

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



**CONTACT: JONATHAN NEWMAN**

510 898-2122 • [jnewman@gordoncommercial.com](mailto:jnewman@gordoncommercial.com) • DRE#02118083



**SIZE:** ±324 rsf

**RENT:** \$1,125/Month FS

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



## SECOND FLOOR SPACE IN NEWLY RENOVATED BUILDING

- Last space available – 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

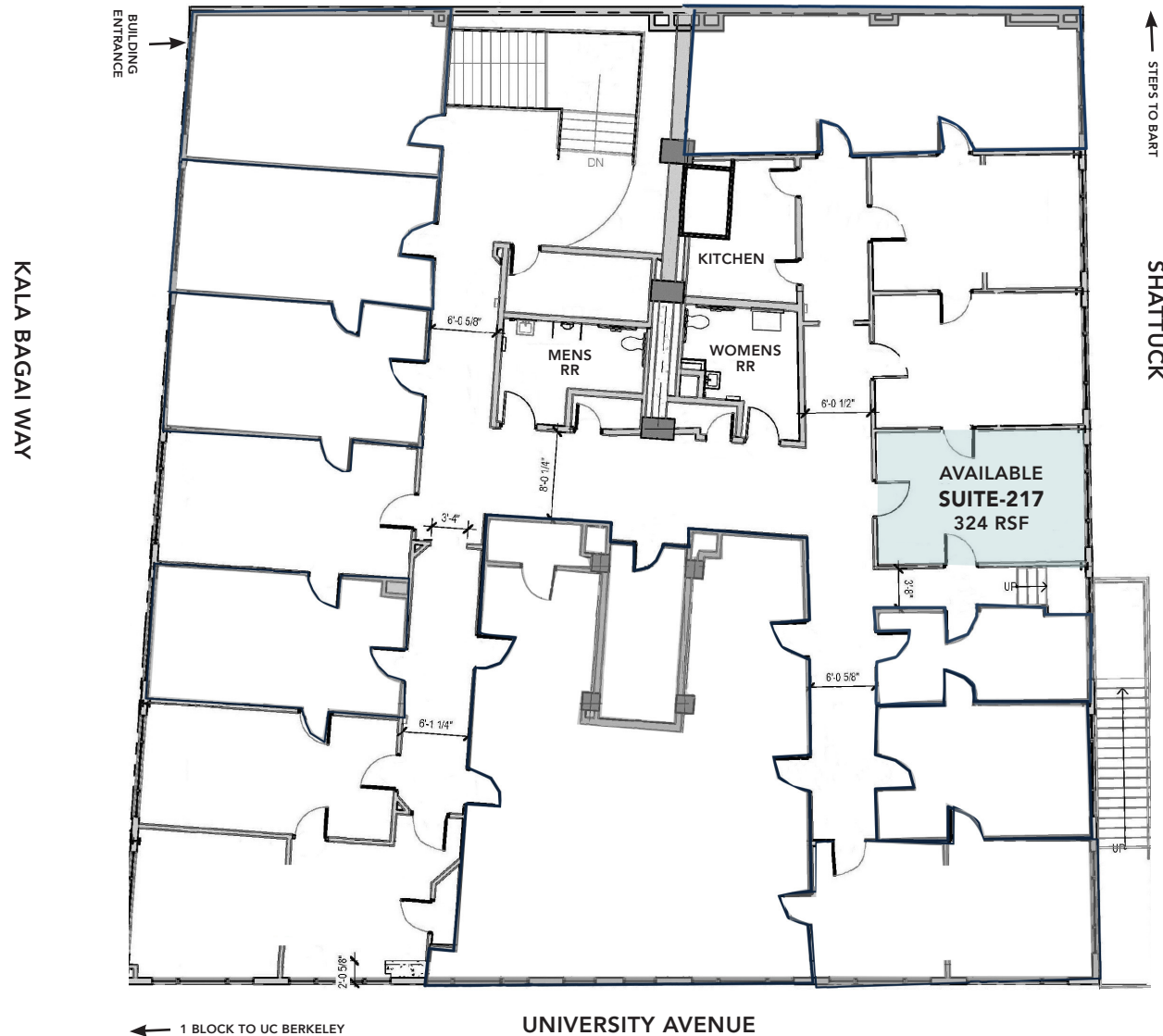


