

**2ND FLOOR 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
212	±374	\$1,210 FS
217	±324	\$1,125 FS
218	±377	\$1,220 FS

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



### LIGHT-FILLED OFFICE SPACE IN NEWLY RENOVATED BUILDING

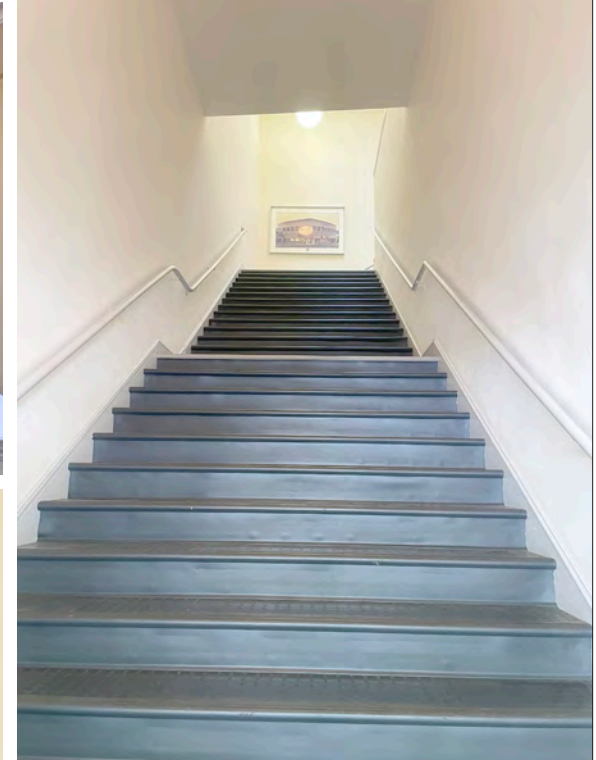
- Spaces offered fully serviced, net of janitorial
- Renovated office space with AC and LED lighting
- Spacious hallways with tasteful decor, skylights, and a shared kitchenette for tenants' use
- High ceilings and an abundance of natural light
- Surrounded by popular eateries, retail shops, and services
- Above Choluta Linda and Kura Sushi; across from Ippudo Ramen, Blue Bottle Coffee, Nick The Greek, Comal, and Lucia's
- Across from Citibank, Wells Fargo, and Chase
- Steps from Downtown Berkeley BART Plaza
- 1 block to Center Street Garage with 720 parking spaces, and free valet bicycle parking
- 1 block to UC Berkeley Campus, and the Downtown Arts District
- Walk to live theater and music, museums, sports venues, and galleries
- Near fitness/gyms
- 3 blocks to Trader Joe's



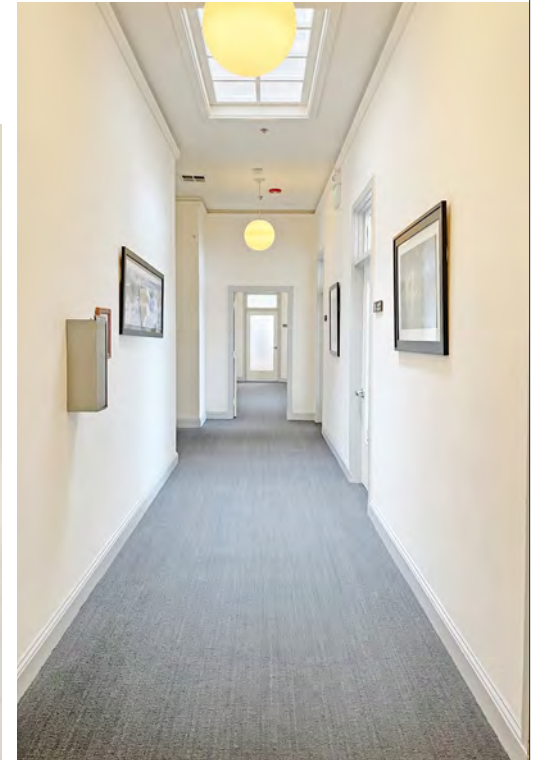
### 5,630 PARKING SPACES IN DOWNTOWN BERKELEY

