

FOR LEASE: PRIVATE OFFICE COTTAGE IN DOWNTOWN BERKELEY

:: 1960A UNIVERSITY AVENUE, BERKELEY, CA ::



CONTACT: LORI ROSENTHAL 510 524-2344 • lori@gordoncommercial.com • DRE# 01946676

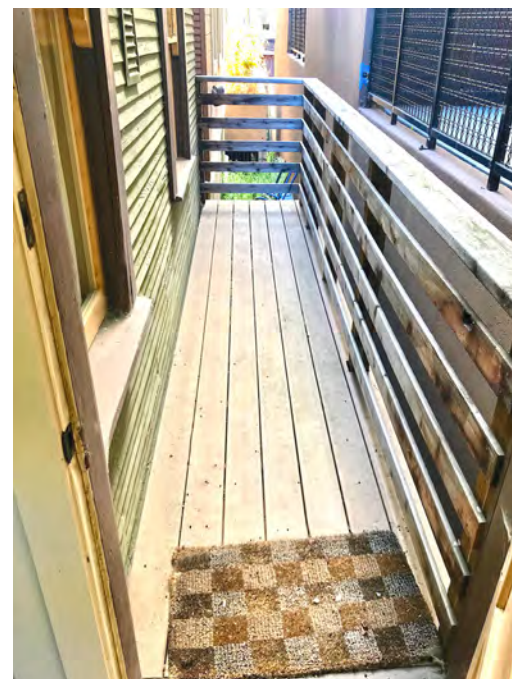
CENTRALLY LOCATED, SECOND-FLOOR OFFICE WITH 2 PRIVATE OFFICES + OPEN SHARED ROOMS

