

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

Small Second Floor Offices Available For Lease
2437 DURANT AVENUE, BERKELEY, CA

**1 Block From
UC Berkeley!**



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JUST ONE BLOCK FROM UC BERKELEY CAMPUS ON SECOND FLOOR

SUITE 205

Size: ± 300 rsf

Rent: \$750/month

SUITE DESCRIPTION:

- Entry area and 1 private office

SUITE 207

Size: ± 880 rsf

Rent: \$1,990/month

SUITE DESCRIPTION:

- Large office with open floor plan
- 2 smaller offices or storage spaces
- Kitchenette

SUITE 208

Size: ± 300 rsf

Rent: \$750/month

SUITE DESCRIPTION:

- Single office
- Can be combined with Suite 207

ZONING: C-T

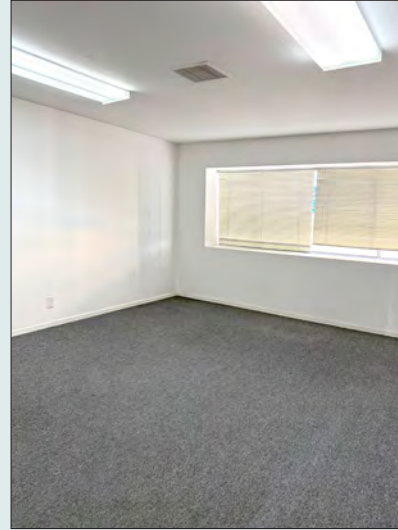
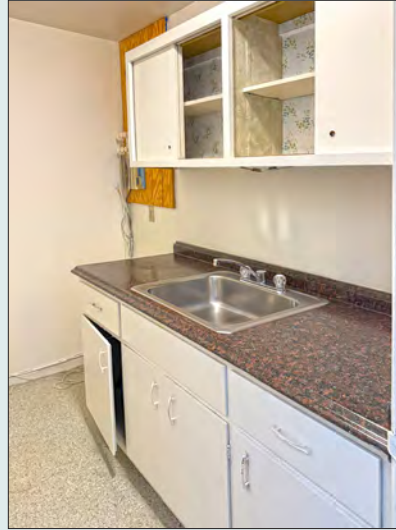
(Telegraph Avenue Commercial)

- Offices are carpeted
- Shared restrooms
- Elevator access
- Tenant pays for electrical service
- Water and garbage included in rent
- Just one block from UC Berkeley campus
- Secure building above Sather Lane shops, next to Kip's Bar and Grill
- Directly across from the Telegraph Channing Garage
- Amidst great shopping and dining options
- Nearby eateries include Chipotle, Cream, Crumbl - Berkeley, Mezzo, MoMo House, Bear's Lair, Kimchi Garden, Cafe Milano, Super Duper, Sliver Pizzeria, Cream, Tacos Sinaloa, Kip's Bar and Grill, Yogurt Park, Bongo Burger, The Tap Haus, KoJa Kitchen, and Romeo's Coffee
- Excellent demographics