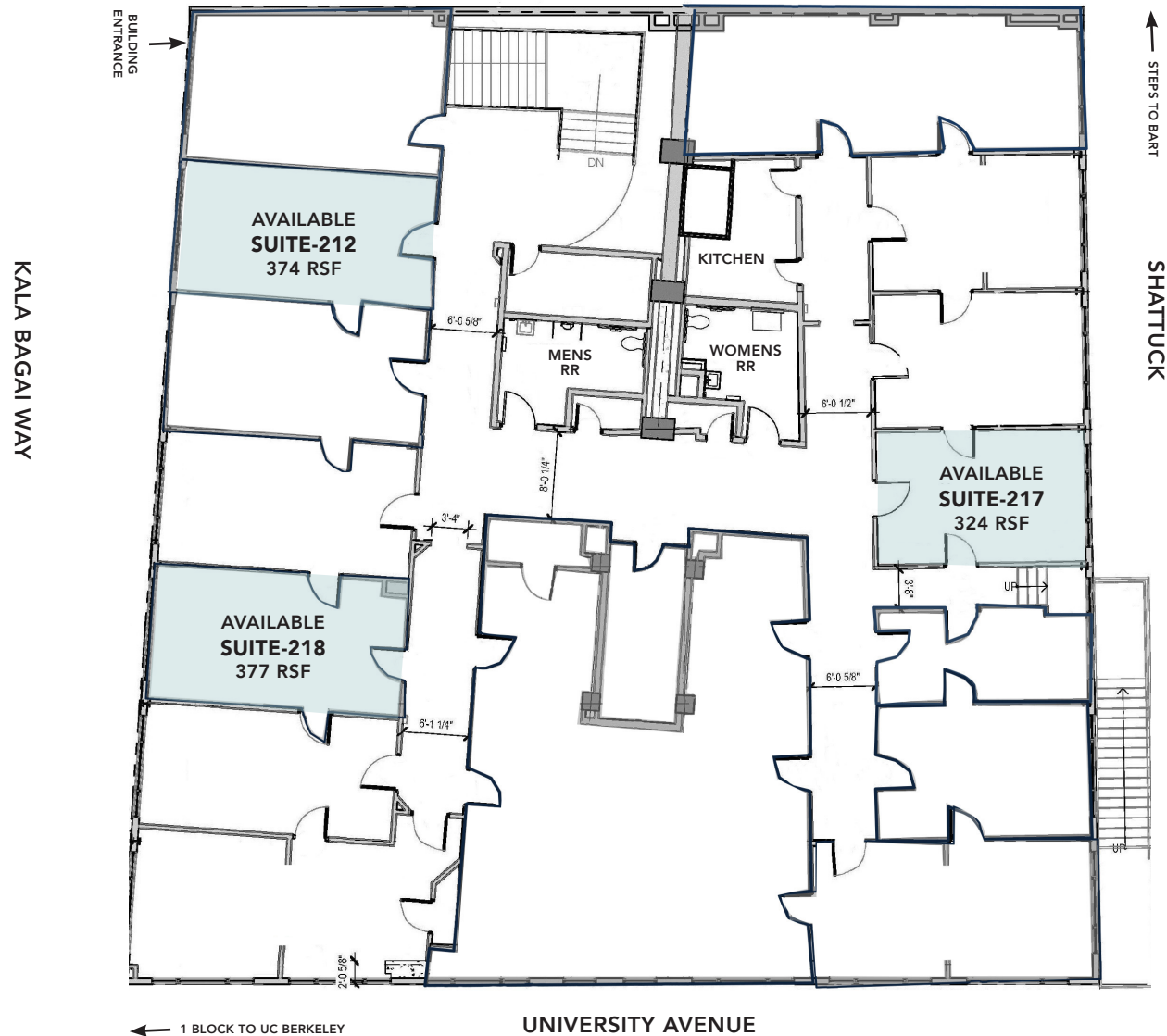
2,554 of them which are located  
in off-street lots and garages