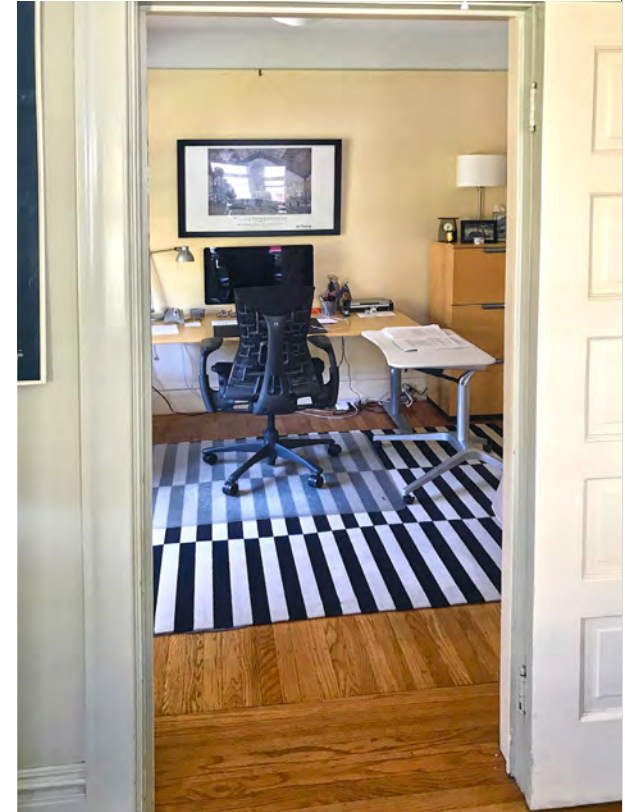
SIZE: ±850 rsf

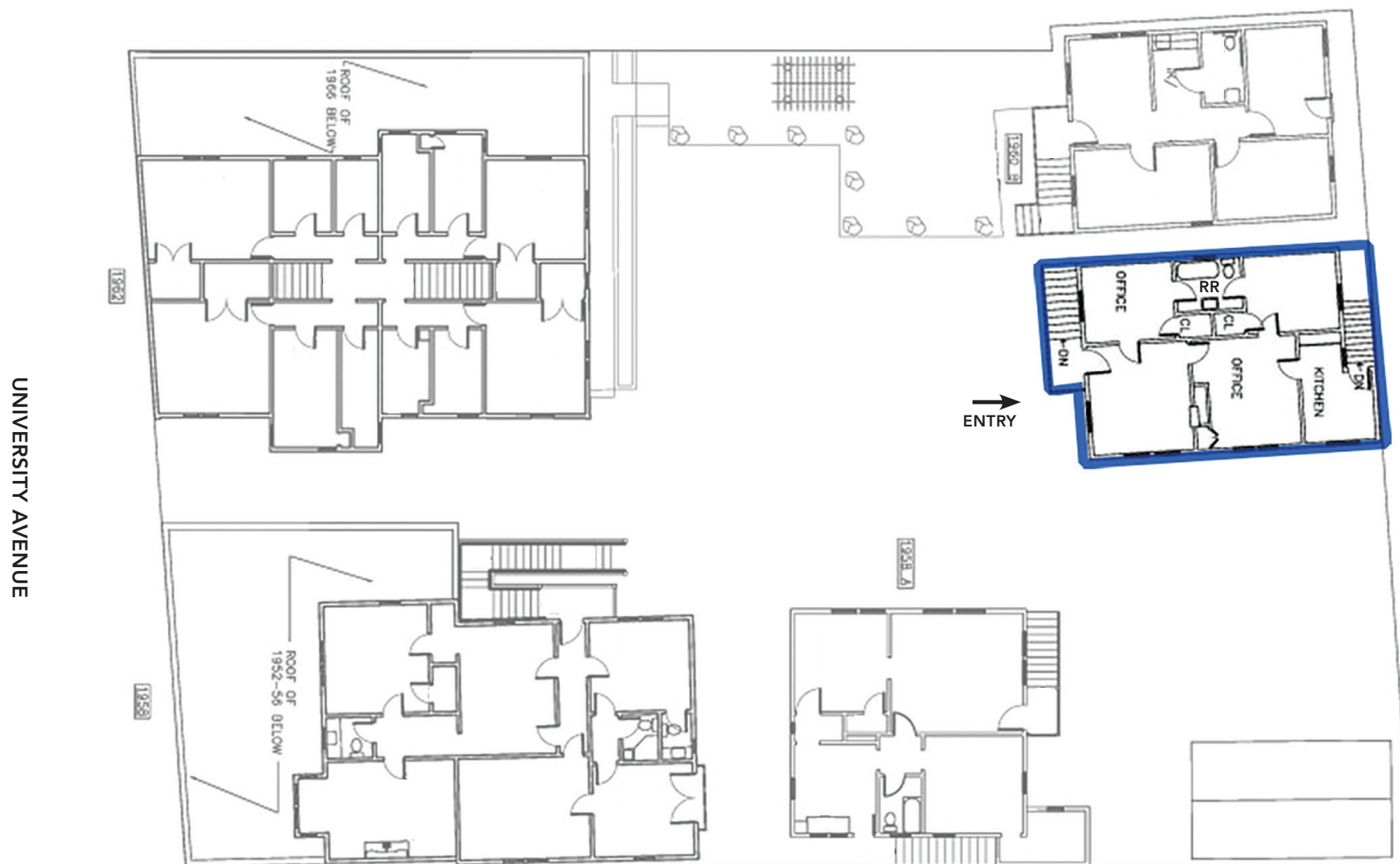
ASKING RENT:
\$3.75 psf/month
plus utilities

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

- Well-suited for non-profits and other small office users
- Victorian charm with natural light and operable windows for airflow
- Private restroom and kitchenette
- Upstairs from beautiful courtyard with lovely rose garden
- Bike parking out front; short walk to BART; monthly car parking nearby
- Parklet in front of building, along University Avenue
- Strong co-tenants – next to The Butcher's Son, Rose Pizzeria, Anja's, and Chocolaterie
- Across street from UC Berkeley Extension
- Less than 1 block to Trader Joe's
- 1 block from Berkeley's Downtown Arts District
- Quick walk to UC Berkeley campus
- Easy access to AC Transit buses with stops all along University Avenue
- Near North Shattuck culinary and shopping amenities
- Steps to live theater, music, and sports venues







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

Rose Pizzeria	Blue Bottle Coffee
The Butcher's Son	Triple Rock Brewery
Anja's	Platano
Chocolaterie	Jupiter
Café Etoile	Bobby G's Pizzeria
Las Cabañas Mexican Grill	Spats
Bench Café	Crepevine
Berkeley Social Club	Via Del Corso
Nation's Giant Hamburgers	Grégoire
Imm Thai Street Food	Eureka!
Chipotle Mexican Grill	Sliver Pizza
Cupcakin' Bake Shop	Tender Greens
Sweetgreen	Peet's Coffee
Barney's Gourmet Hamburgers	Comal
Chez Panisse	Lucia's
The Cheese Board Collective	Ippudo

