

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

LIGHT-FILLED OFFICES FOR LEASE :: 2006 KALA BAGAI WAY, BERKELEY, CA

WORK IN THE HEART OF DOWNTOWN BERKELEY – JUST STEPS TO BART



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AVAILABLE SUITES	RSF	RENT/MONTH
217	±324	\$1,125 FS
218	±377	\$1,220 FS

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



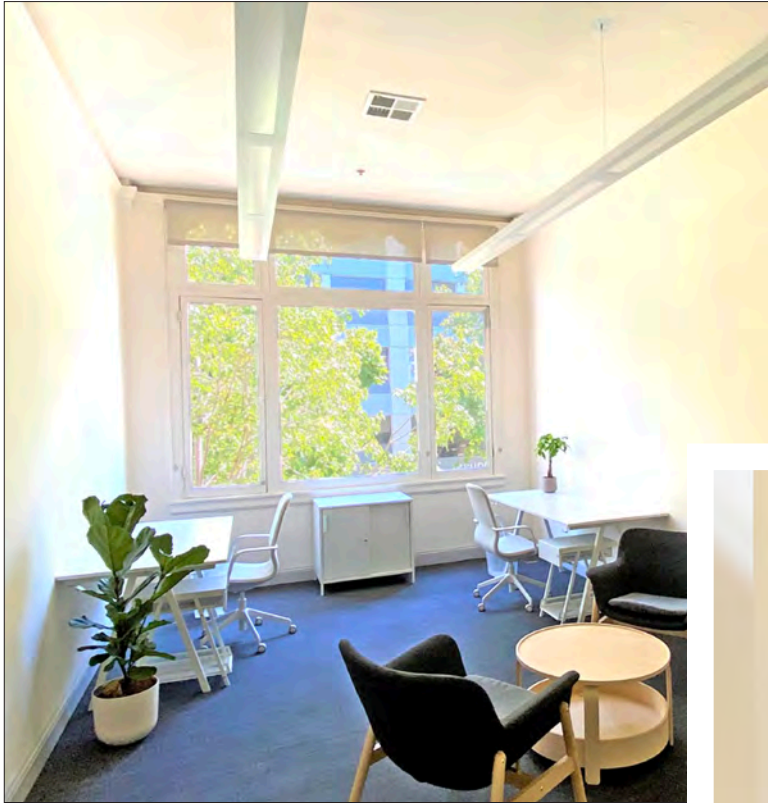
SECOND FLOOR SPACES IN NEWLY RENOVATED BUILDING

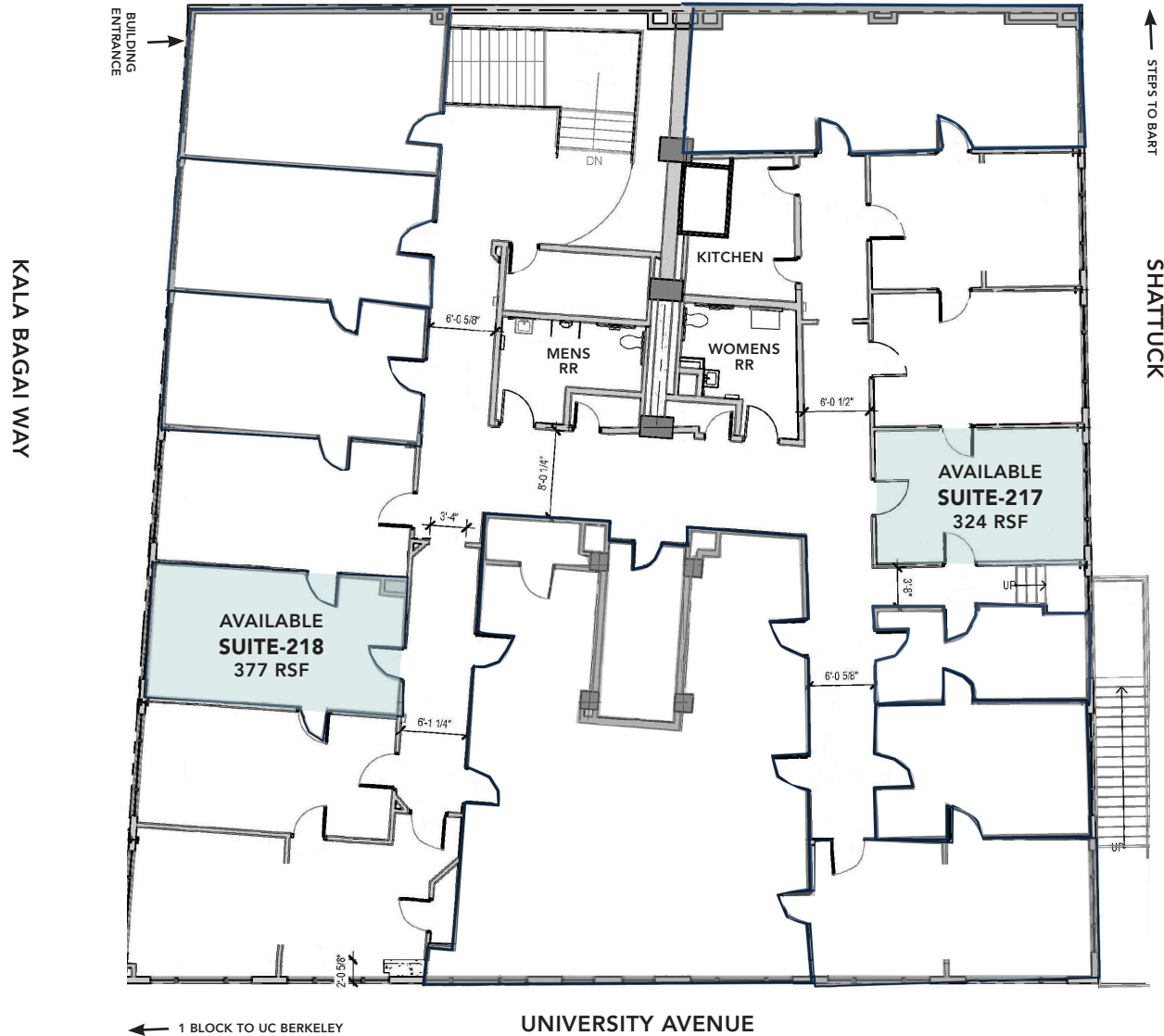
- Spaces offered fully serviced, net of janitorial
- Renovated office space with AC and LED lighting
- Spacious hallways with tasteful decor, skylights, and a shared kitchenette for tenants' use
- High ceiling and an abundance of natural light
- Surrounded by popular eateries, retail shops, and services
- Across from Citibank, Wells Fargo, and Chase
- Above Cholita Linda, across from Ippudo Ramen, Blue Bottle Coffee, Comal, and Lucia's. Surrounded by popular eateries!
- Steps from Downtown Berkeley BART Plaza, and a major hub of public transit – allowing access to San Francisco and the entire SF Bay Area in minutes
- 1 block to City parking with 720 spaces, and near several other parking garages/lots
- Free valet bicycle parking at nearby Center Street Garage
