# 2470 Telegraph Avenue

BERKELEY | CALIFORNIA

SECOND AND THIRD-FLOOR OFFICE SPACE AVAILABLE

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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# PROPERTY & LOCATION

# SPACE AND LEASE DETAILS

## OFFICE SPACE RANGING IN SIZE FROM ±1,054 - ±4,150 RSF

**ENTIRE 2ND FLOOR: ±4,150 RSF**
**3RD-FLOOR SUITES: 301 ±1,200 RSF • 302 ±1,054 RSF**

**ON BUSY TELEGRAPH AVENUE – JUST A FEW BLOCKS FROM UC BERKELEY**

Great location for an organization affiliated with UC Berkeley or anyone who wants to be close to the university. **Available for One (1) Year term or longer.**

- Perfect for office, classroom, or tech use
- Mix of open space with private offices
- Elevator, HVAC, and ADA restrooms in place
- Building meets UC seismic requirements
- Secure entrance with key pad entry to lobby
- Monthly parking available nearby
- Zoned: C-T (Telegraph Avenue Commercial)
- 4 short blocks to UC Berkeley campus with over 69,000 daily population
- Tremendous foot traffic – part of an urban mall-like setting bursting with shops. Telegraph Avenue is the main shopping and eating district serving UC Berkeley
- Situated amidst TONS of student housing, including UC and private dorms. Several new housing development projects are completed or in the works
- Next to historic Moe's Books, across from Amoeba Music and Romeo's Coffee
- Surrounded by a wide variety of eateries, quaint boutiques, vintage clothing stores and other retail shops
- 5-story Telegraph-Channing Parking Garage is only 1½ blocks away
- Near convenient e-bike and scooter stations including Bay Wheels

**AVAILABLE SPACE/MONTHLY RENT DETAILS**

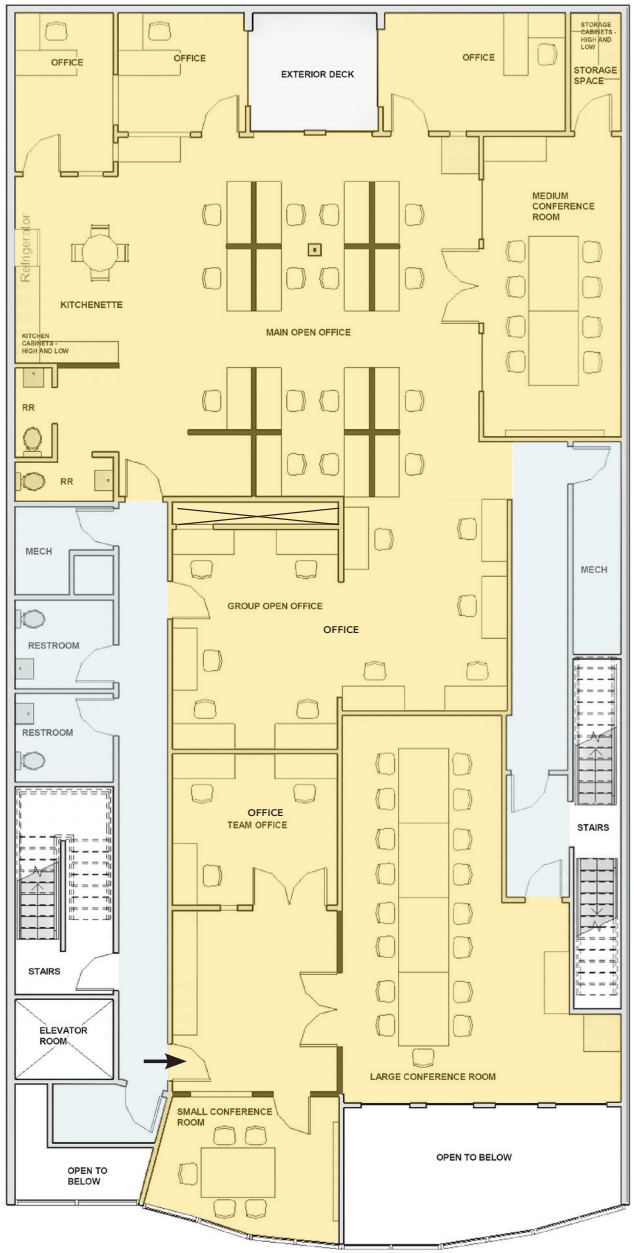
| SPACE | SIZE (RSF) | MONTHLY RENT | TERM |
|---|---|---|---|
| Full 2nd Floor | ±4,150 | $2.65 psf/month Gross<br>Plus In-Suite Utilities/Trash/Data/Janitorial | 1 year or longer |
| 3rd Floor<br>#301 | ±1,200 | $2.75 psf/month Gross<br>Plus In-Suite Utilities/Trash/Data/Janitorial | 1 year or longer |
| 3rd Floor<br>#302 | ±1,054 | $2.75 psf/month Gross<br>Plus In-Suite Utilities/Trash/Data/Janitorial | 1 year or longer |

