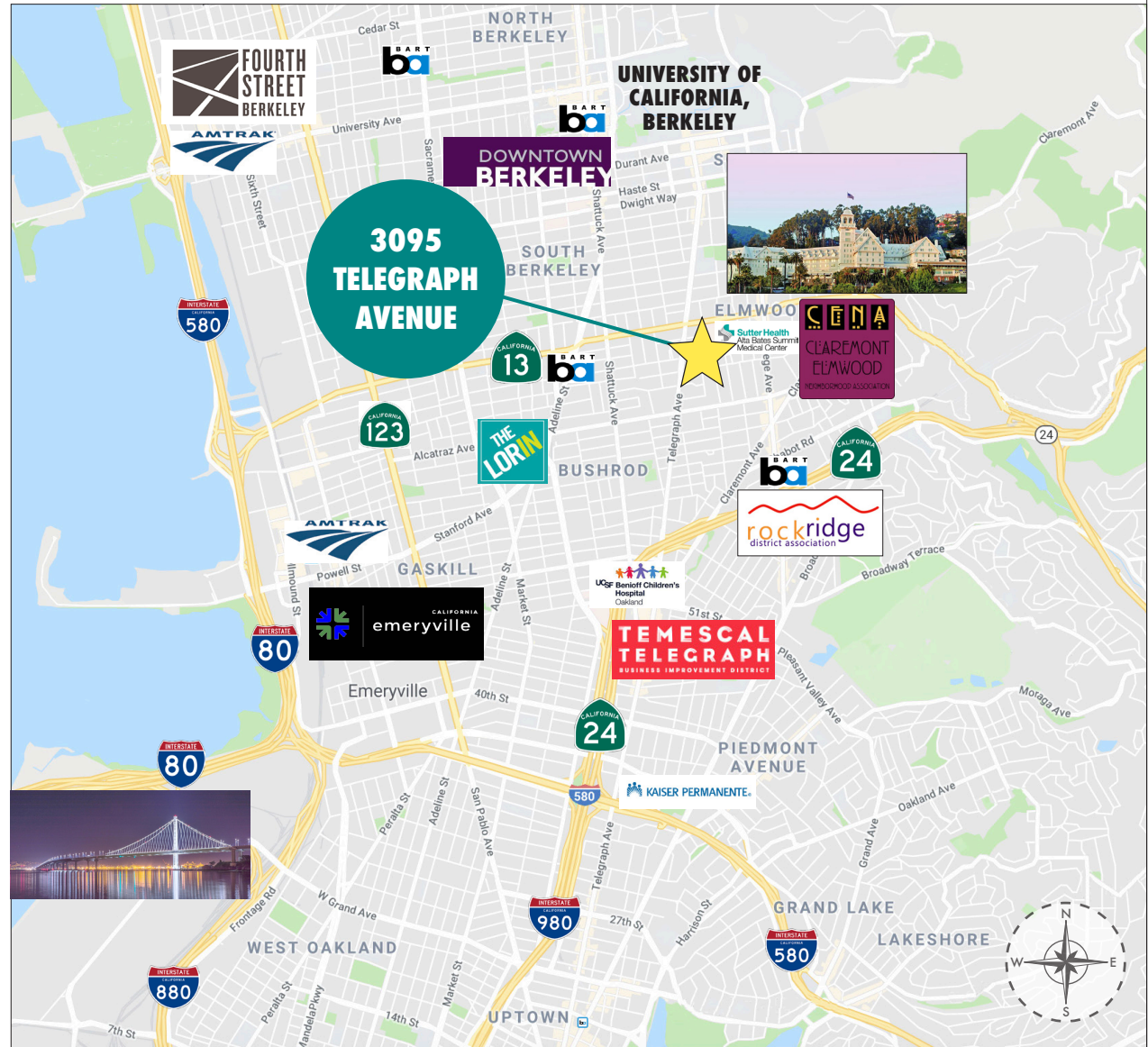
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## 3095 TELEGRAPH AVENUE, BERKELEY, CA LOCATION OVERVIEW

### STEPS TO THESE NEARBY FOOD AND RETAIL STORES:

DEMOGRAPHICS	2 MILE	5 MILE
Population	149,449	444,248
Households	63,453	190,328
Average HH Income	\$128,789	\$133,739
Daytime Employees	120,327	272,008

(Source: CoStar)

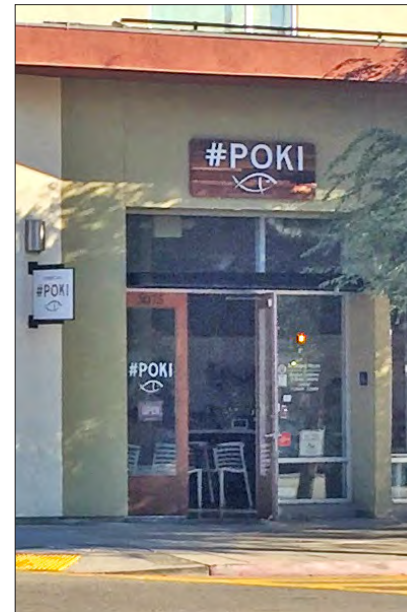




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3095 TELEGRAPH AVENUE, BERKELEY, CA  
NEIGHBORHOOD



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.