# Newly constructed rental residences in West Berkeley.

The 15-unit Channing Way Townhomes are newly constructed rental residences in a unique mixed residential/industrial zone in West Berkeley. The western portion of the site is zoned "mixed-use/light industrial" with (4) three-story live/work units plus one retail unit. These live-work units provide needed (and very rare) space for artist and craftspersons, organized on three floors including a rooftop terrace for each unit.

The remaining portion of the site is zoned "residential" and contains (10) three-story townhouses. The site plan is organized around an internal landscaped parking court. Every residential unit also enjoys a small private garden at the front, complete with a front gate to the street.

The building is constructed of integrally colored Lime Plaster, corten steel, and painted cement shiplap siding. Large windows and 9-foot ceilings provide abundant natural light.

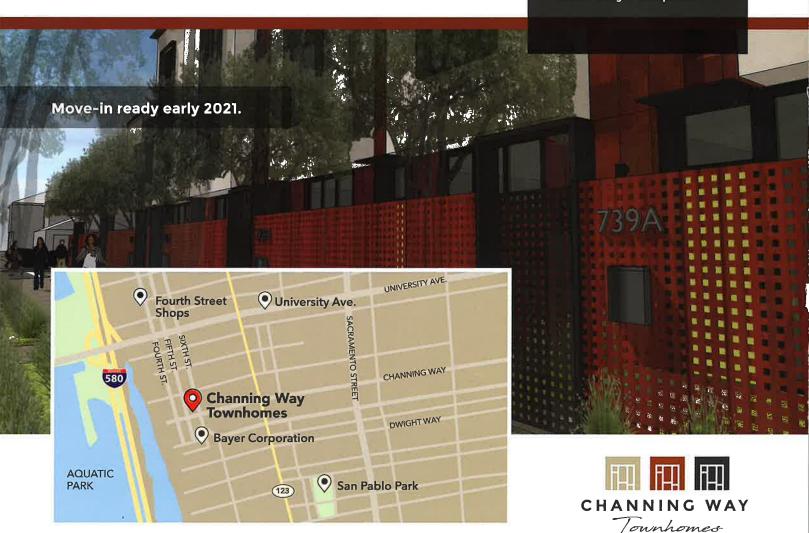
Enjoy the proximity to many locations:

Within walking distance to University Ave., 4th Street Shopping District and San Pablo Park.

5-minute walk to Aquatic Park.

Easy on-off access to Hwys 580 and 80.

Located 1 block from Bayer Corporation's Berkeley campus.





## Upocale living in West Berkeley New construction rental residences move-in ready early 2021



- Four live/work units:
  - First floor workspace with bathroom
  - Upper 2 floors have additional 2 bedrooms and 1 bathroom
- One retail space unit (front corner unit):
  - -1019 sa/ft
  - -1 bathroom
  - 2 upper floors
- All units have private terraces

### **BUILDING B**

- Four units
- Each unit:

  - 3 bedroom - 21/2 bathroom
  - 3 story units
- Floorplans range in size from 1183 sq/ft - 1328 sq/ft
- 2 outer units have private terraces

## **BUILDING A**

- Six units
- Each unit:
- Floorplans range in size from 1346 sq/ft - 1502 sq/ft
- 2 outer units have private terraces