

2000 SHATTUCK AVE. | BERKELEY

5,048 SF Office Space Available

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CHROMATA

2000 SHATTUCK AVE.



POPULATION

208,285



SPENDING POWER

\$4.5B (Palo Alto \$2.97B, Walnut Creek \$2.07B)



MEDIAN INCOME

\$104,286



MEDIAN AGE

35.9



UC BERKELEY

69,757 Population of Students & Staff



EMPLOYEES

144,135



STARTUPS

170 New and Innovative Businesses



HOTEL ROOMS

599 Rooms



RESTAURANTS

150 Restaurants



ANNUAL VISITORS

2.2M



BART

10,917 Daily Riders



PARKING

6,174 spaces



BIKE SCORE

96 Biker's Paradise



WALK SCORE

97 Walkers Paradise

Two blocks to the UC Berkeley campus and surrounded by major regional arts and entertainment destinations such as Berkeley Rep and The UC Theater. Within a one block radius of a dynamic mix of local, regional, national and international restaurant and retail brands.



ADDRESS 2000 Shattuck Avenue - Lower Level

AVAILABLE SPACE 5,048 SF

RENTAL RATE Contact Broker

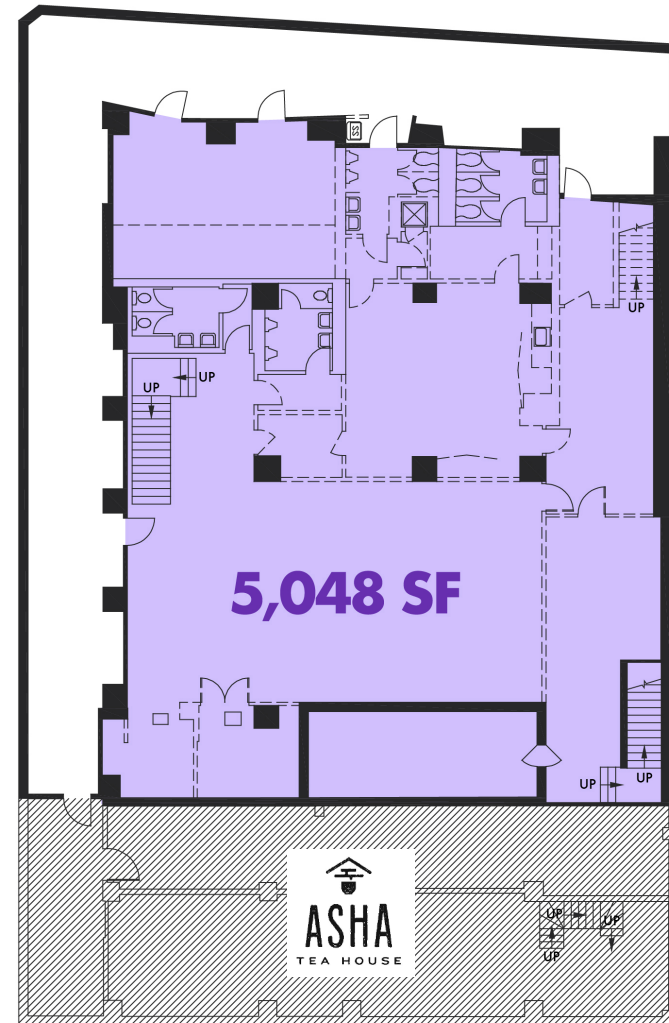
NEIGHBORHOOD HIGHLIGHTS

- 2000 Shattuck Ave is situated just 2 blocks from the UC Berkeley campus. Located on the Southwest corner of Shattuck & University Ave in the heart of Downtown Berkeley, this location has excellent visibility in the market with high foot traffic counts.
- Downtown Berkeley is a regional destination for food, entertainment and the arts with over 150 restaurants, cafes, bars and entertainment venues with over 2 million annual theater and cinema patrons.
- 2 blocks from 720 parking spaces at the new Center Street Garage & DT Berkeley's BART station.
- Across the street from two new exciting DT Berkeley restaurants: Kura Sushi (coming soon) and Cholita Linda (now open)
- Neighborhood destinations include Berkeley Repertory Theatre, Freight & Salvage, UC Theatre, The Butcher's Son Vegan Delicatessen and Comal, all within one block.
- Excellent Demographics: \$4.04B in total spending power (Palo Alto \$2.97B, Walnut Creek \$2.07B).
- 69,757 UC Berkeley population of students & staff projected to grow.



SPACE HIGHLIGHTS

- Large Open Area
- Break Room/Kitchenette
- Four offices/breakout rooms
- Storage Area
- Private Restrooms
- Heating and Air Conditioning
- Large electrical capacity for R&D or other uses
- A short walk to UC Berkeley main campus
- A short walk to Downtown Berkeley BART station
- Many Restaurants and Shops nearby



LOWER LEVEL

RETAIL & RESTAURANTS

Alborz Restaurant	Kura Sushi
Angeline's Louisiana Kitchen	La Note Restaurant
Asha Tea House	Little Plearn Thai Kitchen
Berkeley Social Club	Marugame Udon
Eureka!	Milkbomb Ice Cream
Blue Bottle Coffee	Nick the Greek
Cafe de Casa (coming soon)	Palmetto Superfoods (coming soon)
Chipotle	Peet's
Chocolaterie	Revival Bar + Kitchen
Cholita Linda	Rose Pizzeria
Citibank	Sizzling Lunch
Cold Stone Creamery	Sliver
Comal Restaurant	Sweetgreen
Cornerstone Craft Beer & Live Music	Target
Gather	Teaspoon
Half Price Books	Tender Greens
Ippudo Ramen	The Butcher's Son
Ippuku	Triple Rock Brewing
Jupiter Pizza & Beer	Tupper & Reed Cocktail Bar

ENTERTAINMENT

Aurora Theatre
UC Theatre
Berkeley Repertory Theatre
Freight & Salvage
BAMPFA

HOTELS & TRANSIT

Residence Inn by Marriott Berkeley
Downtown Berkeley BART Plaza
Center Street Parking Garage - 720 spaces
Allston Way Garage - 610 spaces



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