RETAIL

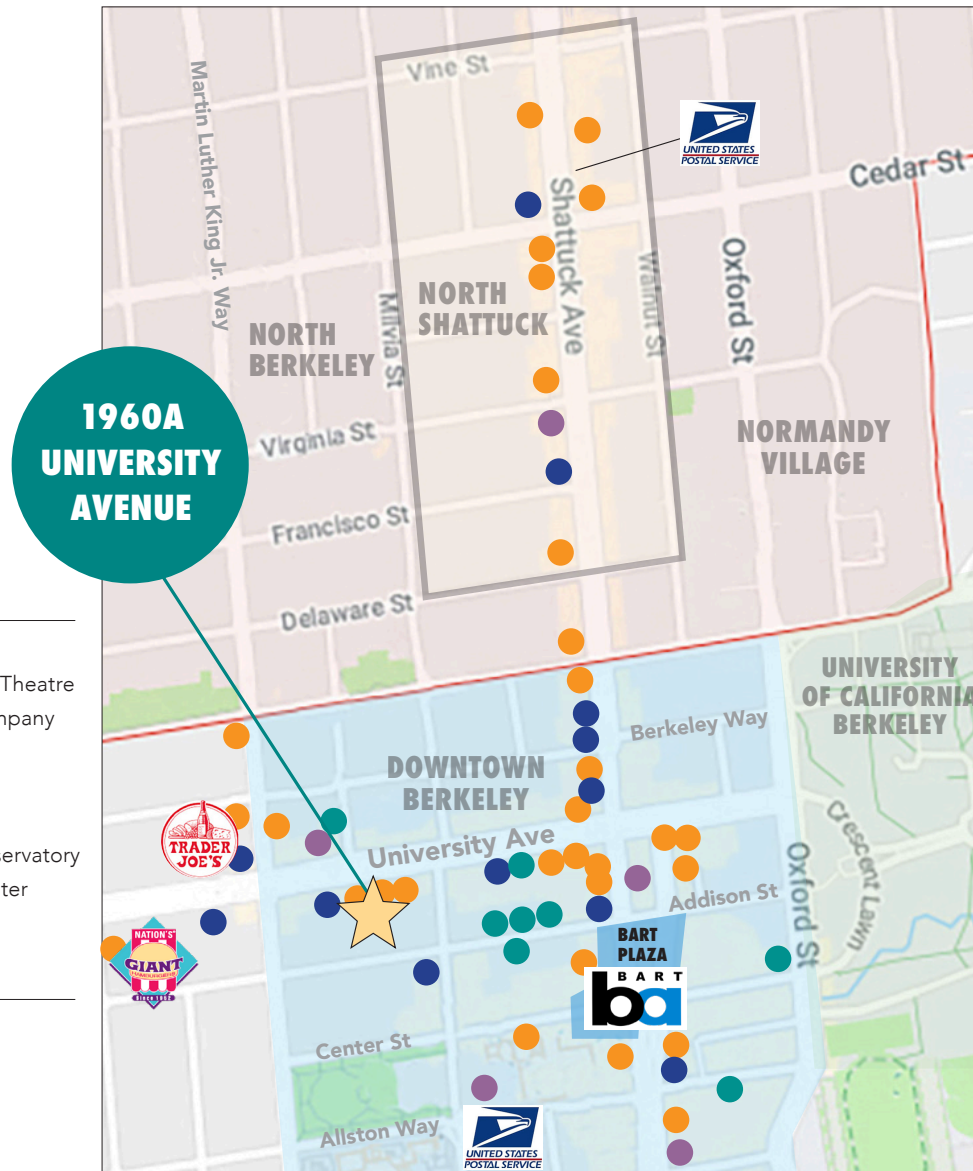
Trader Joe's
Stone Room 2
Half Price Books
Shop College Wear
Target
FedEx Ship Center
Berkeley Ace Hardware
Mike's Bikes
Model Shoe Renew
Lhasa Karnak Herb Company
Andronicos
Walk Shop Shoes
A Priori Gift Shop
Healthy Spot Pet Store

ENTERTAINMENT

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

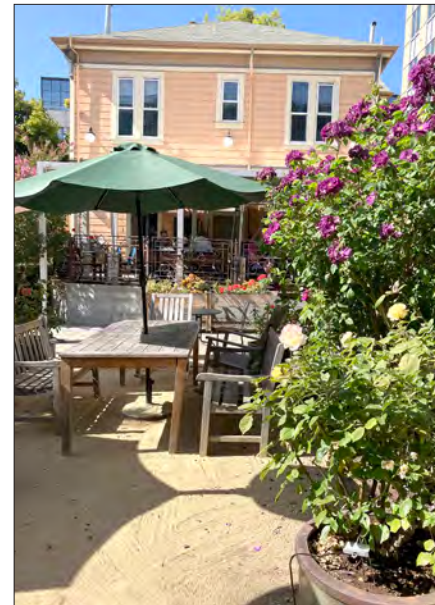
FITNESS

Downtown YMCA
Yoga Kula
Cyclebar
CorePower Yoga





THE COTTAGE is located on University Avenue, through the courtyard opening between Rose Pizzeria and The Butcher's Son – at back of garden.





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.