

Small Second Floor Offices Available For Lease

2437 DURANT AVENUE, BERKELEY, CA

**1 Block From
UC Berkeley!**



JUST ONE BLOCK FROM UC BERKELEY CAMPUS ON SECOND FLOOR

SUITE 205

Size: ± 300 rsf

Rent: \$750/month

SUITE DESCRIPTION:

- Entry area and 1 private office

SUITE 207

Size: ± 880 rsf

Rent: \$1,990/month

SUITE DESCRIPTION:

- Large office with open floor plan
- 2 smaller offices or storage spaces
- Kitchenette

SUITE 208

Size: ± 300 rsf

Rent: \$750/month

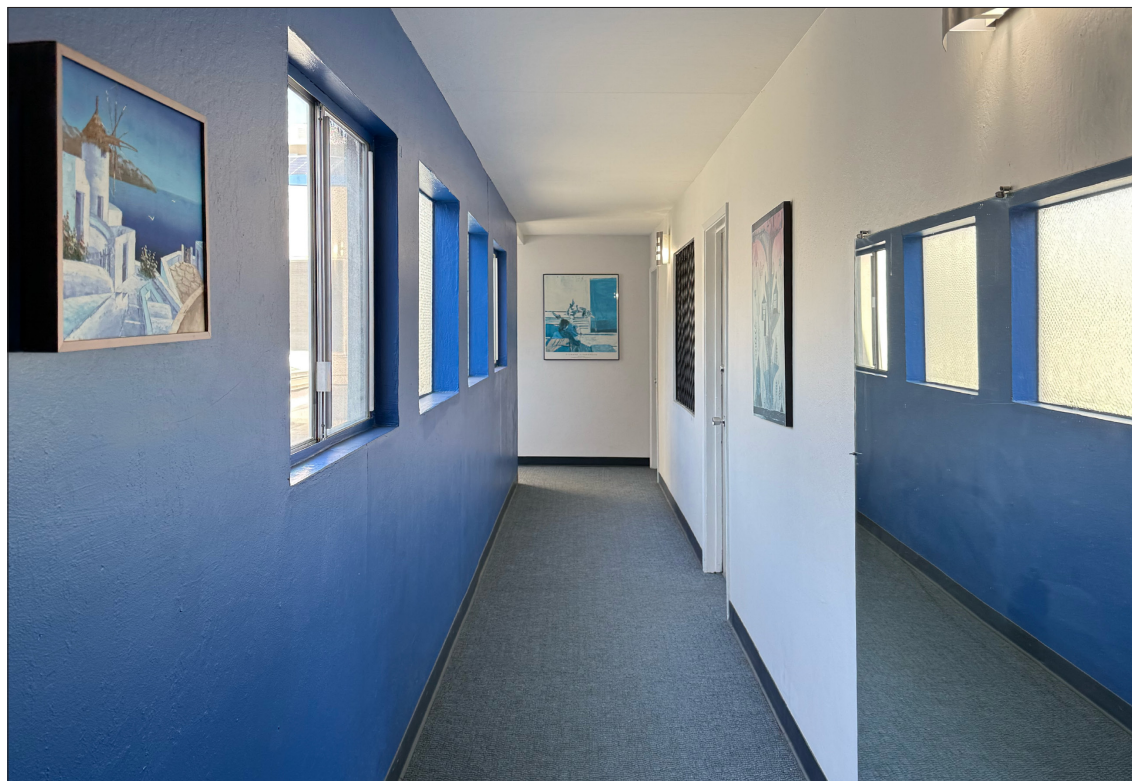
SUITE DESCRIPTION:

- Single office
- Can be combined with Suite 207

ZONING: C-T

(Telegraph Avenue Commercial)

- Offices are carpeted
- Shared restrooms
- Elevator access
- Tenant pays for electrical service
- Water and garbage included in rent
- Just one block from UC Berkeley campus
- Secure building above Sather Lane shops, next to Kip's Bar and Grill
- Directly across from the Telegraph Channing Garage (1st hour free)
- Amidst great shopping and dining options
- Nearby eateries include Chipotle, Cream, Crumbl - Berkeley, Mezzo, MoMo House, Bear's Lair, Kimchi Garden, Cafe Milano, Super Duper, Sliver Pizzeria, Cream, Tacos Sinaloa, Kip's Bar and Grill, Yogurt Park, Bongo Burger, The Tap Haus, KoJa Kitchen, and Romeo's Coffee
- Excellent demographics





