



LEASE

Prominent North Berkeley Corner Office/Retail

1797 SHATTUCK AVE

Berkeley, CA 94709

PRESENTED BY:

JUSTIN WONG

O: 415.922.2900 x106

justin.wong@svn.com

CalDRE #01974254

KEVIN D. CHIN, CCIM

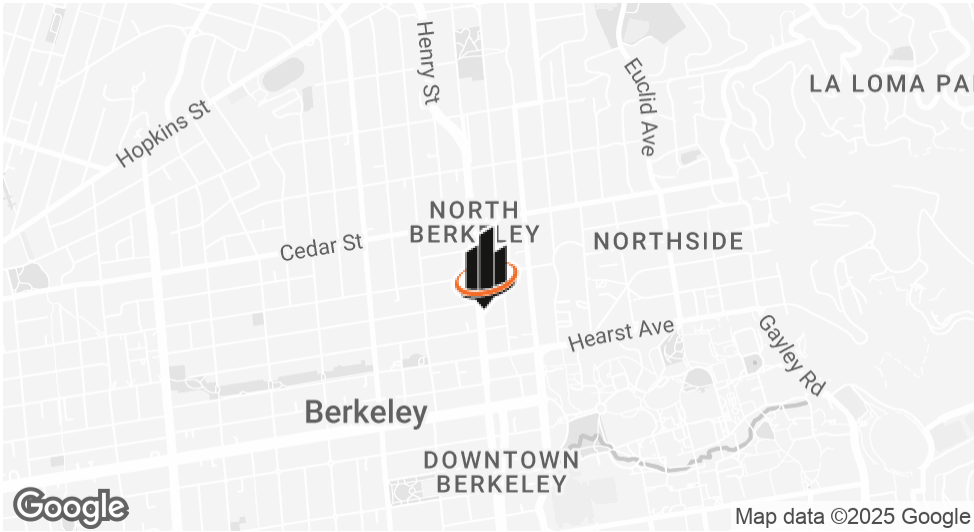
O: 415.922.2900 x101

kevinc@svn.com

CalDRE #00696127

VIRTUAL TOUR

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$36.00 SF/yr (NNN)
AVAILABLE SF:	2,199 SF
ZONING	CC

PROPERTY DESCRIPTION

1797 Shattuck Avenue presents an exceptional opportunity to lease a ±2,199 SF corner space at the prominent intersection of Shattuck Avenue and Delaware Street in North Berkeley. Formerly improved as an office, the space features a highly functional layout with modern interior finishes, excellent visibility, and immediate proximity to the UC Berkeley campus. With zoning that also allows for retail use, the property offers flexibility for office users, boutique retailers, service-oriented concepts, or mission-driven organizations seeking a well-positioned footprint in one of Berkeley’s most desirable corridors.

The surrounding neighborhood provides strong residential density, established retail, and walkable amenities, drawing consistent pedestrian and vehicle traffic.

JUSTIN WONG
O: 415.922.2900 x106
justin.wong@svn.com
CalDRE #01974254

KEVIN D. CHIN, CCIM
O: 415.922.2900 x101
kevinc@svn.com
CalDRE #00696127

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	1797 Shattuck Avenue, Suite D, Berkeley CA 94709
PROPERTY TYPE	Retail/Office
APN	58-2177-15-1
BUILDING SIZE	63,982 SF
YEAR BUILT	2005
ZONING	Commercial Corridor (CC)

1797 Shattuck Avenue presents an exceptional opportunity to lease a ±2,199 SF corner space at the prominent intersection of Shattuck Avenue and Delaware Street in North Berkeley. Formerly improved as an office, the space features a highly functional layout with modern interior finishes, excellent visibility, and immediate proximity to the UC Berkeley campus. With zoning that also allows for retail use, the property offers flexibility for office users, boutique retailers, service-oriented concepts, or mission-driven organizations seeking a well-positioned footprint in one of Berkeley’s most desirable corridors.

The surrounding neighborhood provides strong residential density, established retail, and walkable amenities, drawing consistent pedestrian and vehicle traffic.