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	Kura Sushi
Ippudo	The Butcher's Son
Nick The Greek	Chocolaterie
Comal	Berkeley Social Club
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

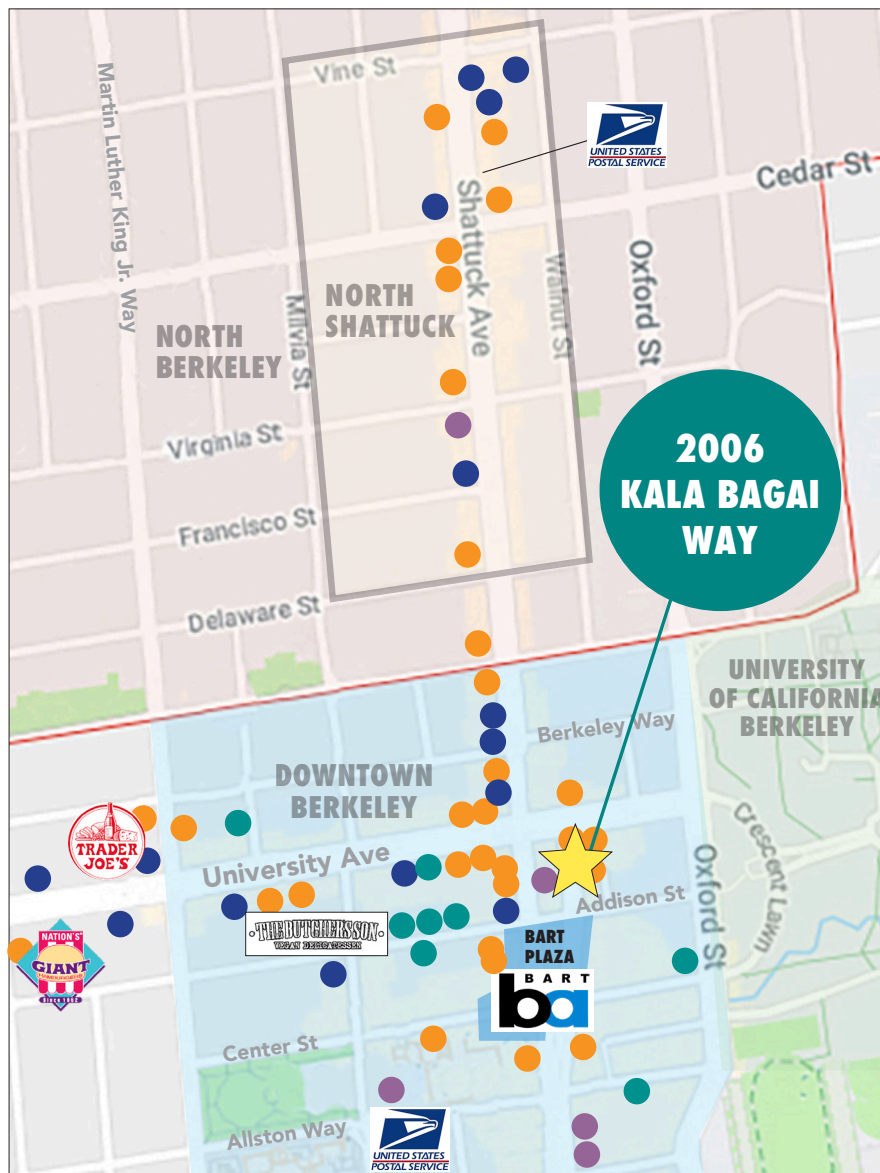
Trader Joe's  
Lulu's Cyclery  
Stone Room 2  
Half Price Books  
Target  
FedEx Ship Center  
Berkeley Ace Hardware  
Mike's Bikes  
Talavera Ceramics & Tile  
Model Shoe Renew  
Lhasa Karnak Herb Co  
Andronicos  
Walk Shop Shoes  
A Priori Gift Shop  
Healthy Spot Pet Store

### 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.