

**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE: SECOND FLOOR OFFICE SPACE IN NORTH BERKELEY**

**2095 Rose Street: Suite 203, Berkeley, CA**



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## WELL-MAINTAINED BUILDING WITH NATURAL LIGHT AND HIGH CEILINGS

### SUITE 203

SIZE: ± 5,000 RSF

### ASKING RENT

\$2.50 psf/month IG

- Spacious, light-filled office with open-beam ceiling, recessed and pendant lighting
- Large open space with cubicles, multiple private offices, conference room, copy room, and storage area
- Operable windows, HVAC, shared restrooms
- Sonic/fiber available
- Covered parking across the street (additional charge)
- Nearby street parking
- **Zoned: C-NS (North Shattuck Commercial)**
- Join building co-tenants Better Homes and Gardens, The Bar Method, and second floor professional businesses
- Across from Safeway, UPS Store, Copy Central, and CVS
- Steps to Post Office, Chez Panisse, Grégoire, The Cheese Board, Lo Coco's, Saul's Deli, and the original Peet's Coffee, and a weekly Farmer's Market (every Thursday)
- Amid artisan shops, jewelers, and galleries
- Outstanding public transportation with AC Transit, BART, Bikeshare
- 15 minute walk to Downtown BART; 17 minute walk to UC Berkeley



ON THE EDGE OF NORTH SHATTUCK'S GOURMET CORRIDOR, NEAR RESTAURANTS TOPPING NATIONWIDE "BEST OF" LISTS

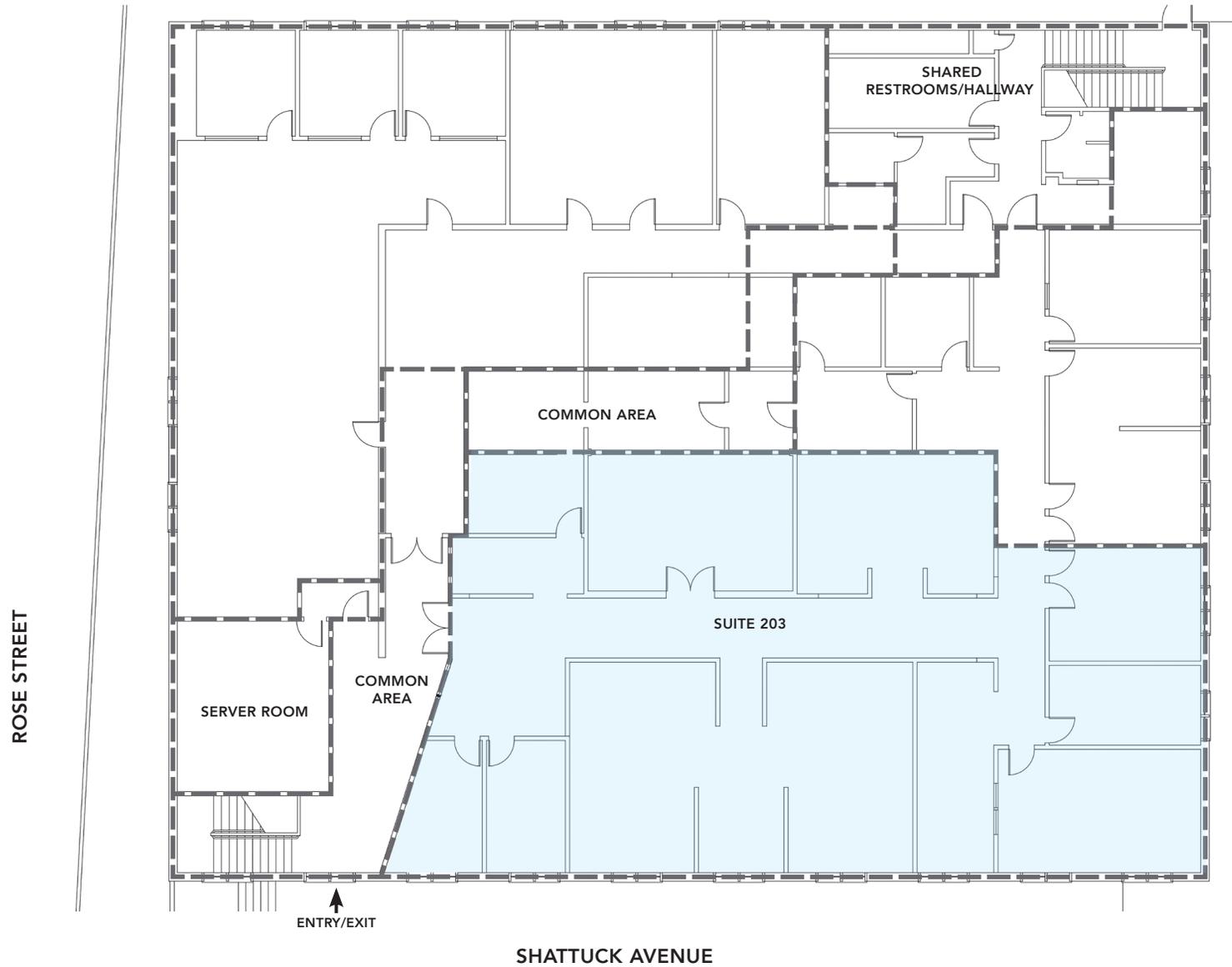


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2095 ROSE STREET: SUITE 203, BERKELEY, CA  
PHOTO TOUR





THIS DRAWING IS NOT TO SCALE, AND IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

## SITUATED IN NORTH BERKELEY'S WORLD-RENOWNED CULINARY NEIGHBORHOOD



- Less than 1/2 mile to Downtown Berkeley, and 5 blocks to UC Berkeley campus with over 62,000 daily population
- Less than 1 mile from Solano Avenue shopping district
- Steps away from many artisan shops, boutiques and popular eateries
- Neighboring businesses include: Chez Panisse, The Cheese Board, Fava, Crepevine, Grégoire, Via Del Corso, Andronico's, Saul's Deli, Books Inc, A Priori Gift Shop, Masse's Pastries, Lo Coco's, and Epicurious Garden
- 1 block to Walnut Square with several unique stores, and the original Peet's Coffee
- Amidst many offices and services such as printing, banks, US Post Office, FedEx Ship Center, and UPS Store
- Easy walk to numerous world-class theatre, arts, live music and sports venues

### DEMOGRAPHICS

	1 MILE	3 MILE
Population	51,628	203,610
Households	21,019	84,957
Average HH Income	\$114,923	\$141,749
Daytime Employees	27,941	136,701

(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.