

LIGHT-FILLED OFFICES FOR LEASE :: 2006 KALA BAGAI WAY, BERKELEY, CA
WORK IN THE HEART OF DOWNTOWN BERKELEY – JUST STEPS TO BART

**ONE MONTH
FREE RENT**
with a
13-month
lease

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ONE MONTH FREE RENT WITH A 13-MONTH LEASE

AVAILABLE SUITES	RSF	RENT/MONTH
217	±324	\$1,125 FS
218	±377	\$1,220 FS

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



SECOND FLOOR SPACES IN NEWLY RENOVATED BUILDING

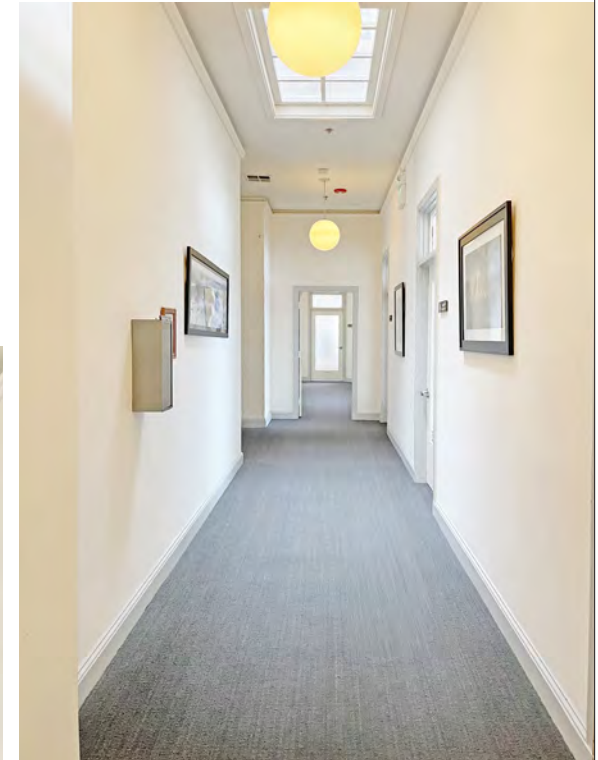
- Spaces offered fully serviced, net of janitorial
- Renovated office space with AC and LED lighting
- Spacious hallways with tasteful decor, skylights, and a shared kitchenette for tenants' use
- High ceiling and an abundance of natural light
- Surrounded by popular eateries, retail shops, and services
- Across from Citibank, Wells Fargo, and Chase
- Above Choluta Linda, across from Ippudo Ramen, Blue Bottle Coffee, Comal, and Lucia's. Surrounded by popular eateries!
- Steps from Downtown Berkeley BART Plaza, and a major hub of public transit – allowing access to San Francisco and the entire SF Bay Area in minutes
- 1 block to City parking with 720 spaces, and near several other parking garages/lots
- Free valet bicycle parking at nearby Center Street Garage
- 1 block to UC Berkeley Campus
- 1 block to Berkeley Art Museum/Pacific Film Archive
- 1 block to the Downtown Arts District
- Near fitness/gyms
- Easy walk to live theater and music, world-class museums, galleries, and sports venues
- Amid destination-worthy eateries
- Surrounded by many new mixed-use housing developments
- Close to Berkeley City College and Berkeley Skydeck Business Center
- 3 blocks to Trader Joe's



5,630 PARKING SPACES IN DOWNTOWN BERKELEY

2,554 of them which are located
in off-street lots and garages







FOR REFERENCE ONLY. 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

Blue Bottle Coffee	MIXT Salad Shop
Cholita Linda	The Butcher's Son
Ippudo	Chocolaterie
Nick The Greek	Berkeley Social Club
Comal	Milkbomb Ice Cream
Lucia's	Café Etoile
Triple Rock Brewery	Bench Café
Jupiter	Nation's Giant Hamburgers
Bobby G's Pizzeria	Imm Thai Street Food
Platano	Cupcakin' Bake Shop
Spats	Sweetgreen
Crepevine	Barney's Gourmet Hamburgers
Eureka!	Chez Panisse
Sliver Pizza	Grégoire
Tender Greens	The Cheese Board Collective
Rose Pizzeria	Via Del Corso