207



205



208

RESTAURANTS, BARS AND CAFÉS

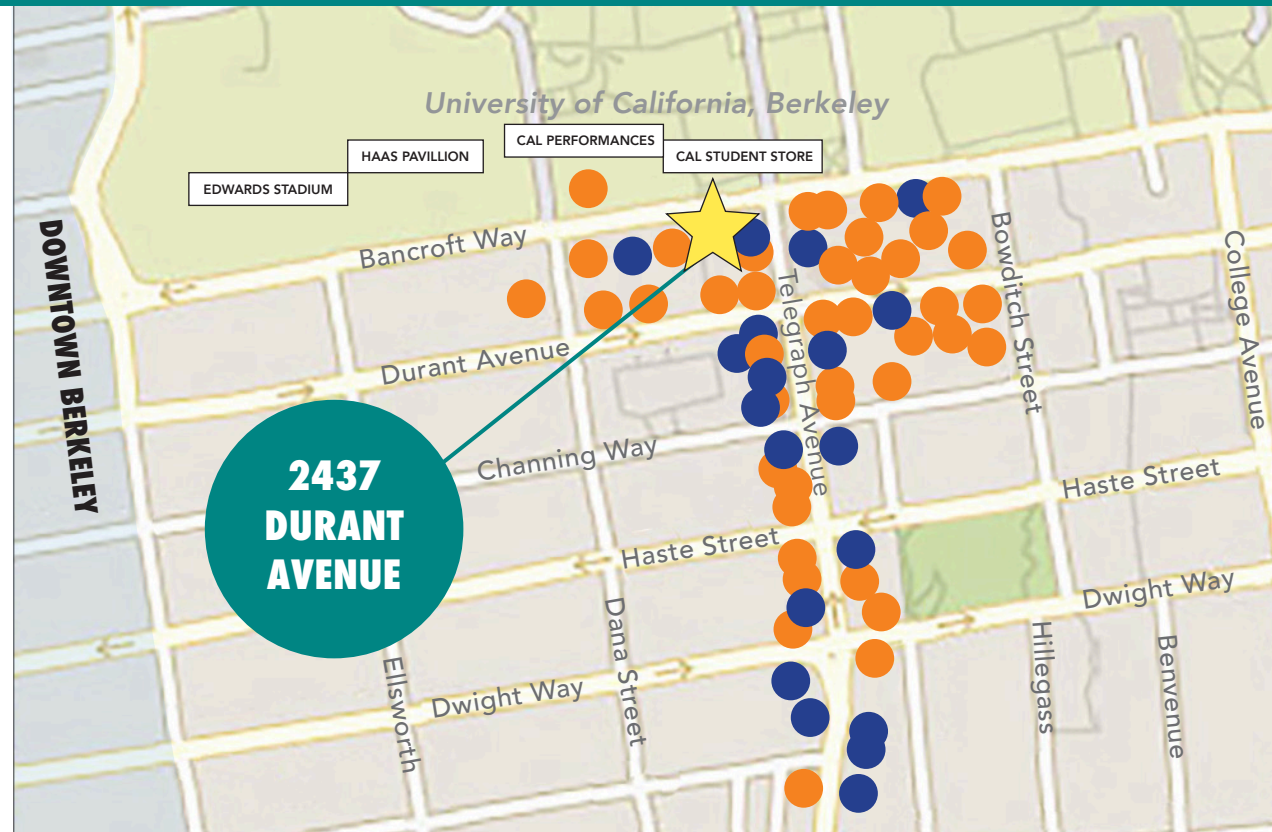
Super Duper Burgers
Chipotle Mexican Grill
Mezzo
Yogurt Park
Bao Dim To Go
Kip's Bar & Grill
Tacos Sinaloa
Pappy's Grill & Sports Bar
Cream Berkeley
Sliver Pizzeria
Poke Parlor
Bongo Burger
Raleigh's Pub
RareTea Berkeley
Seniore's Pizza
Tap Haus
Little Gem Belgian Waffles
KingPin Donuts
Cupcakin' Bake Shop

Boba Ninja
Bears Ramen House
Gypsy's Trattoria Italiana
L'Gusto Mex Fusio
Cal Gyros Mediterranean
Katsumi Sushi
R;omeo's Coffee
Sourdough & Co
Muracci's
Ladle & Leaf
House of Curries
Punjabi Dhaba
Dumpling Express
La Burrita
The Tap Haus
Crumb! - Berkeley
Koja Kitchen
Artichoke Basille's Pizza
Papa Johns Pizza

RETAIL

Bancroft Clothing Company
Walgreens
The Student Store
Bear Basics Clothing
Moe's Books
Games of Berkeley
Ink Stone Art Supply
Anastasia Clothing

510 Skateboarding
Sleepy Cat Books
Beck's Shoes
Berkeley Hat Company
Rasputin Music
Textures Vintage Clothing
Amoeba Music



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2437 DURANT AVENUE, BERKELEY, CA NEIGHBORHOOD

- Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors
- Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings
- Leading directly to UC Berkeley campus, Telegraph is home to street fairs, annual music festivals
- Situated amidst TONS of student housing, including UC and private dorms. Several new housing development projects are in the works
- Close to numerous world-class theatre, arts, live music and sports venues
- Many hourly parking lots are in the area, Visit www.douglasparking.com
- The [Telegraph Business Improvement District](#) works to build a dynamic and inclusive community

DEMOGRAPHICS

	1 MILE	3 MILE
Population	55,162	225,363
Households	20,383	95,927
Average HH Income	\$181,837	\$131,686
Average Home Value	\$1,067,155	\$1,057,489

(Source: CoStar)



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.