

FOR LEASE: 2397 SHATTUCK AVENUE, SUITE 201-209, BERKELEY, CA

:: SECOND FLOOR SUITE - WITH DESIGNATED PARKING ::



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DOWNTOWN BERKELEY OFFICE WITH HIGH-END ARCHITECTURAL DETAILS

SIZE AVAILABLE

±1,771 RSF

LEASE RATE

\$2.50 psf/month

Modified Gross

ZONED C-DMU

(Downtown Mixed-Use)

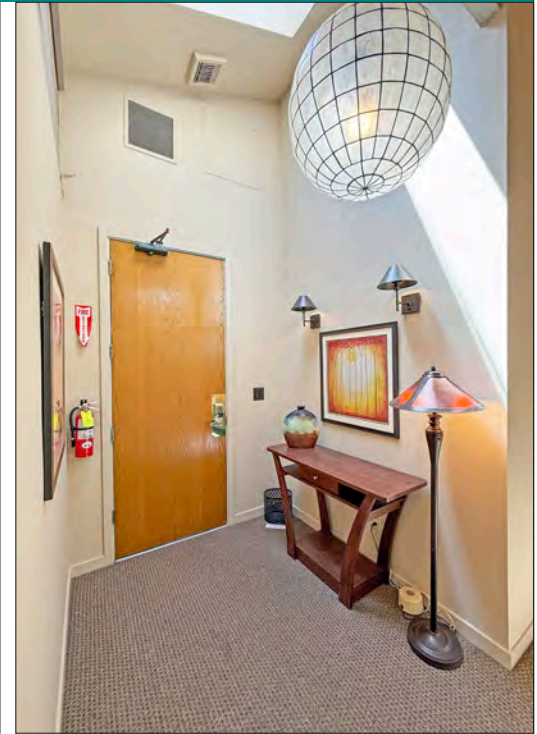
- Classy, well-managed and maintained 2-story building
- High ceilings with ample natural light
- Operable windows, skylights
- HVAC (shared with floor)
- Parking lot in rear with well-lit, easy access from building
- Elevator and secure key card access
- 2 stairways to second floor
- Secure interior common area