**Total Size Available ±6,404**

# PREMISES PLAN

± 4,150 RSF

Common area



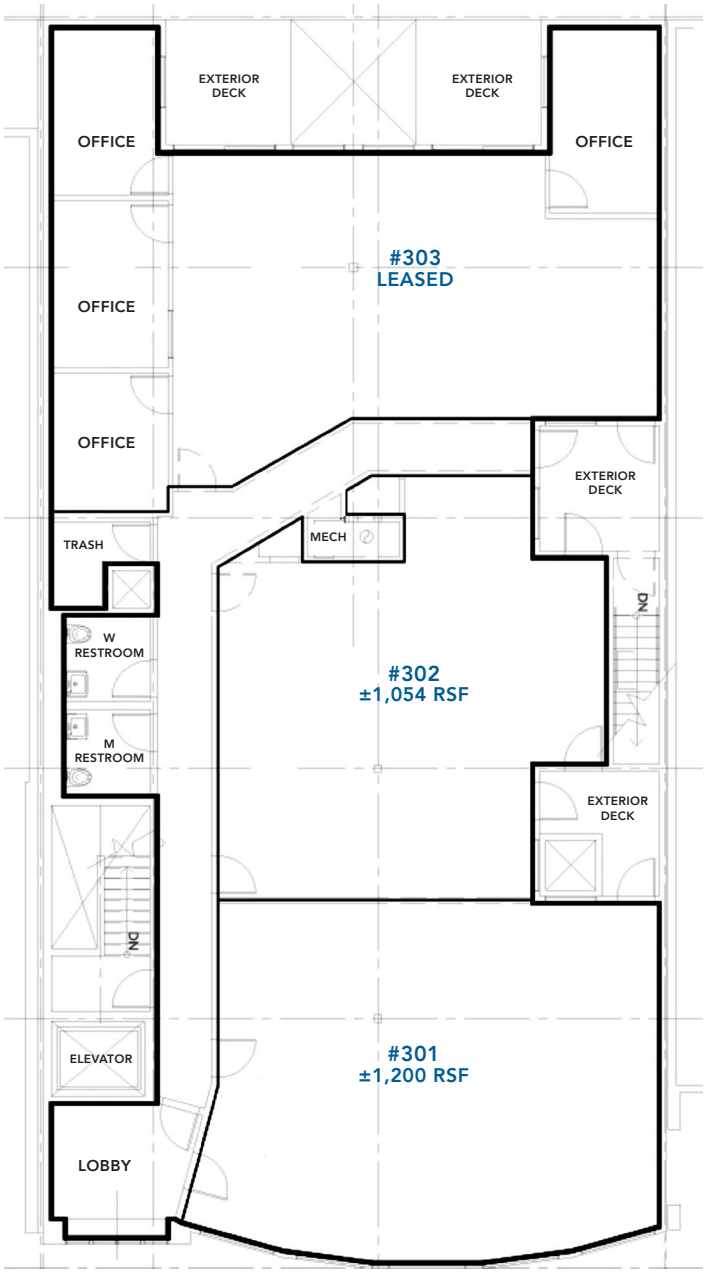

TELEGRAPH AVENUE

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.

