

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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FOR LEASE

2014 SHATTUCK AVENUE, BERKELEY, CA



Full
Second
Floor
Office

Near
720 Parking
Spaces in
Nearby City
Garage

STEPS
TO
BART

Amid
Local Eateries
and
Attractions

HVAC

In
Historic
Heywood
Downtown
Berkeley
Building

1 Block
From
UC Berkeley

Potential
For
Furnishings

STEPS TO BART, BUS LINES, AND DOWNTOWN BERKELEY'S CULTURAL AND CULINARY BOUNTY

SIZE:
±2,035 rsf

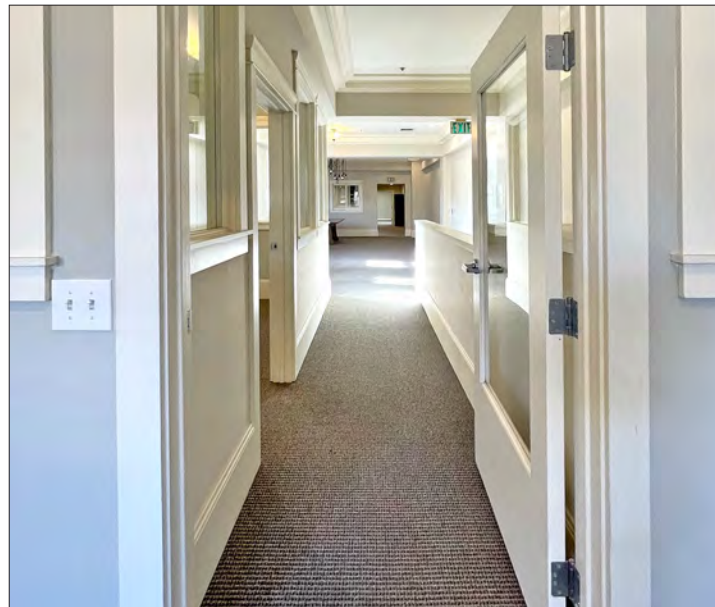
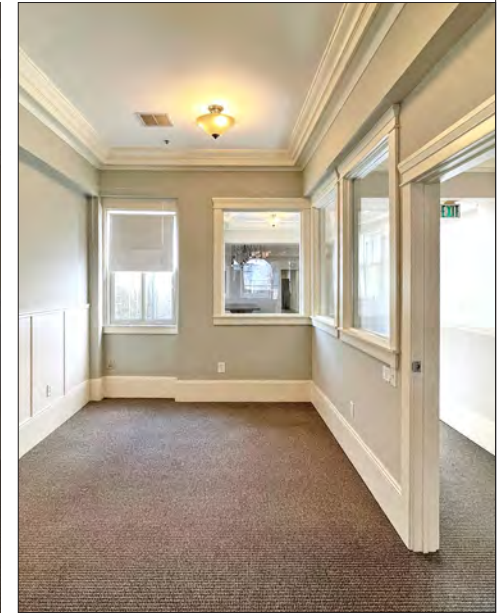
LEASE RATE:
\$2.95 psf/month IG

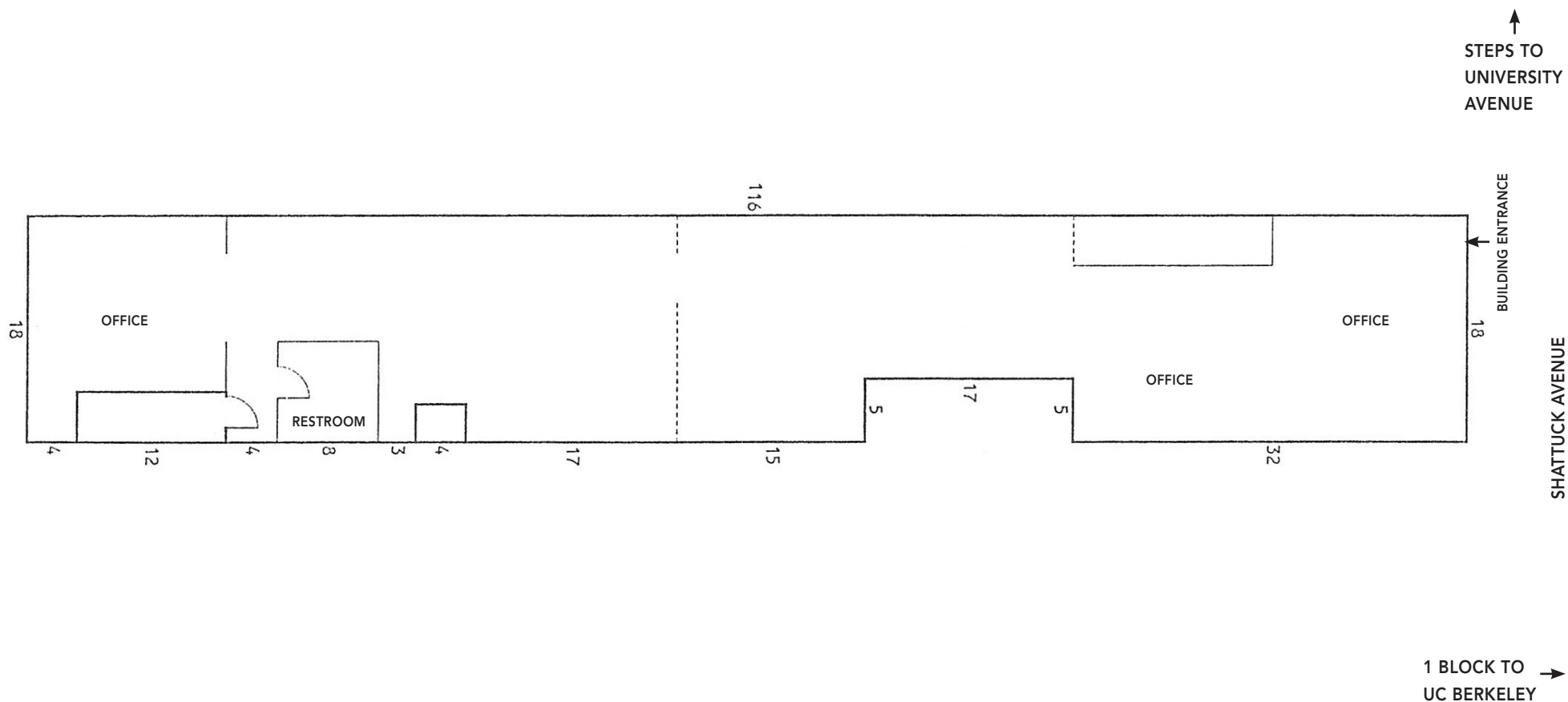
ZONED: C-DMU (Downtown Mixed-Use District)