## 5,630 PARKING SPACES IN DOWNTOWN BERKELEY

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

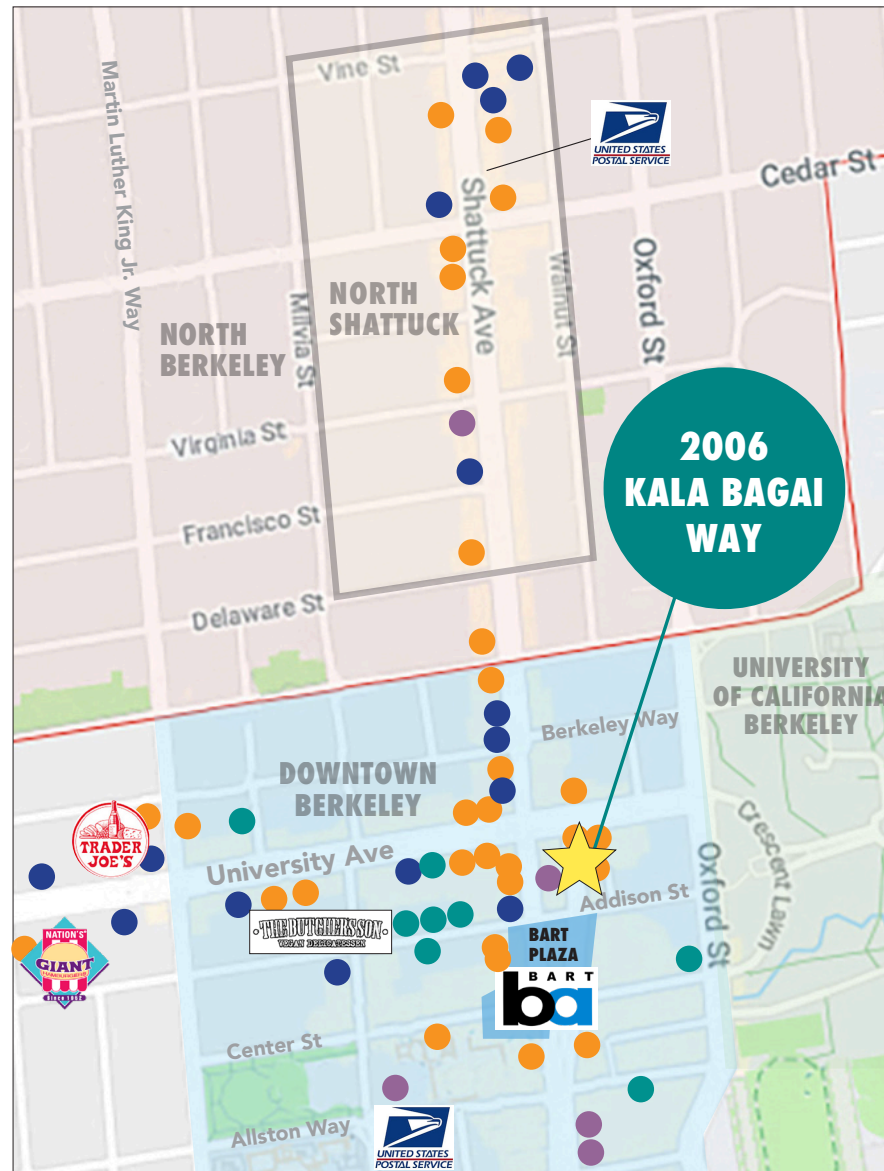
Trader Joe's  
Lulu's Cyclery  
Stone Room 2  
Half Price Books  
Target  
FedEx Ship Center  
Berkeley Ace Hardware  
Mike's Bikes  
Talavera Ceramics & Tile  
Model Shoe Renew  
Lhasa Karnak Herb Co  
Andronicos  
Walk Shop Shoes  
A Priori Gift Shop  
Healthy Spot Pet Store

## 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







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.