207



205



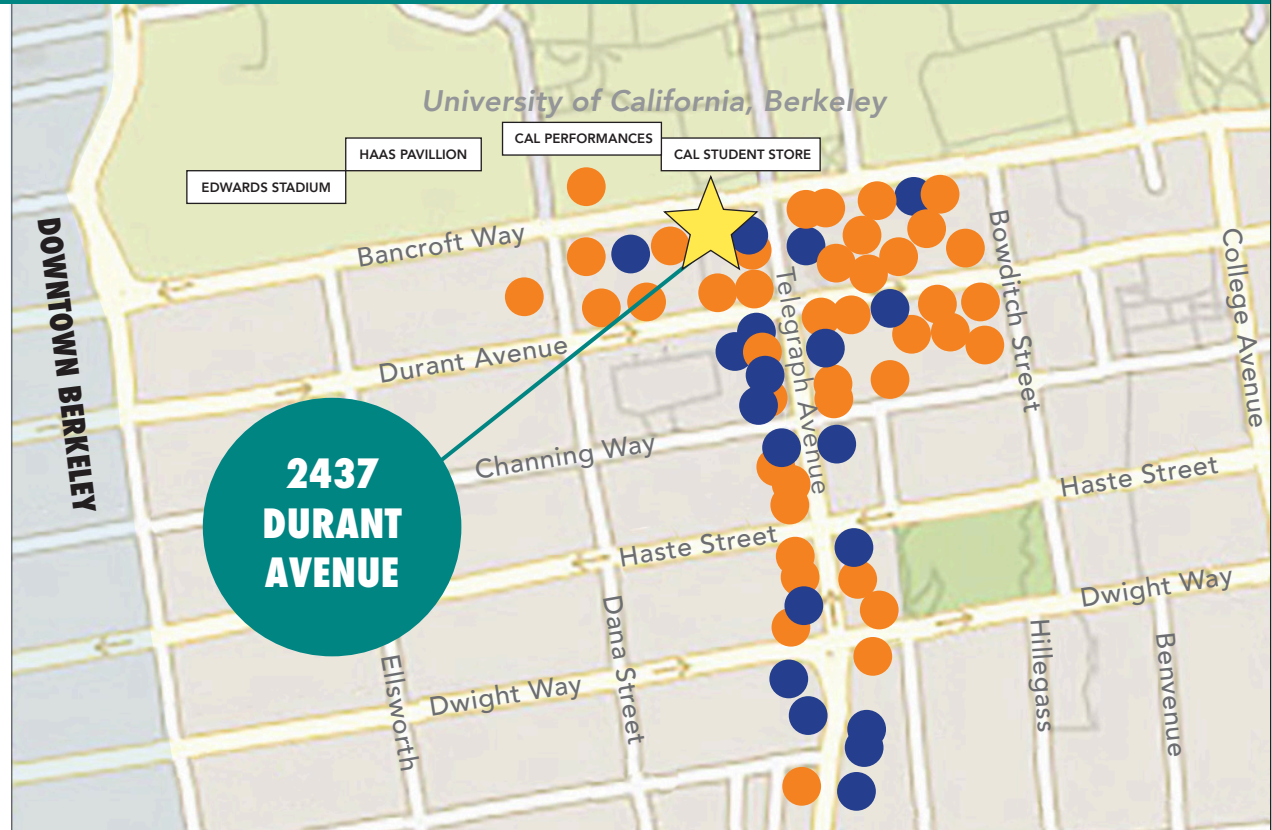
208

RESTAURANTS, BARS AND CAFÉS

- | | |
|----------------------------|----------------------------|
| Super Duper Burgers | Boba Ninja |
| Chipotle Mexican Grill | Bears Ramen House |
| Mezzo | Gypsy's Trattoria Italiana |
| Yogurt Park | L'Gusto Mex Fusio |
| Bao Dim To Go | Cal Gyros Mediterranean |
| Kip's Bar & Grill | Katsumi Sushi |
| Tacos Sinaloa | R;omeo's Coffee |
| Pappy's Grill & Sports Bar | Sourdough & Co |
| Cream Berkeley | Muracci's |
| Sliver Pizzeria | Ladle & Leaf |
| Poke Parlor | House of Curries |
| Bongo Burger | Punjabi Dhaba |
| Raleigh's Pub | Dumpling Express |
| RareTea Berkeley | La Burrita |
| Seniore's Pizza | The Tap Haus |
| Tap Haus | Crumbl - Berkeley |
| Little Gem Belgian Waffles | Koja Kitchen |
| KingPin Donuts | Artichoke Basille's Pizza |
| Cupcakin' Bake Shop | Papa Johns Pizza |

RETAIL

- | | |
|---------------------------|---------------------------|
| Bancroft Clothing Company | 510 Skateboarding |
| Walgreens | Sleepy Cat Books |
| The Student Store | Beck's Shoes |
| Bear Basics Clothing | Berkeley Hat Company |
| Moe's Books | Rasputin Music |
| Games of Berkeley | Textures Vintage Clothing |
| Ink Stone Art Supply | Amoeba Music |
| Anastasia Clothing | |



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2437 DURANT AVENUE, BERKELEY, CA
NEIGHBORHOOD

- Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors
- Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings
- Leading directly to UC Berkeley campus, Telegraph is home to street fairs, annual music festivals
- Situated amidst TONS of student housing, including UC and private dorms. Several new housing development projects are in the works
- Close to numerous world-class theatre, arts, live music and sports venues
- Many hourly parking lots are in the area, Visit www.douglasparking.com
- The [Telegraph Business Improvement District](#) works to build a dynamic and inclusive community

DEMOGRAPHICS

	1 MILE	3 MILE
Population	55,162	225,363
Households	20,383	95,927
Average HH Income	\$181,837	\$131,686
Average Home Value	\$1,067,155	\$1,057,489

(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.