GORDON
COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: SECOND FLOOR OFFICE IN DOWNTOWN BERKELEY

:: 1962 UNIVERSITY AVENUE, UNIT 3, BERKELEY, CA ::



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1962 UNIVERSITY AVENUE, UNIT 3, BERKELEY, CA
PROPERTY OVERVIEW

SECOND FLOOR OFFICE – UPSTAIRS FROM BEAUTIFUL COURTYARD WITH LOVELY ROSE GARDEN

SIZE: ±385 rsf

ASKING RENT:
$3.25 psf/month
+ Utilities and Trash

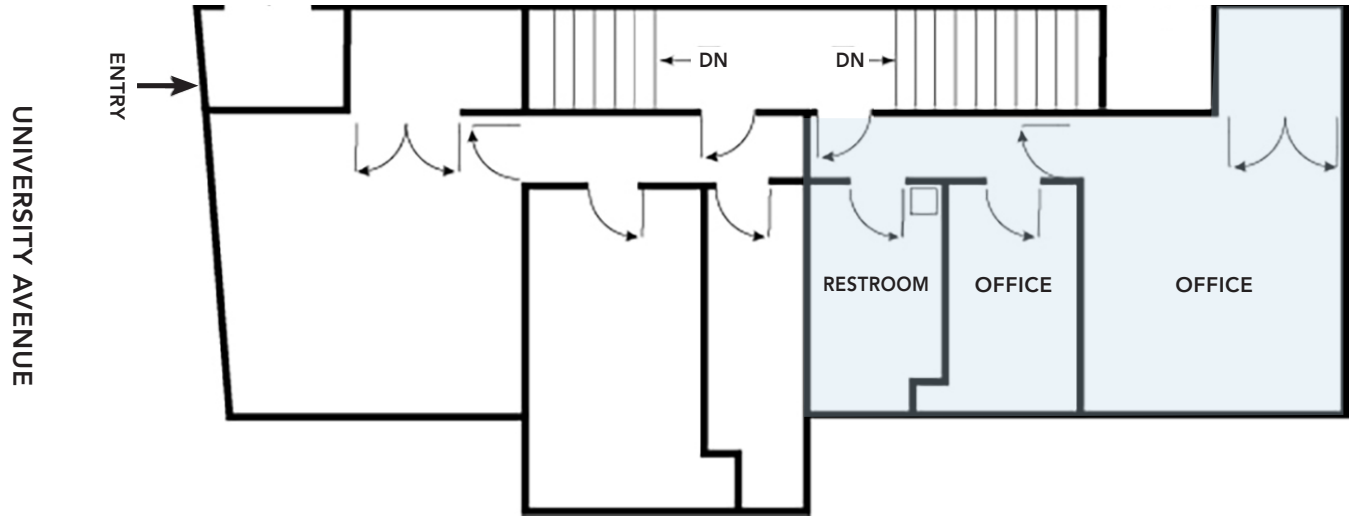
ZONING:
C-DMU (Downtown Mixed-Use District)

- Victorian charm with nice afternoon natural light
- 2 offices, restroom, and closet
- Suitable for non-profits and other small office users
- Strong co-tenants – next to The Butcher's Son, above Rose Pizzeria, Anja's, and Chocolaterie
- Bike parking out front; monthly car parking nearby
- Parklet in front of building along University Avenue
- Across street from UC Berkeley Extension
- Near all Downtown Berkeley cultural and culinary amenities
- Less than 1 block to Trader Joe's
- 1 block from Berkeley's Downtown Arts District
- Quick walk to BART and UC Berkeley
- Easy access to AC Transit buses with stops all along University Avenue
- Near North Shattuck culinary and shopping amenities
- Steps to live music, performing arts, museums, galleries, and sporting events

Walk Score 99

Bike Score 96

Near Popular Eateries



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.

