

2235 CHANNING WAY

BERKELEY



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CHROMATA



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

2235 Channing Way is ideally situated 2 blocks from both the UC Berkeley campus and Shattuck Ave & Downtown Berkeley. This location has excellent visibility within the Berkeley market and is surrounded by major arts & entertainment destinations such as Berkeley Rep, Cal Performances, BAMPFA & Haas Pavilion.

Downtown Berkeley is a regional destination for food, entertainment and the arts with over 150 restaurants, cafes, bars and entertainment venues attracting over 2 million annual visitors.



ADDRESS 2235 Channing Way

AVAILABLE SPACE ±2,890 SF Office Space

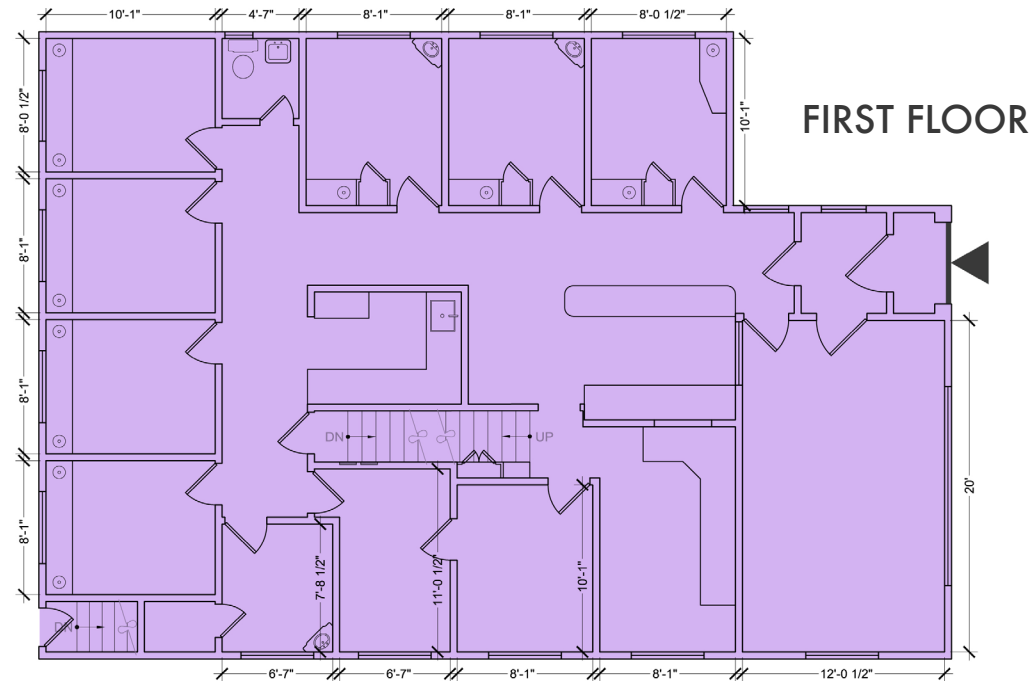
RENTAL RATE \$2.75/SF per month, Gross

Tenant Improvement Allowance Available | Available Oct. 1, 2025

