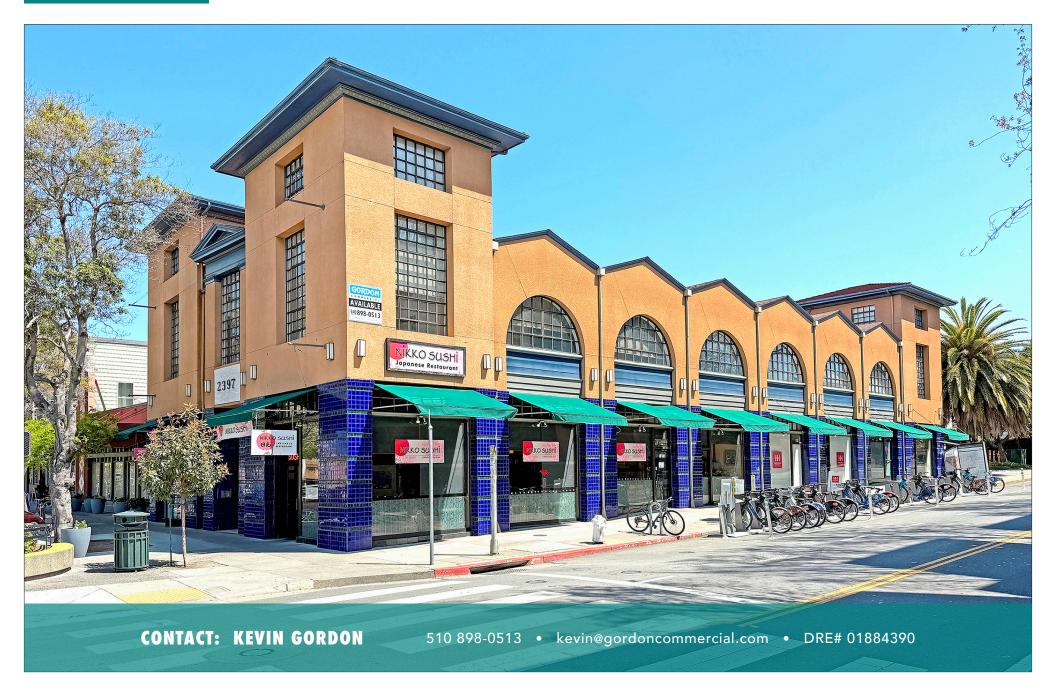


FOR LEASE: 2397 SHATTUCK AVENUE, SUITE 202, BERKELEY, CA

:: SECOND FLOOR SUITE - WITH DESIGNATED PARKING ::





## DOWNTOWN BERKELEY OFFICE WITH HIGH-END ARCHITECTURAL DETAILS

**SIZE AVAILABLE** ±1,749 RSF

#### **LEASE RATE**

\$2.50 psf/month Modified Gross

### **ZONED C-DMU**

(Downtown Mixed-Use)