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1962 UNIVERSITY AVENUE, UNIT 3, BERKELEY, CA
NEARBY AMENITIES

RESTAURANTS, CAFÉS AND BARS

Rose Pizzeria
The Butcher's Son
Anja's
Chocolaterie
Café Etoile
Las Cabañas Mexican Grill
Bench Café
Berkeley Social Club
Cholita Linda
Nation's Giant Hamburgers
Imm Thai Street Food
Revival Bar & Kitchen
Cupcakin' Bake Shop
Barney's Gourmet Hamburgers
Chez Panisse
The Cheese Board Collective
Blue Bottle Coffee
Sweetgreen
Rose Pizzeria
Mixt Salada
Jupiter
Bobby G's Pizzeria
Gather
Crepevine
Via Del Corso
Grégoire
Eureka!
Sliver Pizza
Tender Greens
Comal
Lucia's
Ippudo

RETAIL

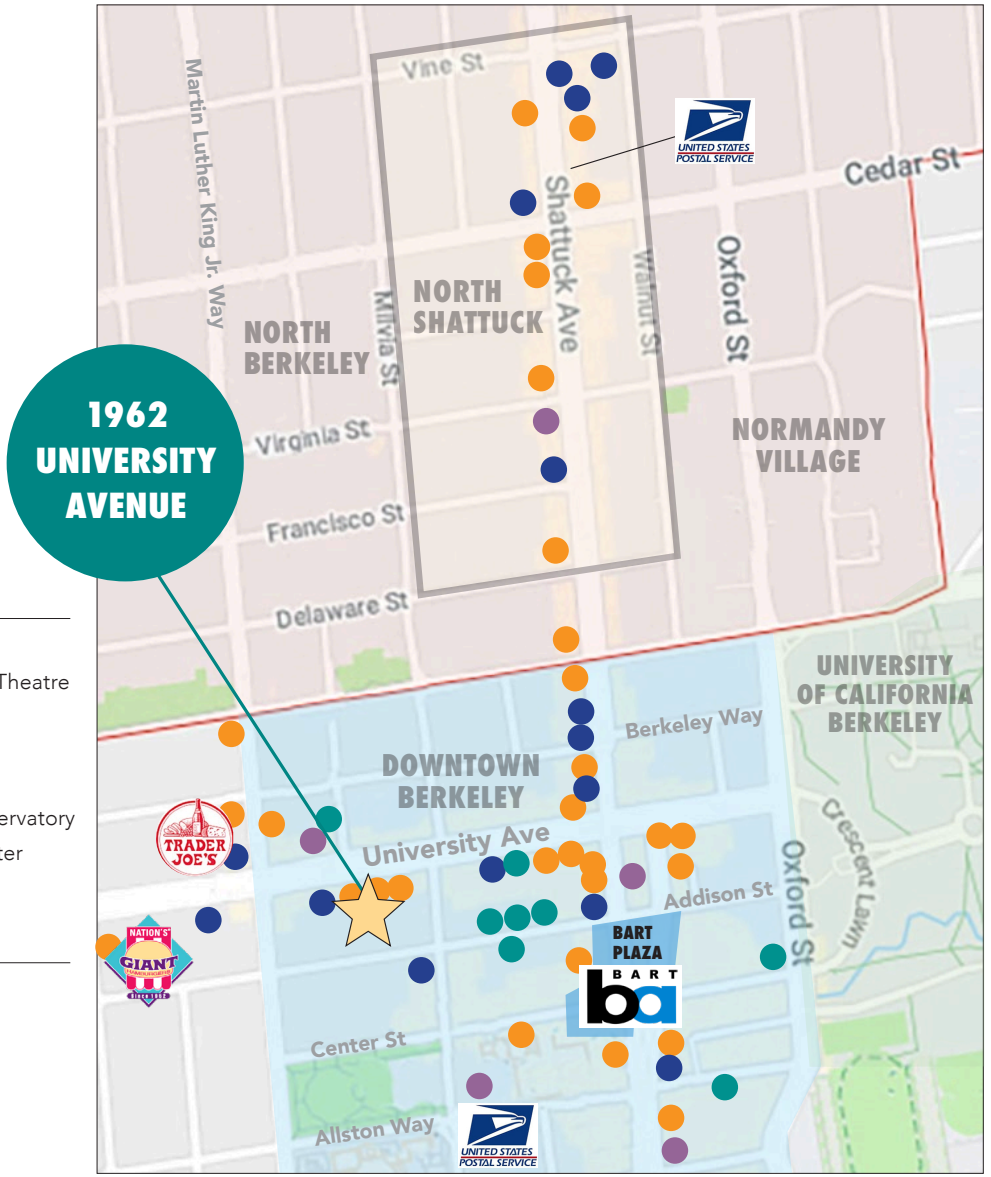
Trader Joe's
Stone Room 2
Shop College Wear
Target
Ace Hardware
FedEx Ship Center
Berkeley Ace Hardware
Mike's Bikes
Model Shoe Renew
Lhasa Karnak Herb Company
Andronicos
Walk Shop Shoes
A Priori Gift Shop
Healthy Spot Pet Store