# 2ND FLOOR

# 3RD FLOOR

# PREMISES PLAN




TELEGRAPH AVENUE

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# TRANSPORTATION & PARKING

## HOURLY AND MONTHLY PARKING OPTIONS

### Trinity Parking Lot/United Methodist Church
2340 Bancroft Way | 510 444-7412
www.spotangels.com
- Monthly Parking Available

### Telegraph/Channing Garage
2450 Durant Avenue | 510 843-1788
www.Lazparking.com
- 420 spaces including 6 EV charging spaces
- Monthly Parking Available

### Perry Lot
2542 Durant Avenue | 510 444-7412
www.douglasparking.com
also www.spotangels.com

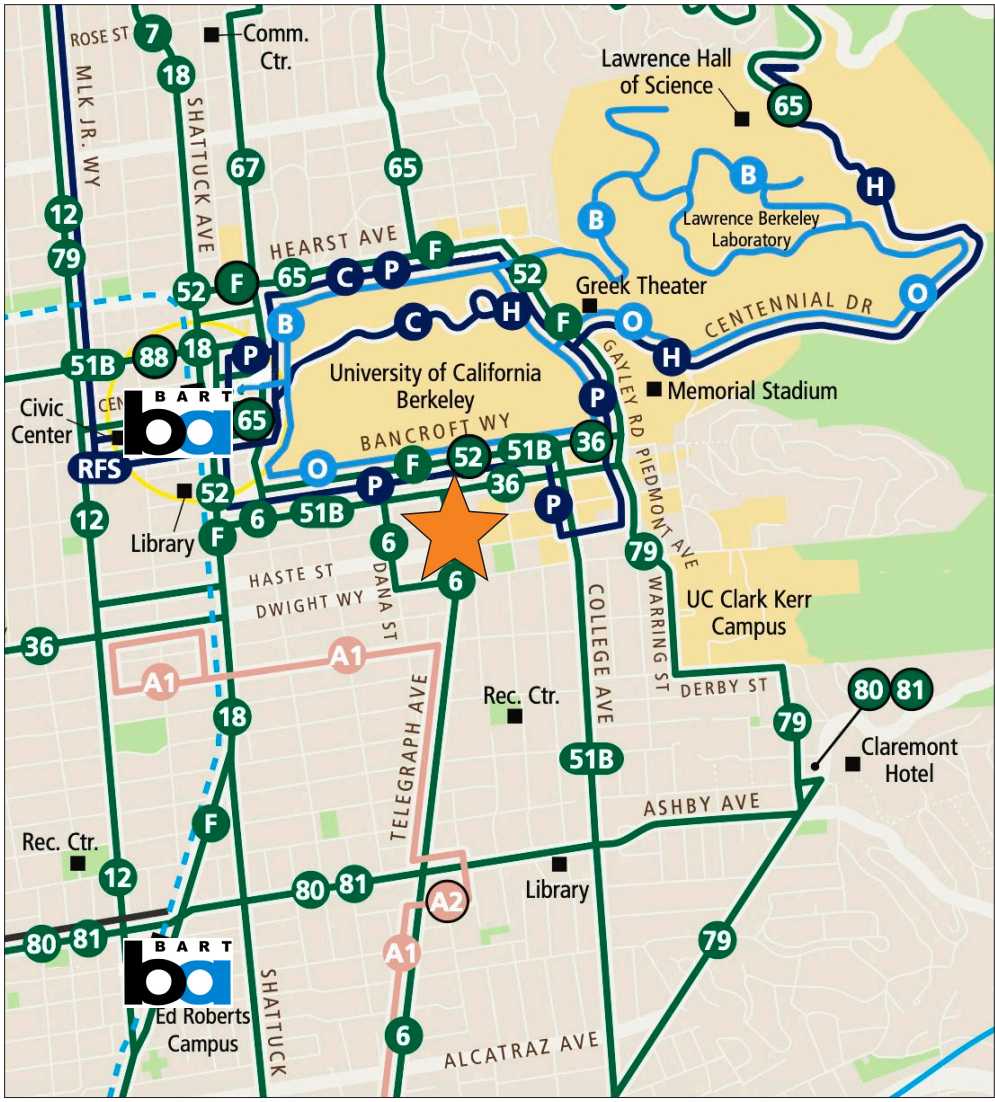
There are also many hourly parking lots in the area. **Visit www.douglasparking.com**

## EXCELLENT ACCESS TO MASS TRANSIT
Berkeley benefits from immediate access to rail, sea, highway and bus service, and is convenient to all major employment and residential areas in the greater Bay Area. Few places are as accessibly located as Berkeley.
- **Public Transit:** BART, Amtrak, AC Transit, Ferry
- **Major Highways:** I-80/Bay Bridge, I-580, I-880, SR-24, SR-13
- **Parking:** 5,000+ spaces Downtown
- **Bike Share:**
  19 spaces at Telegraph and Haste
  23 at Bancroft and Telegraph
- **International Airports:**
  OAK - 14 miles
  SFO - 23 miles
  SJC - 44 miles