- ±2,199 SF corner space
- High-visibility North Berkeley location
- Flexible zoning allows for office or retail use
- Large window line providing natural light and a prominent storefront presence
- Efficient layout suitable for professional services, boutique retail, or service-oriented tenants
- Immediate proximity to UC Berkeley and dense surrounding residential neighborhoods

JUSTIN WONG
O: 415.922.2900 x106
justin.wong@svn.com
CalDRE #01974254

KEVIN D. CHIN, CCIM
O: 415.922.2900 x101
kevinc@svn.com
CalDRE #00696127

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,199 SF	LEASE RATE:	\$36.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite D	Available	2,199 SF	NNN	\$36.00 SF/yr

JUSTIN WONG
O: 415.922.2900 x106
justin.wong@svn.com
CalDRE #01974254

KEVIN D. CHIN, CCIM
O: 415.922.2900 x101
kevinc@svn.com
CalDRE #00696127

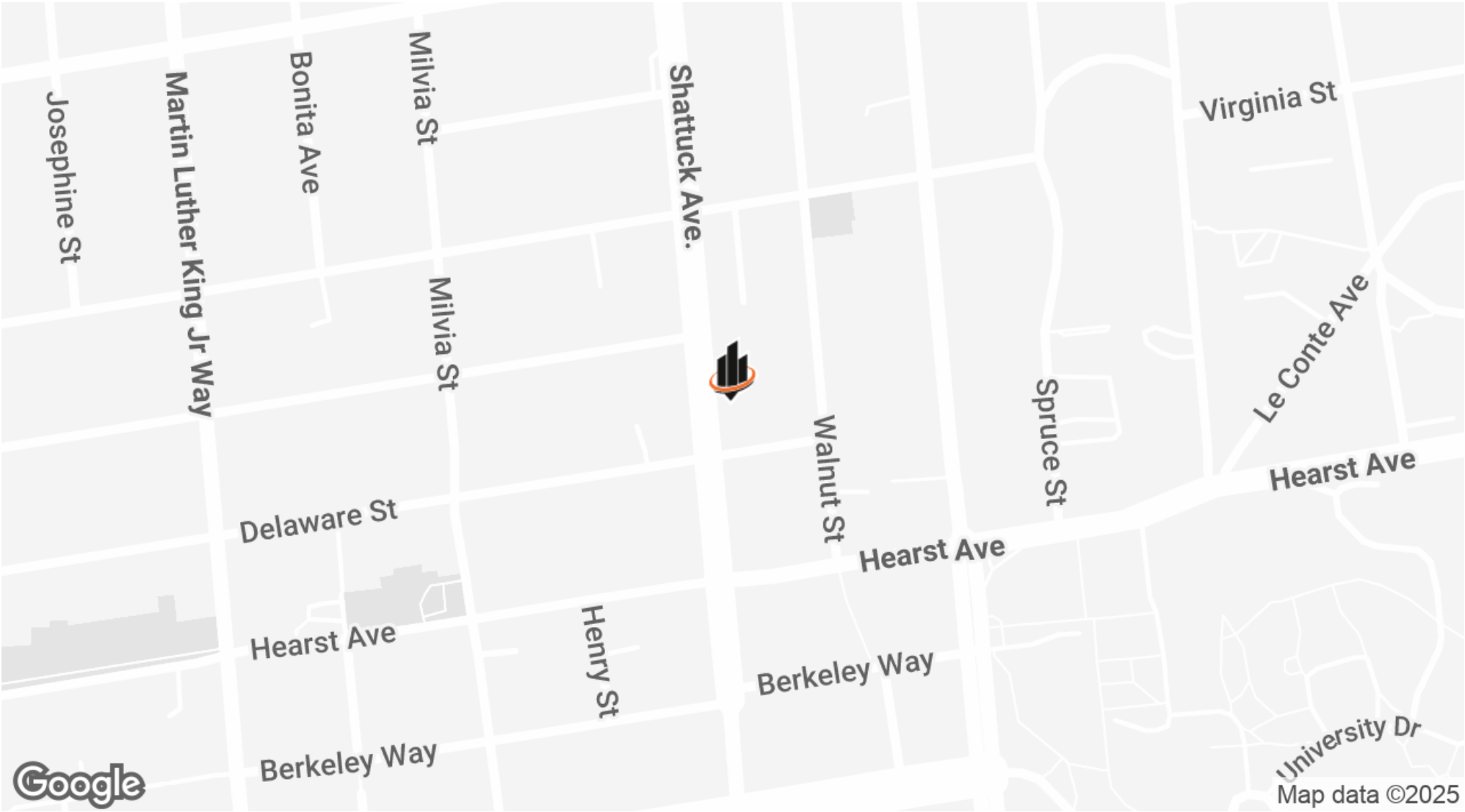
ADDITIONAL PHOTOS



JUSTIN WONG
O: 415.922.2900 x106
justin.wong@svn.com
CalDRE #01974254

KEVIN D. CHIN, CCIM
O: 415.922.2900 x101
kevinc@svn.com
CalDRE #00696127

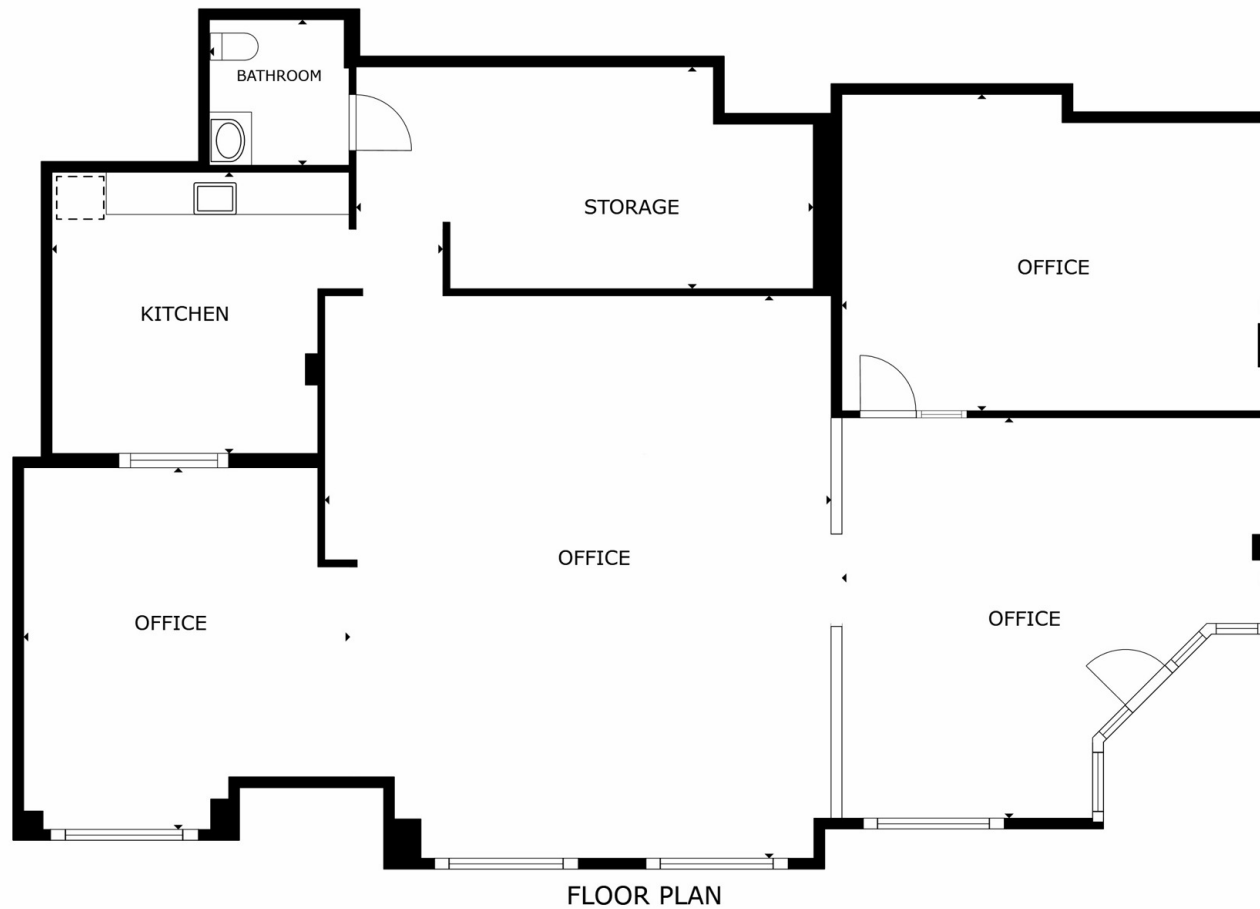