- 1 block to UC Berkeley Campus
- 1 block to Berkeley Art Museum/Pacific Film Archive
- 1 block to the Downtown Arts District
- Near fitness/gyms
- Easy walk to live theater and music, world-class museums, galleries, and sports venues
- Amid destination-worthy eateries
- Surrounded by many new mixed-use housing developments
- Close to Berkeley City College and Berkeley Skydeck Business Center
- 3 blocks to Trader Joe's



**5,630 PARKING SPACES
IN DOWNTOWN BERKELEY**
2,554 of them which are located
in off-street lots and garages







FOR REFERENCE ONLY. 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.

RESTAURANTS, CAFÉS AND BARS

- | | |
|---------------------|-----------------------------|
| Blue Bottle Coffee | MIXT Salad Shop |
| Cholita Linda | The Butcher's Son |
| Ippudo | Chocolaterie |
| Nick The Greek | Berkeley Social Club |
| Comal | Milkbomb Ice Cream |
| Lucia's | Café Etoile |
| Triple Rock Brewery | Bench Café |
| Jupiter | Nation's Giant Hamburgers |
| Bobby G's Pizzeria | Imm Thai Street Food |
| Platano | Cupcakin' Bake Shop |
| Spats | Sweetgreen |
| Crepevine | Barney's Gourmet Hamburgers |
| Eureka! | Chez Panisse |
| Sliver Pizza | Grégoire |
| Tender Greens | The Cheese Board Collective |
| Rose Pizzeria | Via Del Corso |