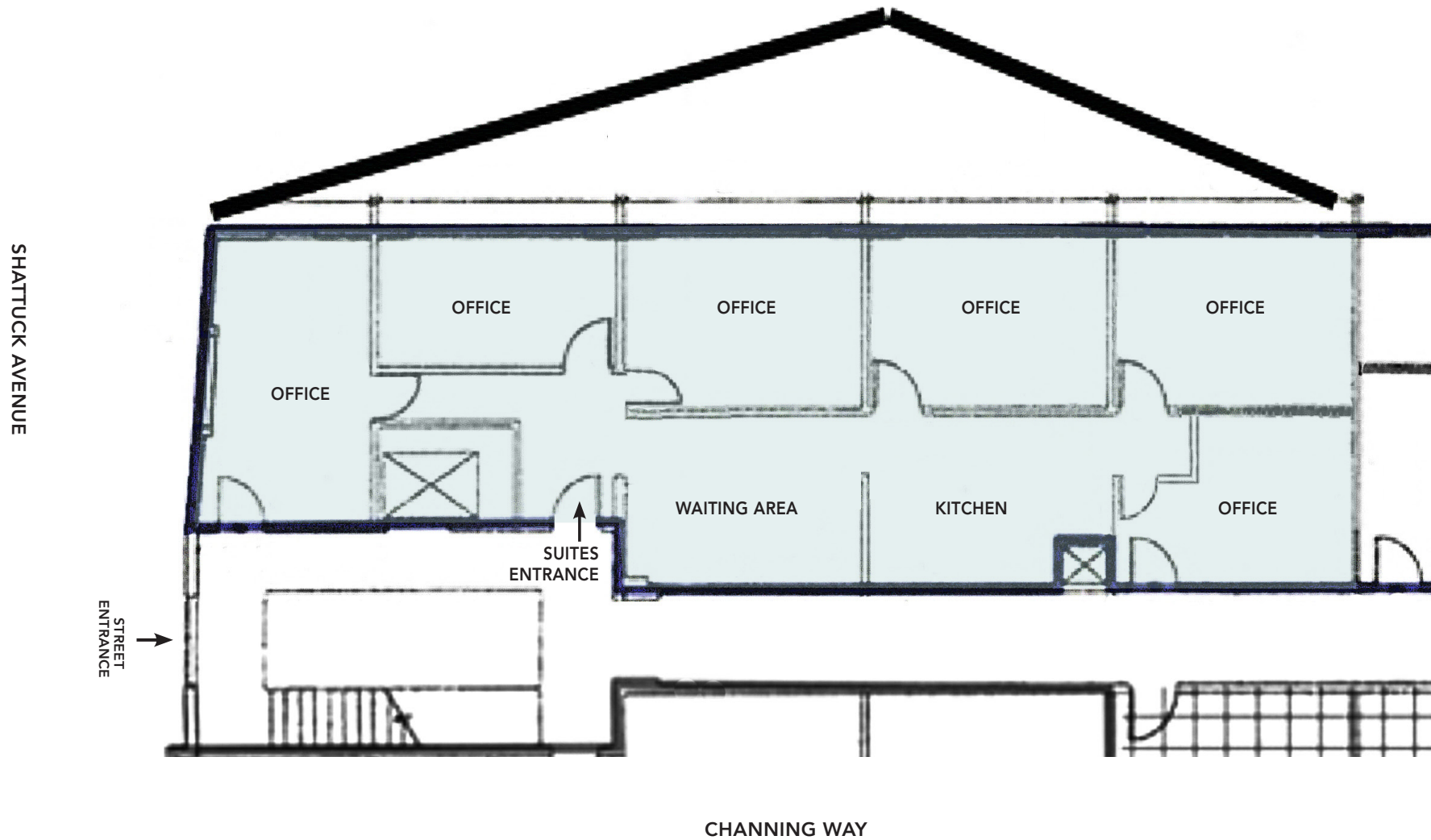


- Short walk to BART and all Downtown Berkeley amenities
- 3 blocks to UC Berkeley
- Excellent public transportation network
- Bike share in front, on Channing

- Surrounded by popular eateries
- Next to La Note Restaurant, Pegasus bookstore, and Cornerstone Craft Beer & Live Music
- Near Equinox and Orangetheory Fitness







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, BARS AND CAFÉS

Comal Restaurant	Blue Bottle Coffee
Lucia's Italian Restaurant	Cornerstone Craft Beer & Live Music
Tender Greens	Fish & Bird Sousaku Izakaya
The Butcher's Son	Endless Summer Sweets
Cholita Linda	Spats Berkeley
Sliver Pizzeria	Royal Ground Coffee
Ike's Sandwiches	Tupper & Reed Cocktail Bar
Eureka!	

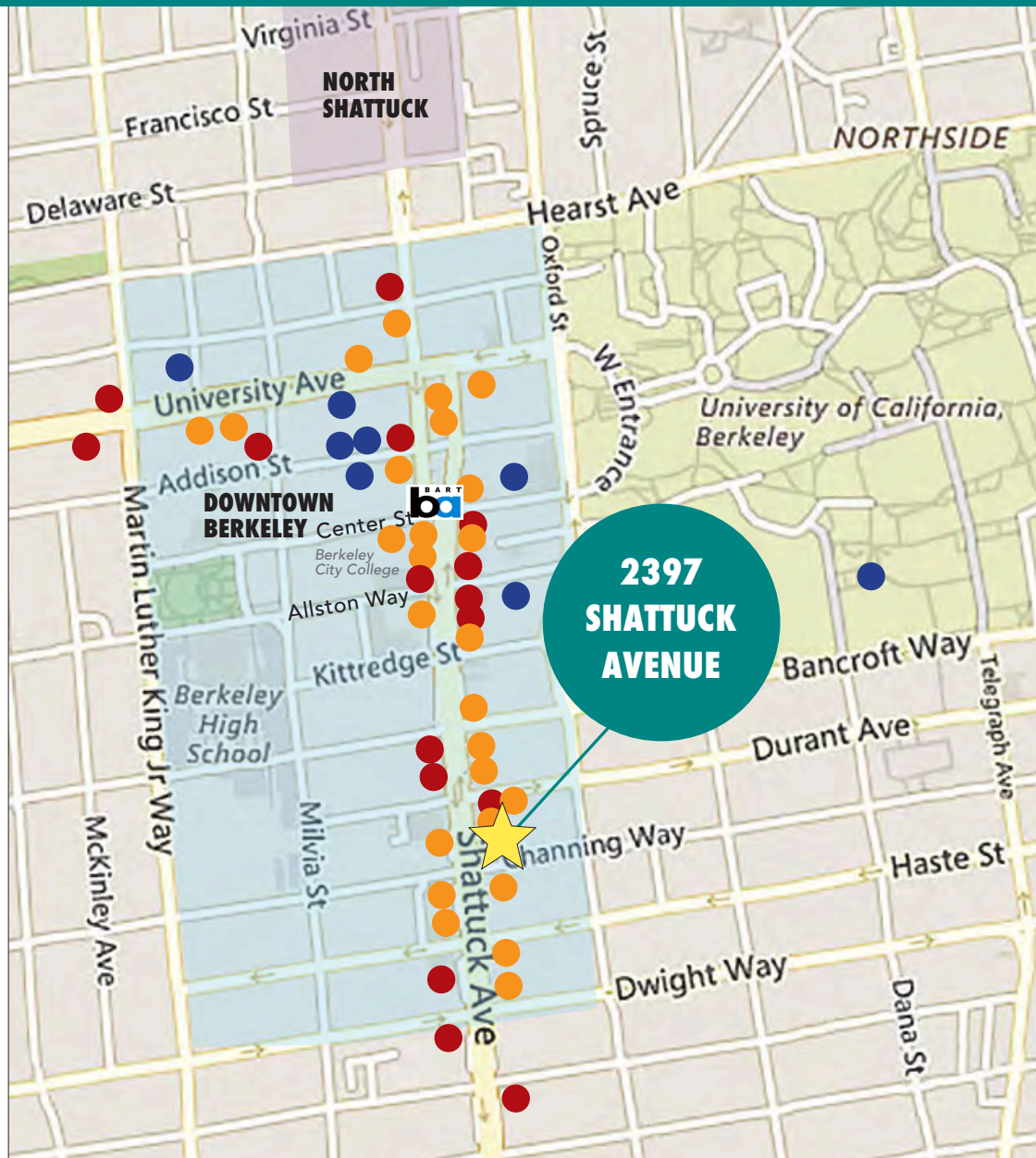
Jupiter Pizza & Beer
Angeline's Louisiana Kitchen
Revival Bar + Kitchen
Nikko Sushi
North Beach Pizza
Gather
La Note Restaurant
Ippudo
Wikiwiki Hawaiian BBQ
Way Station Brew
Noodles Fresh

