

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

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



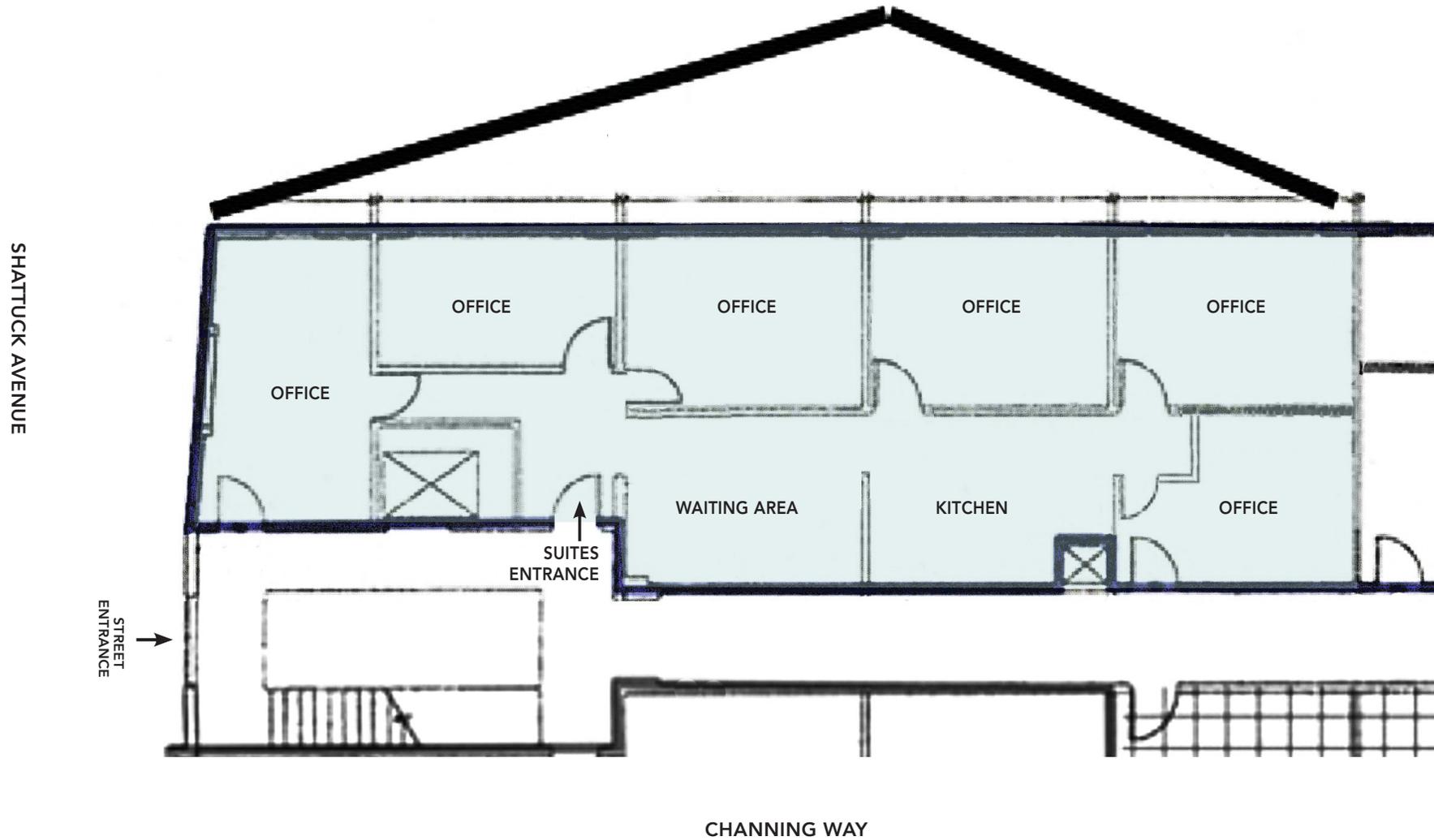
- Short walk to BART and all Downtown Berkeley amenities
- 3 blocks to UC Berkeley
- Excellent public transportation network
- Bike share in front, on Channing



