

THE ARTISAN

2070 ADDISON ST.
BERKELEY

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ADDRESS 2070 Addison Street

AVAILABLE SPACE 2,336 Square Feet

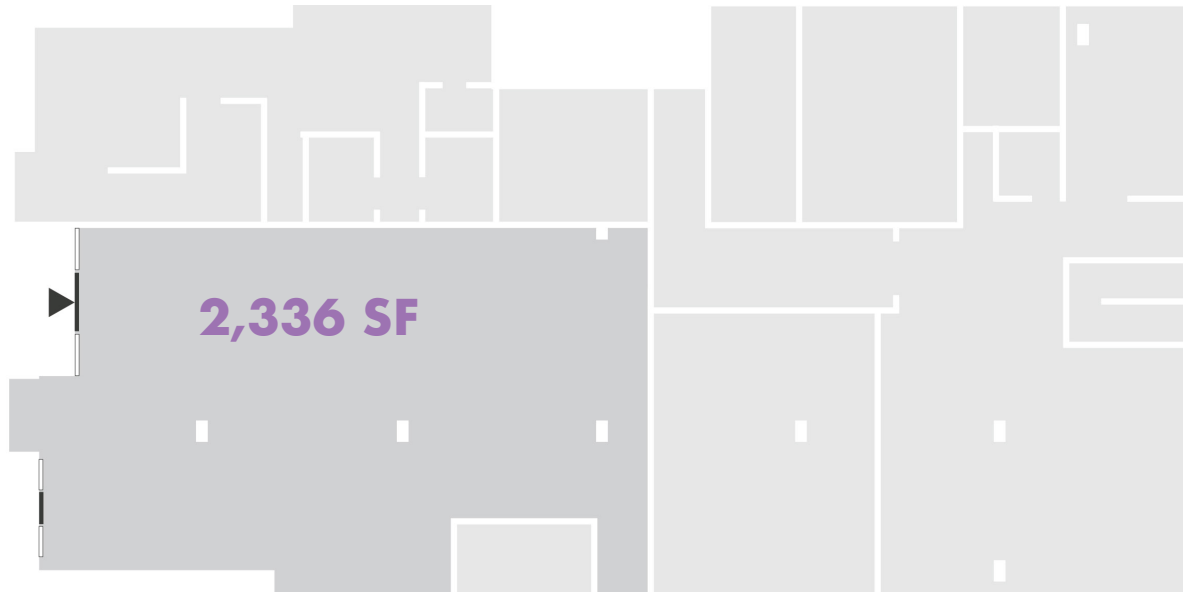
RENTAL RATE Negotiable

LOCATION HIGHLIGHTS

- The Artisan is a new 7-story, 66 unit mixed-use project situated at the heart of Berkeley's Downtown Arts District.
- Directly across from the 1,000 seat Tony Award-winning Berkeley Repertory Theatre.
- 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 the UC Berkeley campus and 1/2 a block from 720 parking spaces at the new Center Street Garage.
- Neighboring destinations include Revival Bar + Kitchen, Freight & Salvage, Eureka!, Comal, Ippudo Ramen & Jupiter.
- 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.



PROPERTY SUMMARY



SPACE SPECS

- 2,336 SF Available September 2022
- Potential for Outdoor Patio
- Ceiling Height: 14 feet
- Power: 400 amp service 120V/208V, 3-phase
- Gas: 3" low pressure with 2,000 MBH capacity
- Water & Waste: 1.5" water stub, 4" grease waste & 4" sanitary waste
- HVAC: 1 ton per 200 SF
- Grease Interceptor : 1,500-gallon capacity
- Venting louvers: Four locations

- ▶ Entrance, Main
- Ⓜ Bathroom

RETAIL & RESTAURANTS

- Half Price Books
- Comal Restaurant
- Passione Emporio
- The Butcher's Son
- Triple Rock Brewing
- Marugame Udon
- Berkeley Social Club
- Eureka!
- Jupiter Pizza & Beer
- Revival Bar + Kitchen
- Cornerstone Craft Beer & Live Music
- La Note Restaurant
- Ippudo Ramen
- Blue Bottle Coffee
- Tupper & Reed Cocktail Bar

ENTERTAINMENT

- Aurora Theatre
- California Jazz Conservatory
- UC Theatre
- Landmark Shattuck Theatre
- Berkeley Repertory Theatre
- Freight & Salvage
- BAMPFA

HOTELS & TRANSIT

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





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