ENTERTAINMENT

UC Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
Freight & Salvage
The Back Room
The Marsh Arts Center
Cal Performances/Zellerbach
BAMPFA

RETAIL

Trader Joe's	Target
UPS Store	Crossroads Trading
FedEx	Pegasus Books
Verizon	Viking Trader
Half Price Books	Stonemontain & Daughter Fabrics
Shop College Wear	Lhasa Karnak Herb Company
Berkeley Ace Hardware	Mike's Bikes of Berkeley



**2397
SHATTUCK
AVENUE**

Berkeley is densely populated with a highly educated, high income population. There are $\pm 90,000$ residents within a 2-mile radius of downtown, with a third of their household annual incomes greater than \$100,000.

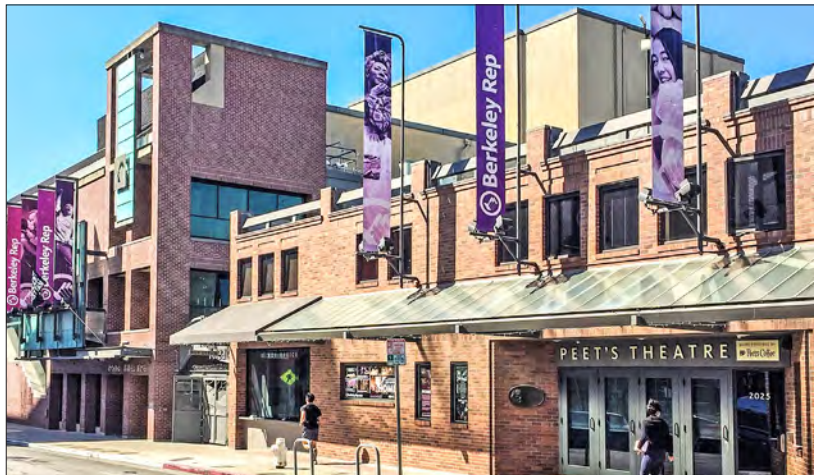
- High foot traffic every day; working population is $\pm 72,000$
- Traffic count on Shattuck Avenue (at Kittredge Street) is $\pm 18,498$
- UC Berkeley campus has over 66,000 daily population
- Berkeley City College has $\pm 7,000$ students each semester; Berkeley High School has $\pm 3,500$ students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has $\pm 5,500$ residents in its 30-block footprint, with many new housing units recently completed
- Easy walk to numerous world-class theatre, arts, live music and sports venues
- One of the hottest dining destinations in the Bay Area with over 150 restaurants

DEMOGRAPHICS

WITHIN 3 MILES

Population	212,725
Average Household Income	\$142,014
Daytime Employees	142,939

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.