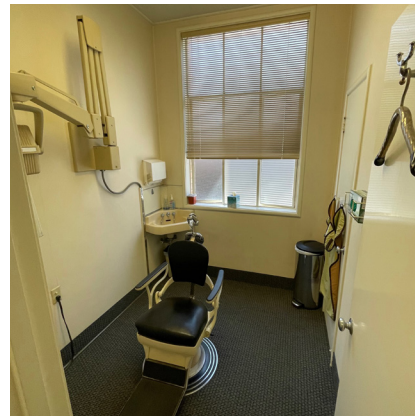
PROPERTY HIGHLIGHTS

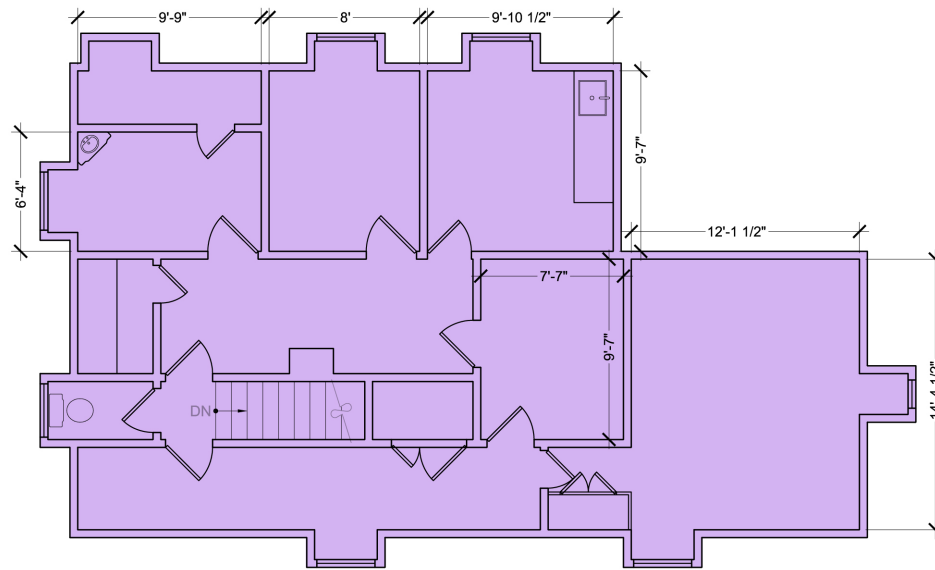
- Freestanding, single-tenant building—formerly home to Dr. James White's dental practice.
- Brick and slate-style exterior with abundant natural light. Ideally located between Downtown Berkeley and Telegraph Ave., just steps from the UC Berkeley campus.
- Ideal for Dentists, medical professionals, psychologists, attorneys, or any use requiring a private office-intensive layout.
- 13 private offices, 3 restrooms, rear lot with 10 parking spaces.
- Extensive plumbing throughout.
- Forced air heating.
- Operable windows.
- Professionally managed by Premium Properties.





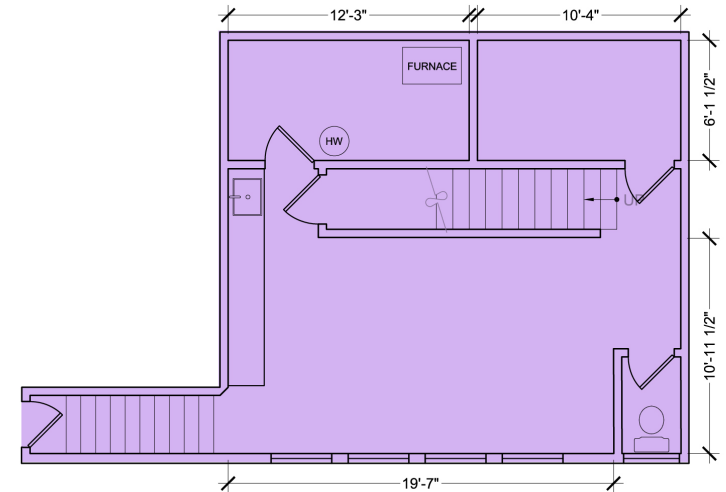
- +/- 1900 SF
- 10 Private Offices/Exam Rooms
- Reception Area
- Administrative Area
- Lab/Workroom
- Restroom