### Downtown BART Accessible
- 8 minute bus ride from the property.
- 19 minute walk from the property

### Other Nearby BART Stations
- MacArthur, Rockridge, and Ashby BART stations are all less than 20 minutes away via AC Transit

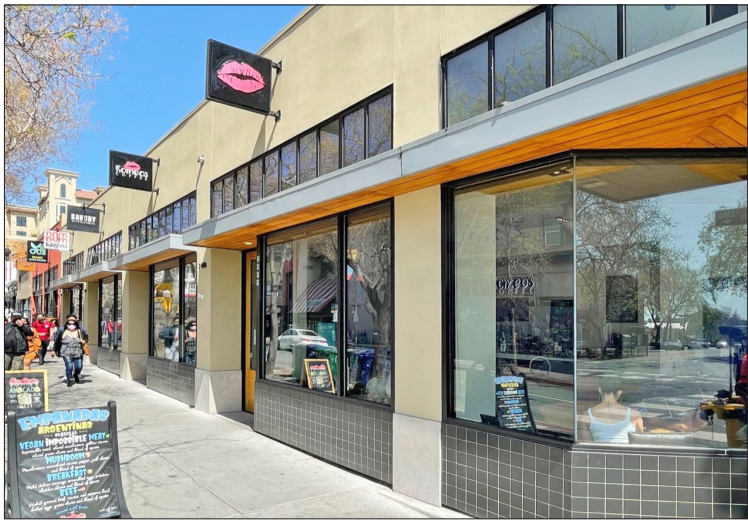
### AC Transit
Oakland-based public transit serving Alameda and Contra Costa counties.
- Line 6 stops at corner of Dwight every fifteen minutes going to and from Downtown Berkeley BART

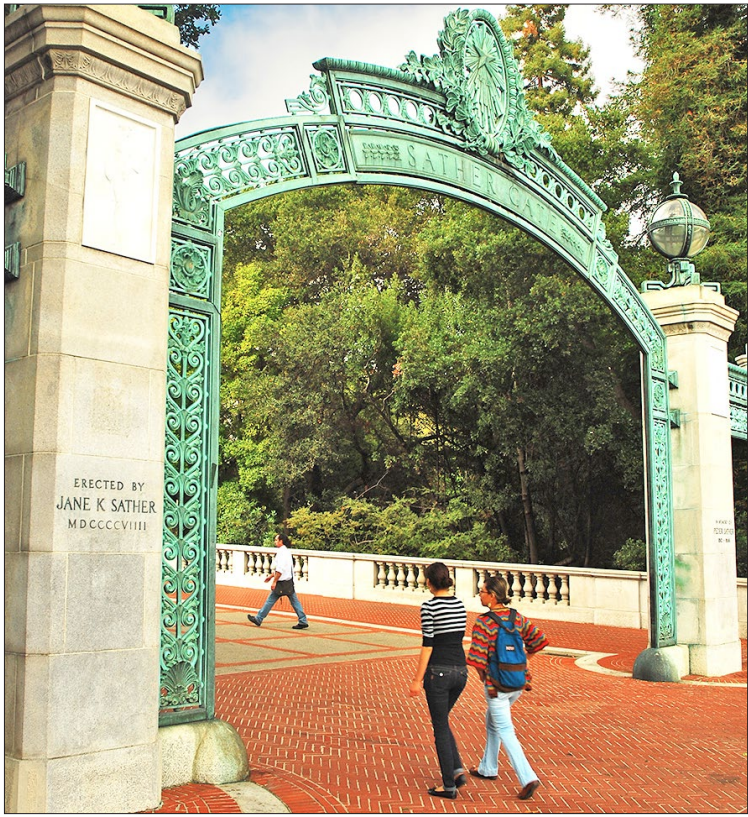


# THE NEIGHBORHOOD

At 4.5 miles long, Telegraph Avenue begins at the foot of UC Berkeley and stretches into Downtown Oakland. **And just 5 blocks of Telegraph (from Bancroft Way to Parker Street) are the key to the street's legacy.** This 5-block stretch of storefronts is abuzz with college students, street vendors, locals, and tourists.

# IN THE VICINITY





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.