- 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! | |

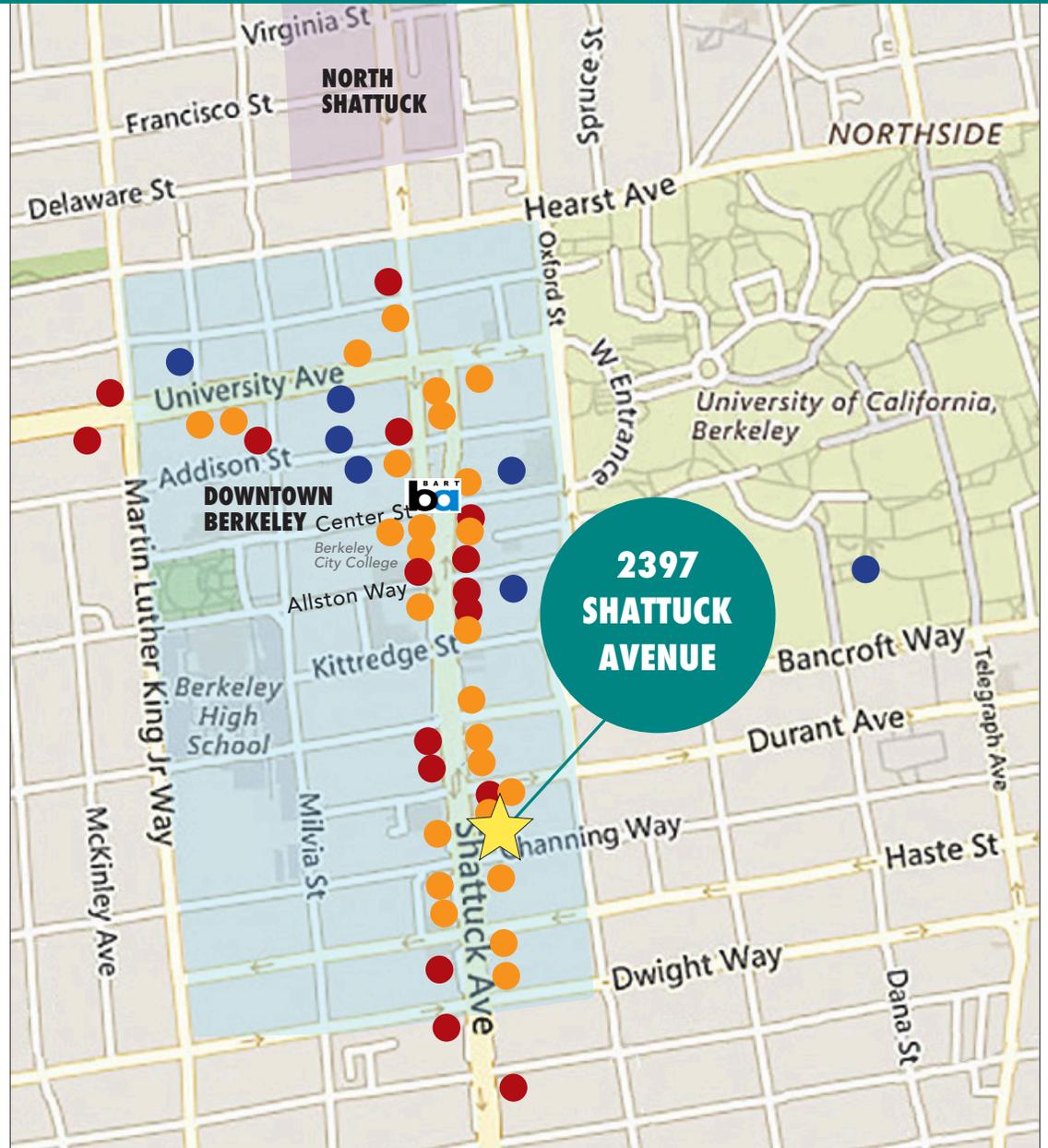
- Jupiter Pizza & Beer
- Angeline's Louisiana Kitchen
- Revival Bar + Kitchen
- Nikko Sushi
- North Beach Pizza
- Gather
- La Note Restaurant
- Ippudo
- Wikiwiki Hawaiian BBQ
- Way Station Brew
- Noodles Fresh

ENTERTAINMENT

- UC Theatre
- Berkeley Repertory Theatre
- 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 ±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 ±72,000
- Traffic count on Shattuck Avenue (at Kittredge Street) is ±18,498
- UC Berkeley campus has over 69,000 daily population
- Berkeley City College has ±7,000 students each semester; Berkeley High School has ±3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has ±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.