- Second floor with 3 private offices, 2 open work spaces, and kitchenette
- Renovated, modernized interior with architectural charm, high ceilings and an abundance of natural light
- Separate ventilation system and operable windows
- 1 block to UC Berkeley
- 1 block to Center Street parking garage, as well as secure (free) bike valet parking on weekdays
- 2 blocks to both Residence Inn by Marriott Berkeley, and Hotel Shattuck Plaza
- Above Lucia's, and next to Comal (Michelin BIB Gourmand winner)
- Steps from the Downtown Arts District, with Berkeley Rep Theatre, The Freight live music, the California Jazz Conservatory, BAMPFA, UC Theatre, and Zellerbach Hall
- Easy walk to Target, Trader Joe's, Jupiter, Eureka!, Blue Bottle Coffee, Sliver Pizzeria, Ippudo, Gather, The Butcher's Son, and Chipotle
- Close to many services such as printing and copying, UPS Store, bank and credit union branches, and US Post Office
- Near fitness including Berkeley YMCA, Orangetheory Fitness, Equinox, Funky Door Yoga, and Spieker Aquatics Complex
- 3 blocks to North Shattuck's famous culinary neighborhood – featuring Chez Panisse, Grégoire, and Via del Corso







This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

Berkeley is densely populated with a highly educated, high income population. A central hub of public transportation with Downtown BART, AC Transit Bus, electric scooters and e-bike rentals – allows access to the entire San Francisco Bay Area in minutes.

- High foot traffic every day; working population is $\pm 72,000$
- UC Berkeley's daily headcount is over 69,000
- Berkeley City College has $\pm 7,000$ students each semester; Berkeley High School has $\pm 3,500$ students annually
- ± 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has $\pm 5,500$ residents in its 30-block footprint
- Several new developments within 1/4-mile radius
- The new Residence Inn by Marriott is the 4th-tallest building in Berkeley
- Quick walk to world-class theatre, galleries, live music, and sports venues
- Near BAMPFA – a combined art museum, repertory movie theater, and archive, bringing rich artistic resources to the community



DEMOGRAPHICS

WITHIN 3 MILES

Population	211,923
Average Household Income	\$142,014
Daytime Employees	146,029

Source: CoStar



COMAL

THE BUTCHER'S SON
VEGAN DELICATESSEN

BAMPFA

IPPUDO



BLUE BOTTLE
COFFEE

Jupiter

GATHER
Kitchen • Bar • Market

TRADER JOE'S

Residence INN
BY MARRIOTT



CROSSROADS

Eureka!

CHOLITA
LINDA

TRIPLE
ROCK
BREWING

tender greens

Berkeley
SKYDECK

SLIVER
PIZZERIA

GADANI
HANDCRAFTED NATURAL

MIXT

MIKE'S
bikes



TARGET

Rose
PIZZERIA

ACE
Hardware

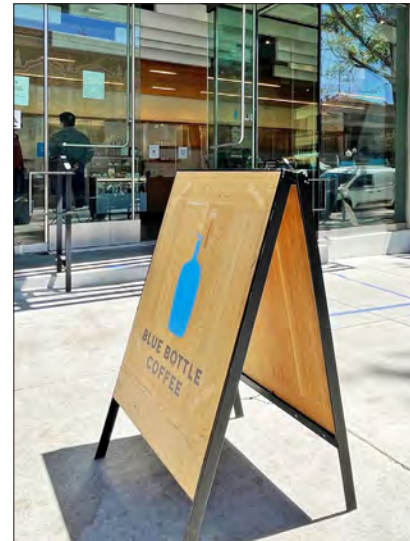


VIKING TRADER
Exploring the world of fine furniture

REVIVAL
BAR & KITCHEN



**BERKELEY'S VIBRANT
CITY CENTER,
FAMOUS FOR ITS THRIVING
PERFORMING
AND VISUAL ARTS SCENE,
IS BURSTING WITH
HIP SPOTS
TO EAT AND DRINK**



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.