

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

DOWNTOWN BERKELEY OFFICE SPACE AVAILABLE FOR LEASE

:: **1925 MARTIN LUTHER KING JR. WAY, BERKELEY, CA** ::



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Open space plan with beautiful window-lined entry and natural light

SIZE	LEASE RATE
± 2,002 rsf	\$3.25 psf/month IG

- Open space with 2 private offices and restroom downstairs, and 2 private rooms upstairs
- Service room on ground floor
- Tall ceilings with multiple skylights (some operable)
- HVAC
- Separately metered gas/water/electrical
- One block off busy University Avenue
- Vibrant Downtown Berkeley location
- Trader Joe's is across street
- Short walk to BART, and 4 blocks to UC Berkeley
- AC Transit bus stops all along nearby University Avenue
- Zoned C-N  
Neighborhood Commercial District





### RESTAURANTS, CAFÉS AND BARS

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

### RETAIL

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

### ENTERTAINMENT

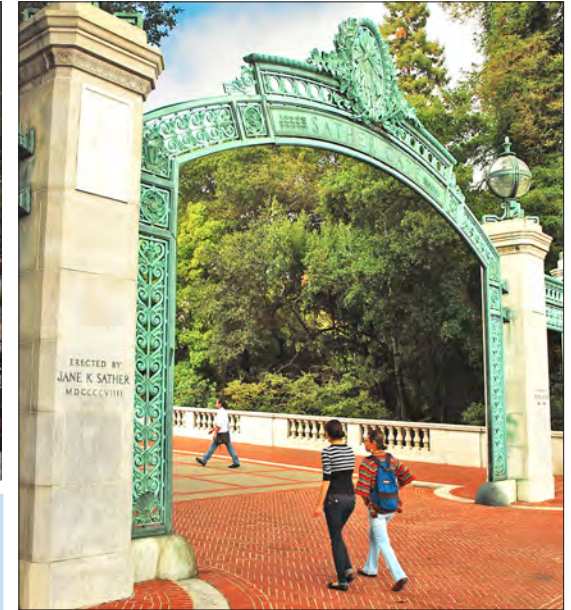
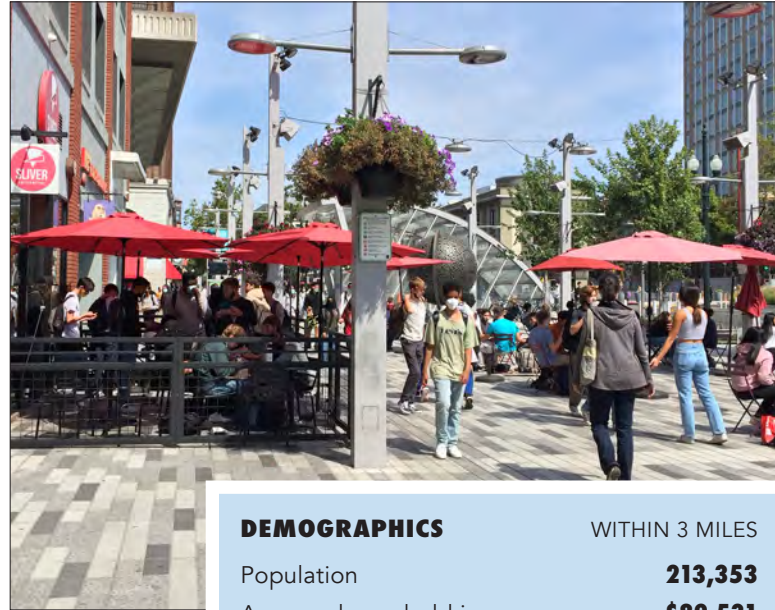
- Berkeley Repertory Theatre
- Aurora Theatre Company
- Freight & Salvage
- The Back Room
- UC Theatre
- California Jazz Conservatory
- The Marsh Arts Center
- BAMPFA

### FITNESS

- Downtown YMCA
- Yoga Kula
- Cyclebar
- CorePower Yoga



- Walk to UC Berkeley and BART
- Across from Trader Joe's
- 5 blocks to North Shattuck amenities such as The Cheese Board Collective, Chez Panisse, and Walnut Square shops
- Near all Downtown Berkeley cultural and culinary amenities
- Steps to live music, performing arts, museums, galleries, and sporting events
- Close to Ohlone Park
- 2 blocks to Shattuck Avenue
- 2 blocks to Berkeley's Downtown Arts District
- 2 blocks to UC Berkeley Extension
- In vicinity of WeWork and Berkeley Skydeck Business Center
- Near fitness/gyms including CycleBar, Pure Barre, Berkeley YMCA, CorePower Yoga, Orangetheory Fitness, and Equinox
- Close to several new and proposed student housing developments
- Easy freeway access
- Street parking available



### DEMOGRAPHICS

WITHIN 3 MILES

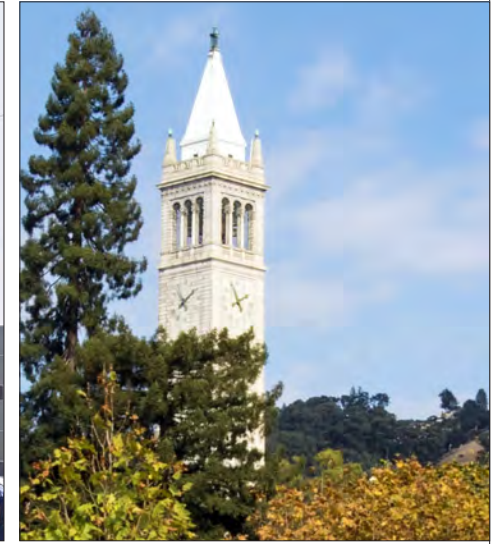
Population	<b>213,353</b>
Average household income	<b>\$89,531</b>
Daytime Employees	<b>148,736</b>
Source: CoStar	



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## 1925 MARTIN LUTHER KING JR 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.