



## Quick Walk to Both Downtown Berkeley and North Shattuck Culinary Destinations/Shops

**SIZE:** ±1,425 rsf

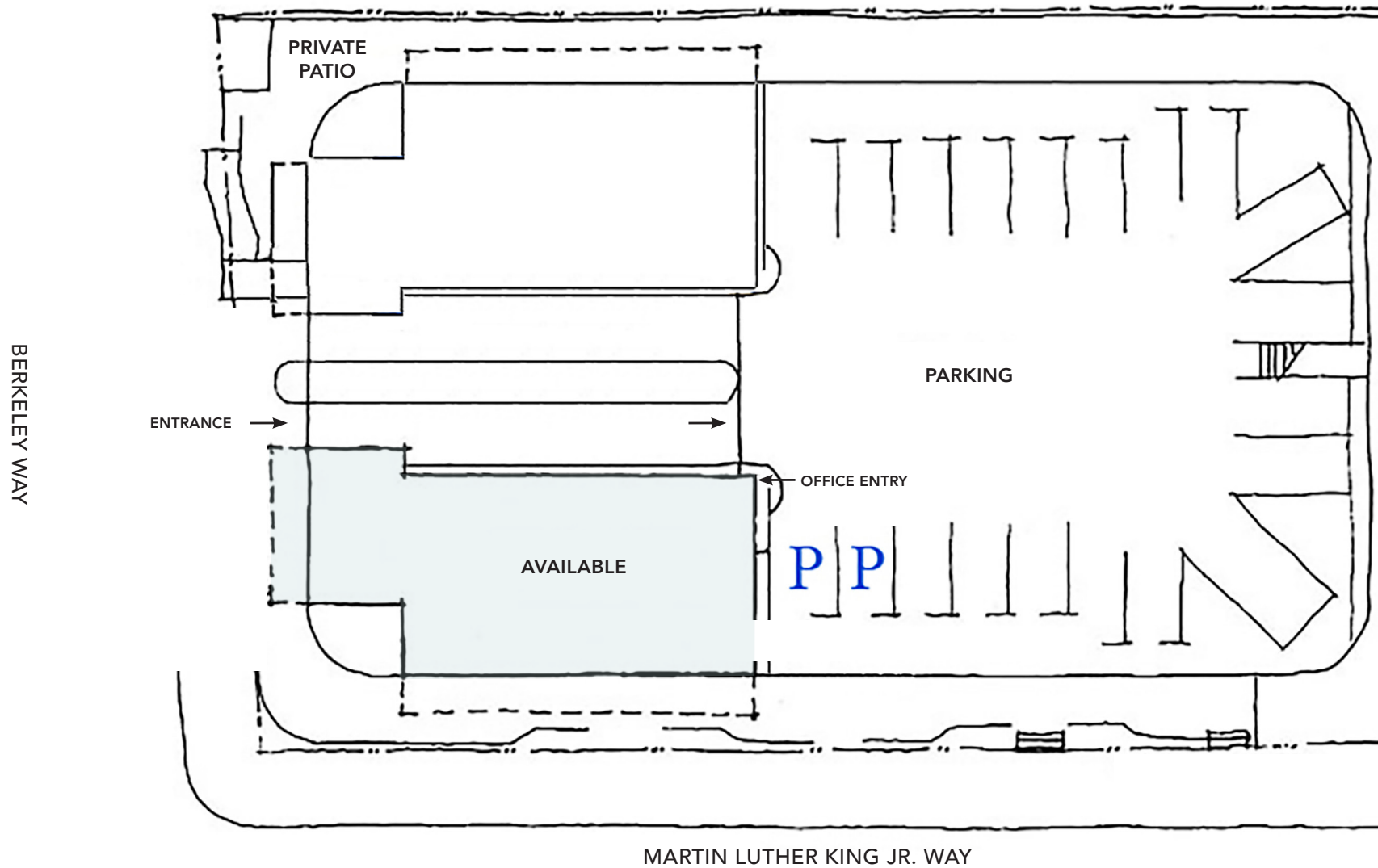
**LEASE RATE:**  
\$3.25 psf/month IG

**ZONING:** C-N  
Neighborhood  
Commercial District

- Large open area with 1 private office
- Natural wood beams, lots of operable windows
- Good natural light and private deck
- Up to 2 parking spaces available (additional cost)
- Across from Trader Joe's and Café Etoile
- 1 block to University Avenue and 2 blocks to Berkeley's Downtown Arts District
- 2 blocks to Shattuck Avenue
- 3 blocks to UC Berkeley campus
- 5 blocks to Downtown BART
- 5 blocks to North Shattuck amenities such as The Cheese Board Collective, Chez Panisse, and Walnut Square shops
- Close to Ohlone Park
- Near all Downtown Berkeley culinary amenities
- Easy walk to numerous world-class theatre, arts, live music, galleries, and sports venues
- AC Transit buses (51B, 88, 52 + 79) via corner of University Ave and MLK Way, allow access to Downtown BART, UC Berkeley, Berkeley Hills, San Pablo Ave, Amtrak, Rockridge, and more!







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

- |                             |                     |
|-----------------------------|---------------------|
| Café Etoile                 | Blue Bottle Coffee  |
| Las Cabañas Mexican Grill   | Triple Rock Brewery |
| Bench Café                  | Platano             |
| Rose Pizzeria               | Jupiter             |
| MIXT Salad Shop             | Bobby G's Pizzeria  |
| The Butcher's Son           | 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
- Berkeley Ace Hardware
- Mike's Bikes
- Talavera Ceramics & Tile
- 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



# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1847 BERKELEY 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.