**SECOND FLOOR
STORAGE/OFFICE**

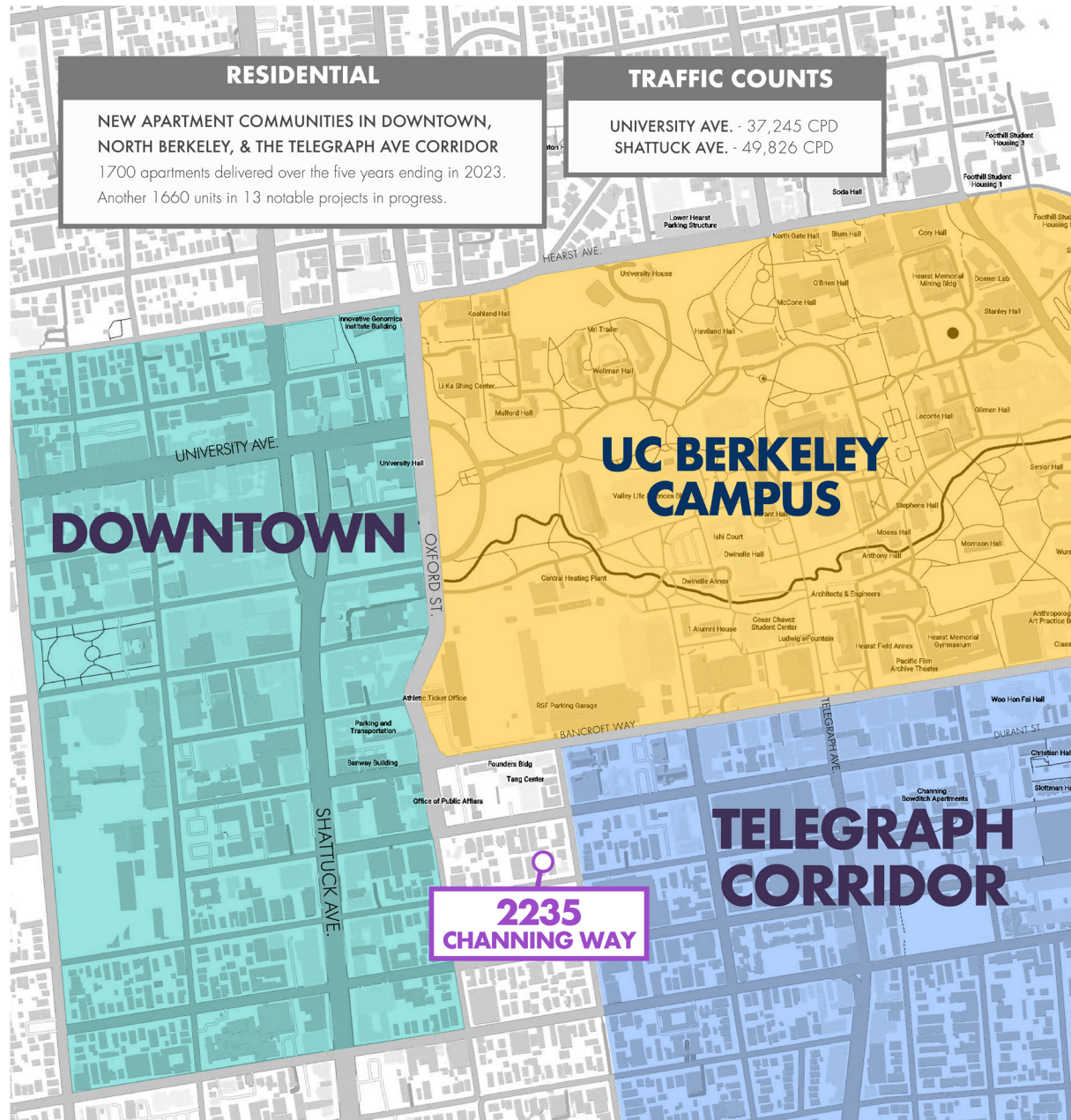
- +/- 990 SF
- 3 Private Offices
- 3 Storage Rooms
- Restroom



BASEMENT

- +/- 525 SF
- Accessible from both parking lot and interior
- Large Work Area
- Restroom





DOWNTOWN

OFFICE TOWERS: Over 3 million square feet of office space 90% leased

HOTELS: Marriott Residence Inn, Hotel Shattuck Plaza

THEATERS/EVENT SPACES: BAMPFA, Freight & Salvage, Berkeley Rep, Taube Family Music Hall, Cornerstone

FINE DINING: Corso, Ippuku, Comal, La Note, Gather, Revival Bar & Kitchen

CASUAL DINING: Rose Pizzeria, Triple Rock, Jupiter, Sweetreen, Cholina Linda, Eureka, Berkeley Social Club, and many more.

COMING SOON: Dough Zone, Mendocino Farms, Shake Shack

SHOPPING: Trader Joe's, Target, Pegasus Bookstore, Ace Hardware

MEDICAL: Sutter Health Berkeley, One Medical



UC CAMPUS

45,000 STUDENTS, 2300 FACULTY

THEATERS/EVENT SPACES: Zellerbach Auditorium, Greek Theatre, Memorial Stadium



TELEGRAPH CORRIDOR

HOTELS: Graduate by Hilton, Berkeley City Club

CASUAL DINING: Super Duper Burgers, Yogurt Park, Mezzo, Raleigh's Pub, Cafe Strada, Sheng Kee Bakery, and many more

MEDICAL: Alta Bates Summit Medical Center

SHOPPING: Moe's Books, Amoeba Music, Anastasia's Vintage Clothing





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