- Classy, professionally-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









# 2397 SHATTUCK AVENUE, SUITE 202, BERKELEY, CA PHOTO TOUR



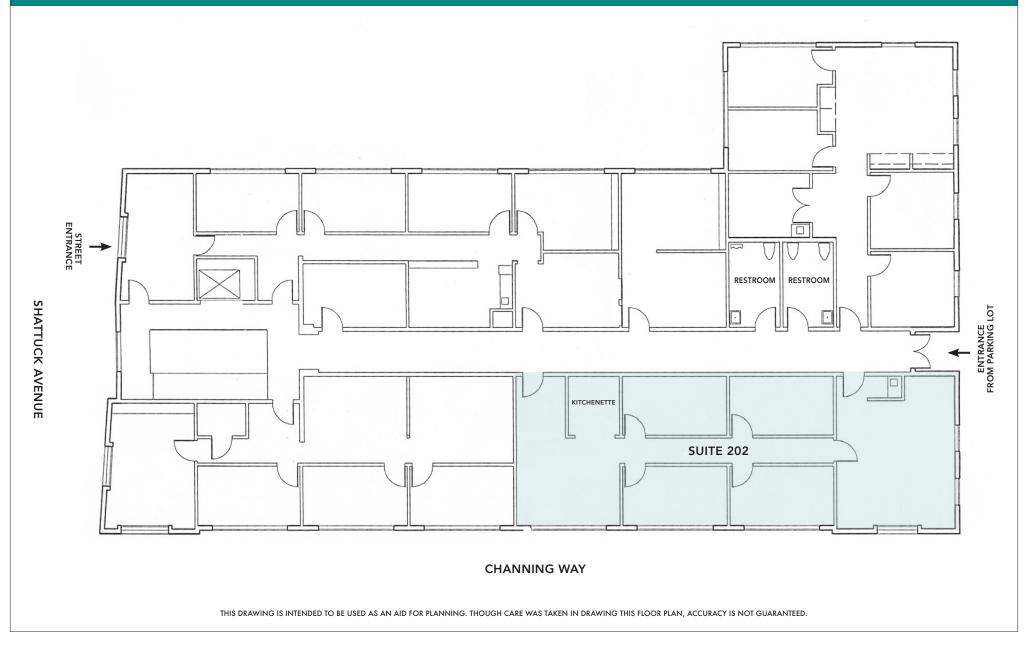














# 2397 SHATTUCK AVENUE, SUITE 202, BERKELEY, CA NEARBY AMENITIES

### **RESTAURANTS, BARS AND CAFÉS**

Comal Restaurant

Lucia's Italian Restaurant

Tender Greens

The Butcher's Son

Cholita Linda

Sliver Pizzeria

Ike's Sandwiches

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

Blue Bottle Coffee

Cornerstone Craft Beer & Live Music

Fish & Bird Sousaku Izakaya

**Endless Summer Sweets** 

Spats Berkeley

Royal Ground Coffee

Tupper & Reed Cocktail Bar

#### **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

**UPS Store** 

FedEx Verizon

Half Price Books

Shop College Wear

Berkeley Ace Hardware

Target

Crossroads Trading

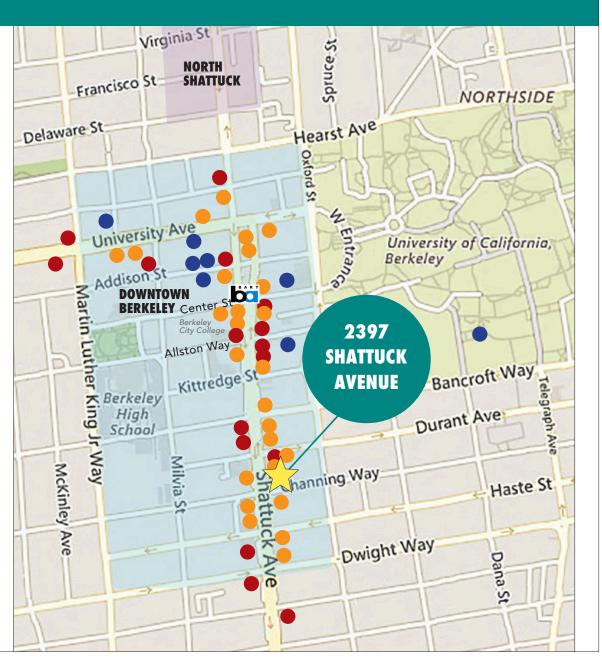
Pegasus Books

Viking Trader

Stonemontain & Daughter Fabrics

Lhasa Karnak Herb Company

Mike's Bikes of Berkeley





# 2397 SHATTUCK AVENUE, SUITE 202, BERKELEY, CA NEIGHBORHOOD

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 ±72,000
- Traffic count on Shattuck Avenue (at Kittredge Street) is ±18,498
- UC Berkeley campus has over 66,000 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



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.