

BANCROFT CENTER

BERKELEY, CA

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CHROMATA



BANCROFT CENTER

ADDRESS Sixth Street @ Bancroft Way, Berkeley CA

AVAILABLE SPACE 2,200 SF - 4,780 SF

RENTAL RATE \$2.70 per square foot per month Modified Gross

HIGHLIGHTS

- New life sciences projects nearby: The Lab Berkeley by Steel Wave and Berkeley Commons by Lane Partners.
- Lovely mature landscaping.
- Onsite parking spaces.
- West Berkeley Shuttle to Ashby BART Station.
- In the immediate area- UQBAR Mediterranean Cafe, CoRo Coffee Room, Franklin Bros Market, Vik's Chaat House. Just a short walk to the shops, restaurants, and cafes of Fourth Street.
- Located just off Interstate 80 at University Avenue.
- Space plans are mostly open and have operable windows, high ceilings and abundant natural light.



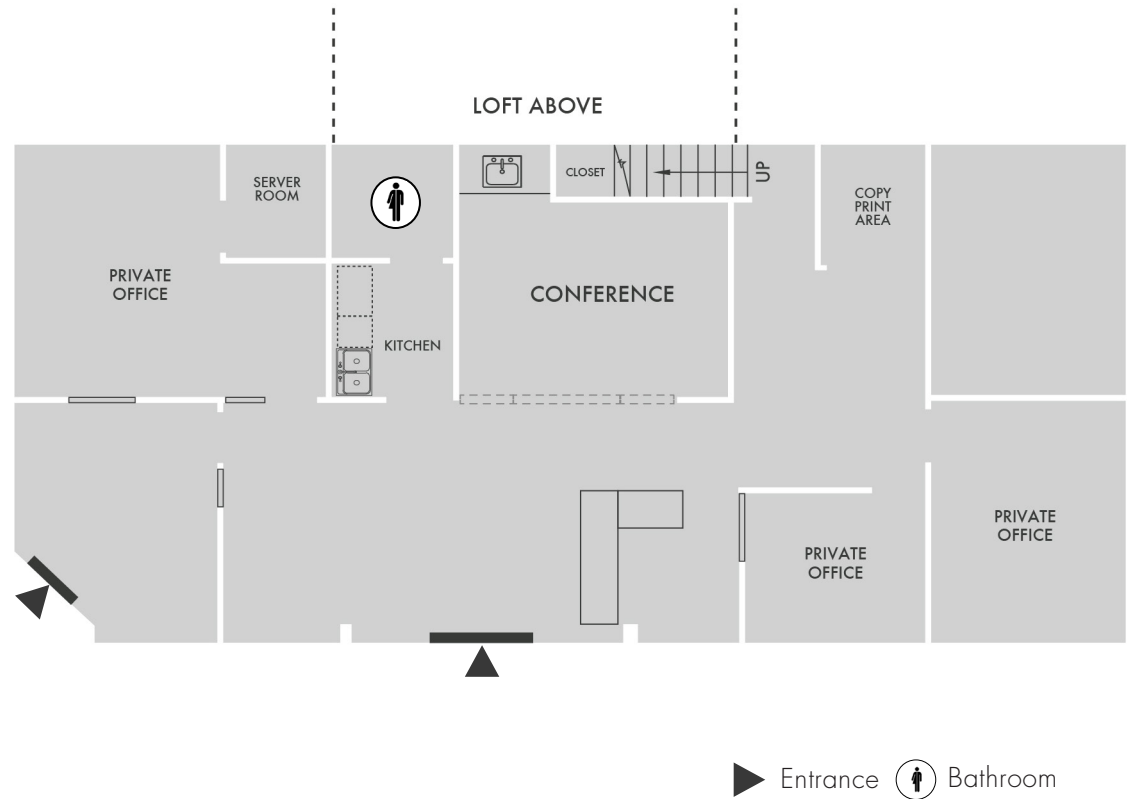
SITE PLAN





2239 FIFTH ST.

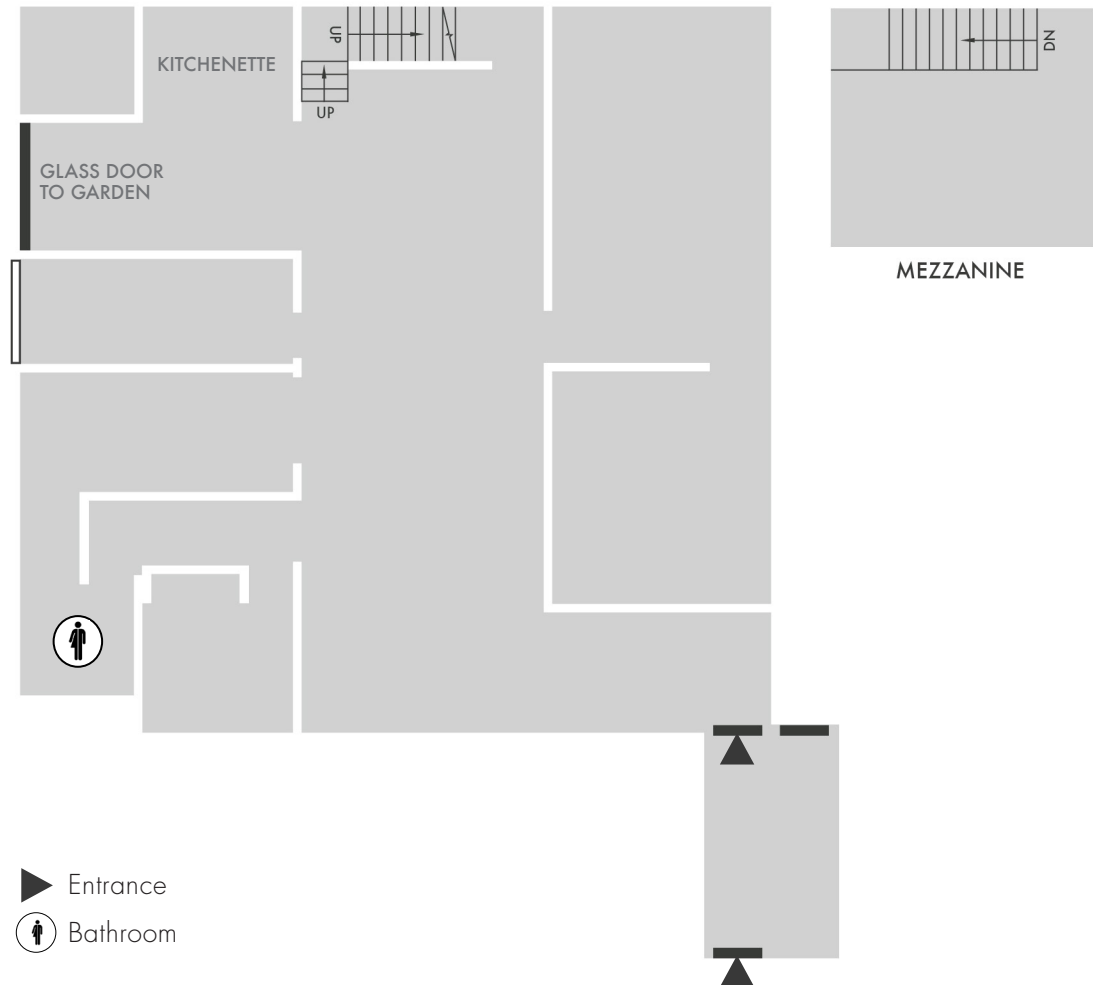
- 2,200 SF
- \$2.70 per SF per month MG
- Great Visibility on Fifth Street
- Four Private Offices
- Conference Room
- Server/Storage Room
- Loft
- Air Conditioned
- Comes with two reserved parking spaces





2225 FIFTH STREET

- 2,580 Sq. Ft.
- \$2.70 per sq. ft. per month MG
- Four Private offices
- Loft/Mezzanine
- Kitchen
- Outdoor Garden/Patio
- Server/Storage Room
- Comes with two reserved parking spaces







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