ENTERTAINMENT

Berkeley Repertory Theatre
The Freight
The Back Room
UC Theatre
California Jazz Conservatory
The Marsh Arts Center
BAMPFA

FITNESS

Downtown YMCA
Yoga Kula
Cyclebar



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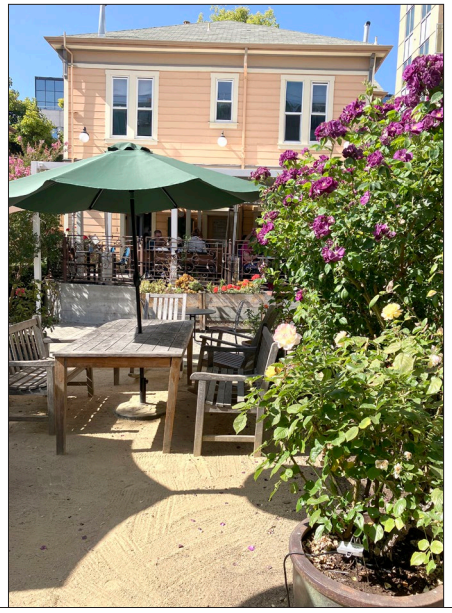
1962 UNIVERSITY AVENUE, UNIT 3, BERKELEY, CA
PROPERTY PHOTOS

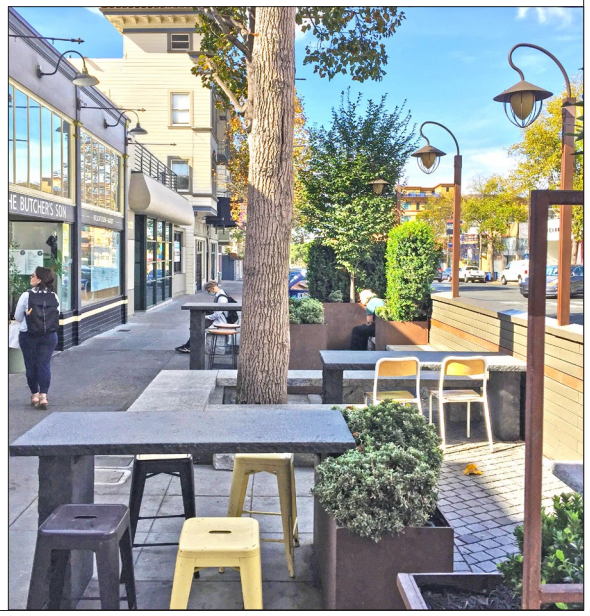












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1962 UNIVERSITY AVENUE, UNIT 3, BERKELEY, CA
NEIGHBORHOOD















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.