RETAIL

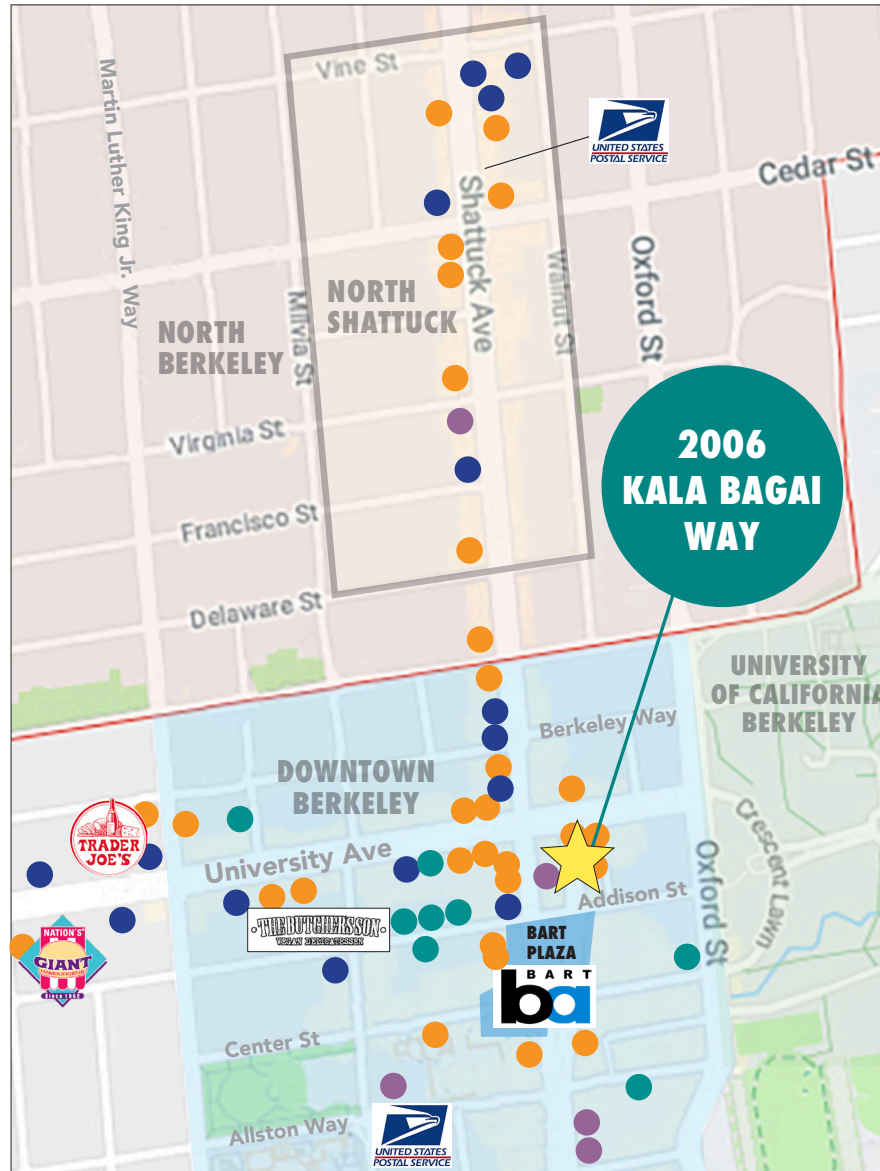
- Trader Joe's
- Lulu's Cyclery
- Stone Room 2
- Half Price Books
- Target
- FedEx Ship Center
- Berkeley Ace Hardware
- Mike's Bikes
- Talavera Ceramics & Tile
- Model Shoe Renew
- Lhasa Karnak Herb Co
- Andronicos
- Walk Shop Shoes
- A Priori Gift Shop
- Healthy Spot Pet Store

ENTERTAINMENT

- Berkeley Repertory Theatre
- Aurora Theatre Company
- Freight & Salvage
- The Back Room
- UC Theatre
- California Jazz Conservatory
- The Marsh Arts Center
- BAMPFA

FITNESS

- Downtown YMCA
- Yoga Kula
- Orangetheory Fitness
- CorePower Yoga



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2006 KALA BAGAI WAY, BERKELEY, CA
NEIGHBORHOOD



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.