RETAIL

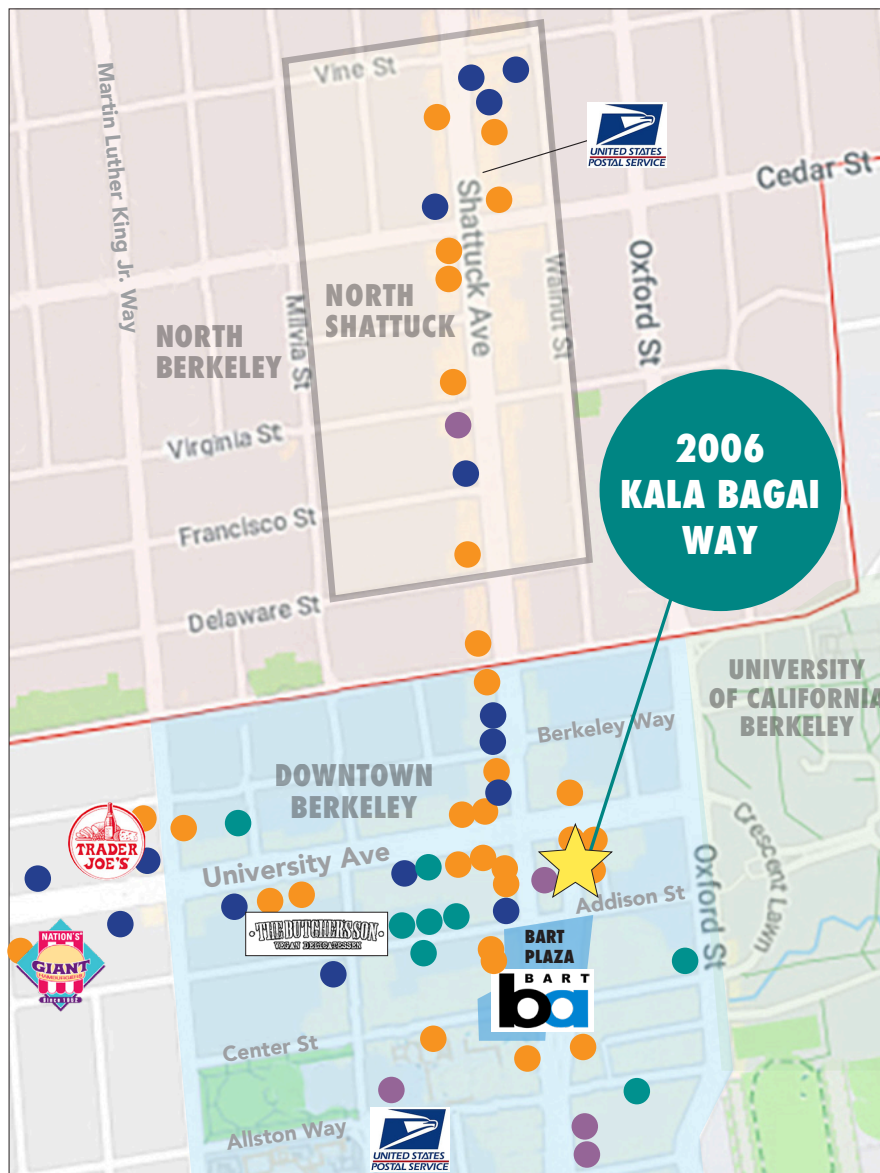
Trader Joe's
 Lulu's Cyclery
 Stone Room 2
 Half Price Books
 Target
 FedEx Ship Center
 Berkeley Ace Hardware
 Mike's Bikes
 Talavera Ceramics & Tile
 Model Shoe Renew
 Lhasa Karnak Herb Co
 Andronicos
 Walk Shop Shoes
 A Priori Gift Shop
 Healthy Spot Pet Store

ENTERTAINMENT

Berkeley Repertory Theatre
 Aurora Theatre Company
 Freight & Salvage
 The Back Room
 UC Theatre
 California Jazz Conservatory
 The Marsh Arts Center
 BAMPFA

FITNESS

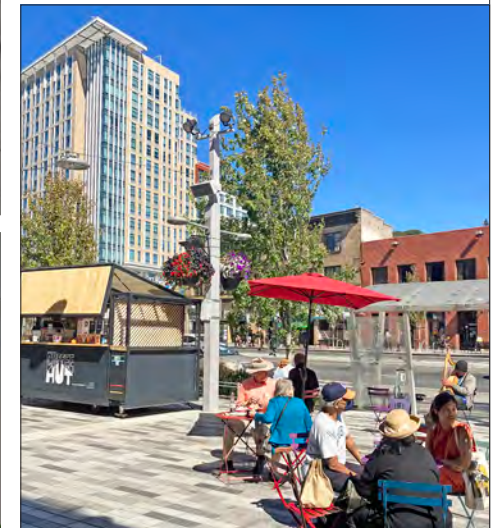
Downtown YMCA
 Yoga Kula
 Orangetheory Fitness
 CorePower Yoga



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2006 KALA BAGAI 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.