LOCATION MAP



JUSTIN WONG
O: 415.922.2900 x106
justin.wong@svn.com
CalDRE #01974254

KEVIN D. CHIN, CCIM
O: 415.922.2900 x101
kevinc@svn.com
CalDRE #00696127

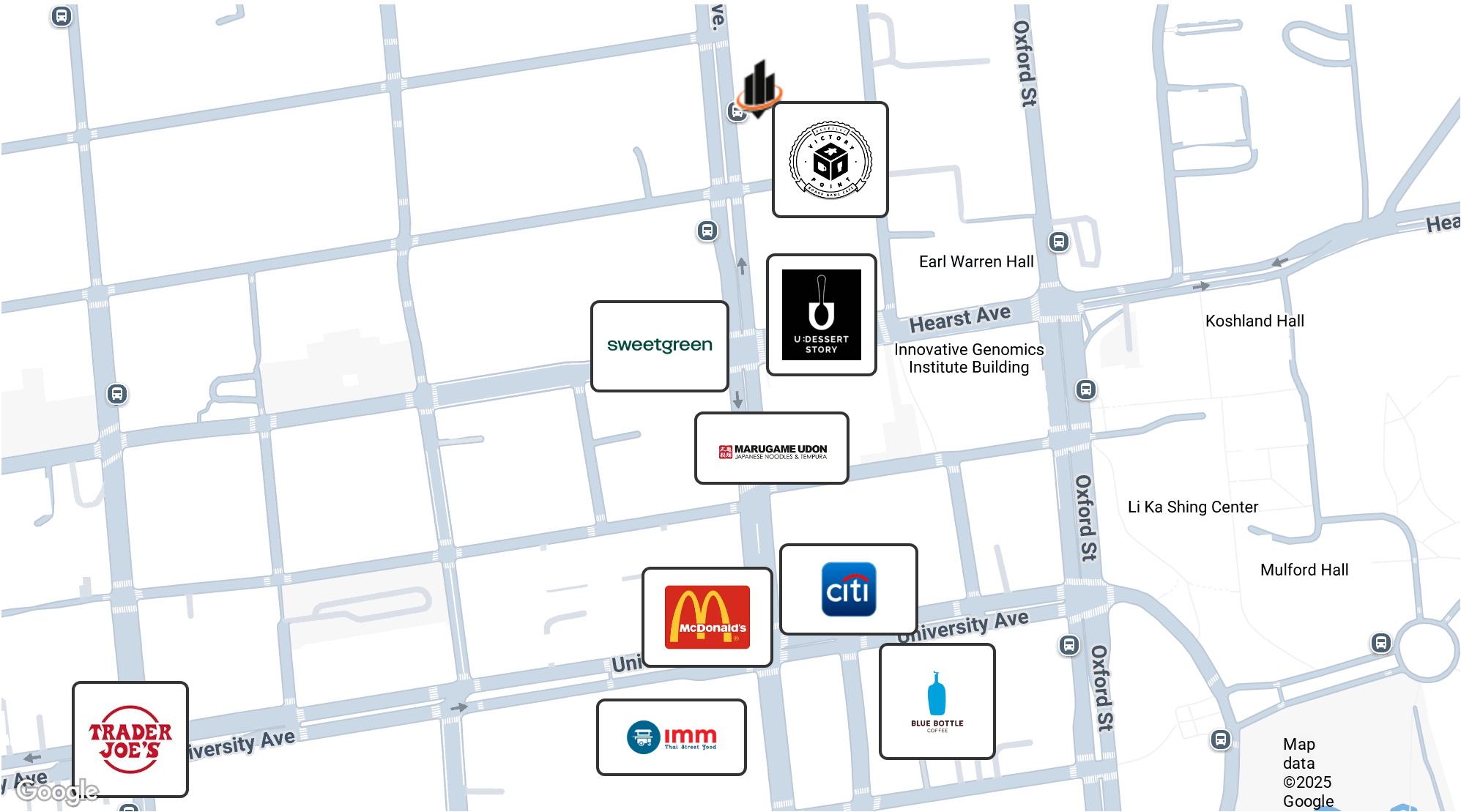
FLOOR PLANS



JUSTIN WONG
O: 415.922.2900 x106
justin.wong@svn.com
CalDRE #01974254

KEVIN D. CHIN, CCIM
O: 415.922.2900 x101
kevinc@svn.com
CalDRE #00696127

RETAILER MAP



JUSTIN WONG
O: 415.922.2900 x106
justin.wong@svn.com
CalDRE #01974254

KEVIN D. CHIN, CCIM
O: 415.922.2900 x101
kevinc@svn.com
CalDRE #00696127