



Prime Gourmet Ghetto Location



1797 Shattuck Avenue **Retail/Service Commercial Spaces for Lease**

Available spaces range in size from +/- 1,201 to +/- 1,756 sq. ft.

Features:

- Ground floor of a 5-story mixed-use building in Berkeley's Gourmet Ghetto
- Nice street frontage along Shattuck Avenue – near Liaison Bistro, Au Poulet, Virginia Bakery, Chez Panisse, Epicurious and other restaurants and retailers
- Three blocks to University Avenue, four blocks to Downtown Arts District
- Just 3/10 mile from UC Berkeley with a 50,000 daily population
- Along major bus lines and easy access to BART
- New condominium across the street

Lease Rate: \$3.00 - \$3.50 NNN

Contact: Kevin Gordon ~ (510) 898-0513 ~ Kevin@gordoncommercial.com ~DRE# 01884390

GORDON COMMERCIAL REAL ESTATE SERVICES
2091 Rose Street Berkeley, CA 94709 ~ www.gordoncommercial.com

John Gordon
(510) 704-1800
john@gordoncommercial.com
License #: 00789365

Kevin Gordon
(510) 898-0513
kevin@gordoncommercial.com
License #: 01884390



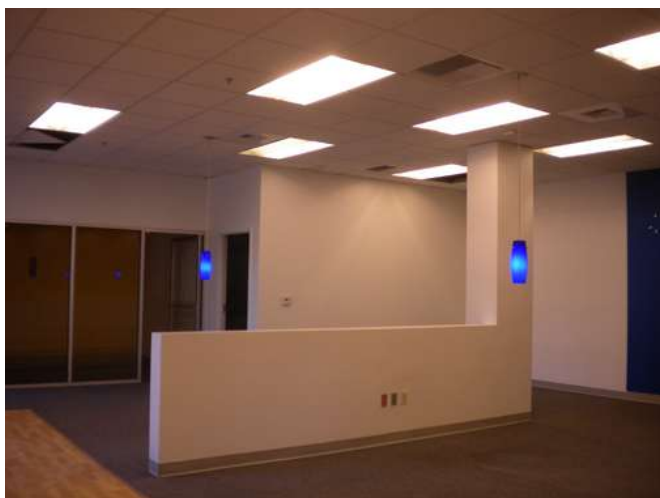
TWO SPACES AVAILABLE

Space B – Service Commercial or Retail Space

Size: +/- 1,756 sq. ft.

Lease Rate: \$3.00 NNN

- Perfect for professional services use (real estate office, financial services, mortgage broker, etc)
- Bright, cheery space formerly used by CitiFinancial
- Large open work space, 1 private office or conference room
- Kitchen, restroom, server room, and storage area



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Space C – Retail Space

Size: +/- 1,201 sq. ft.

Lease Rate: \$3.50 NNN

- TI allowance available



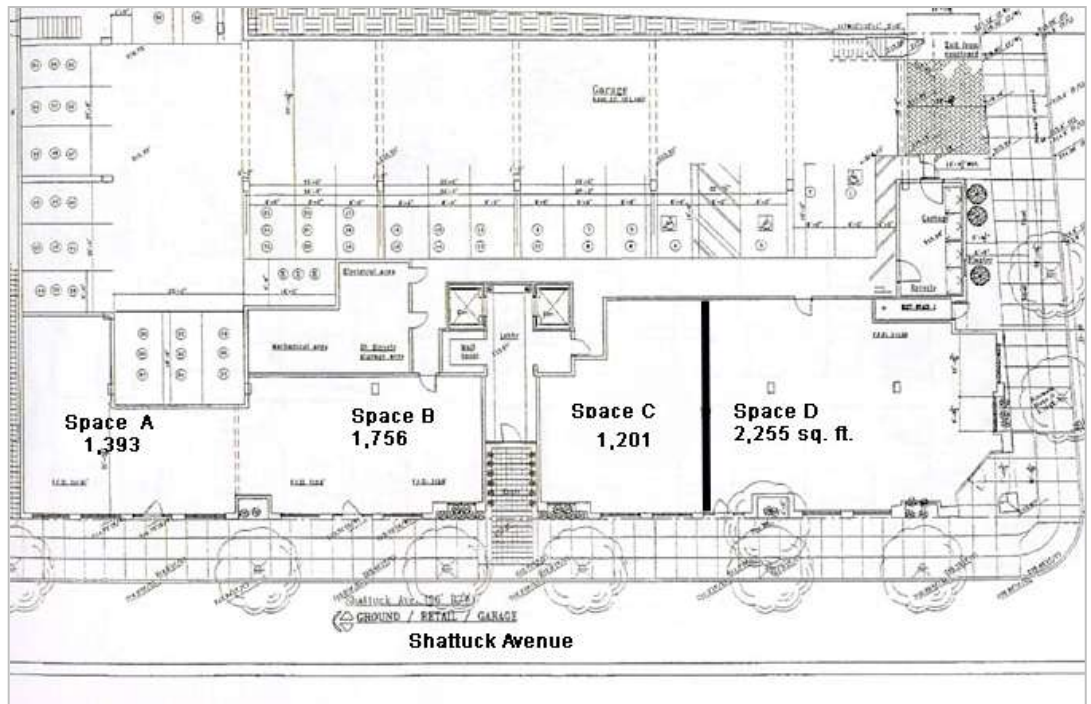
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3

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Floor Plan



Aerial View

Contact:

Ito Ripsteen
(510) 524-4410
ito@gordoncommercial.com
 License #: 01339534