

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 2127 ASHBY AVENUE, BERKELEY, CA

Medically Zoned Therapy Space for Lease, Near Ashby BART



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TWO WELL-MAINTAINED, QUIET THERAPY OFFICES AVAILABLE ON SECOND-FLOOR

SIZES: ±150 - 200 RSF

LEASE RATE:
\$850 - \$1,120/month IG

ZONED: C-SA (South Area
Commercial District)

- No elevator in building
- Shared restrooms and waiting room
- Rent includes most utilities + services
- Tenant pays their own phone, data, and any in-suite janitorial

SUITE B:

SIZE: ±200 RSF | **Asking Rent:** \$1,250/month IG

- Single office in a suite of other offices
- Operable windows – nice light
- 1 parking space in rear lot

SUITE J:

SIZE: ±150 RSF | **Asking Rent:** \$850/month IG

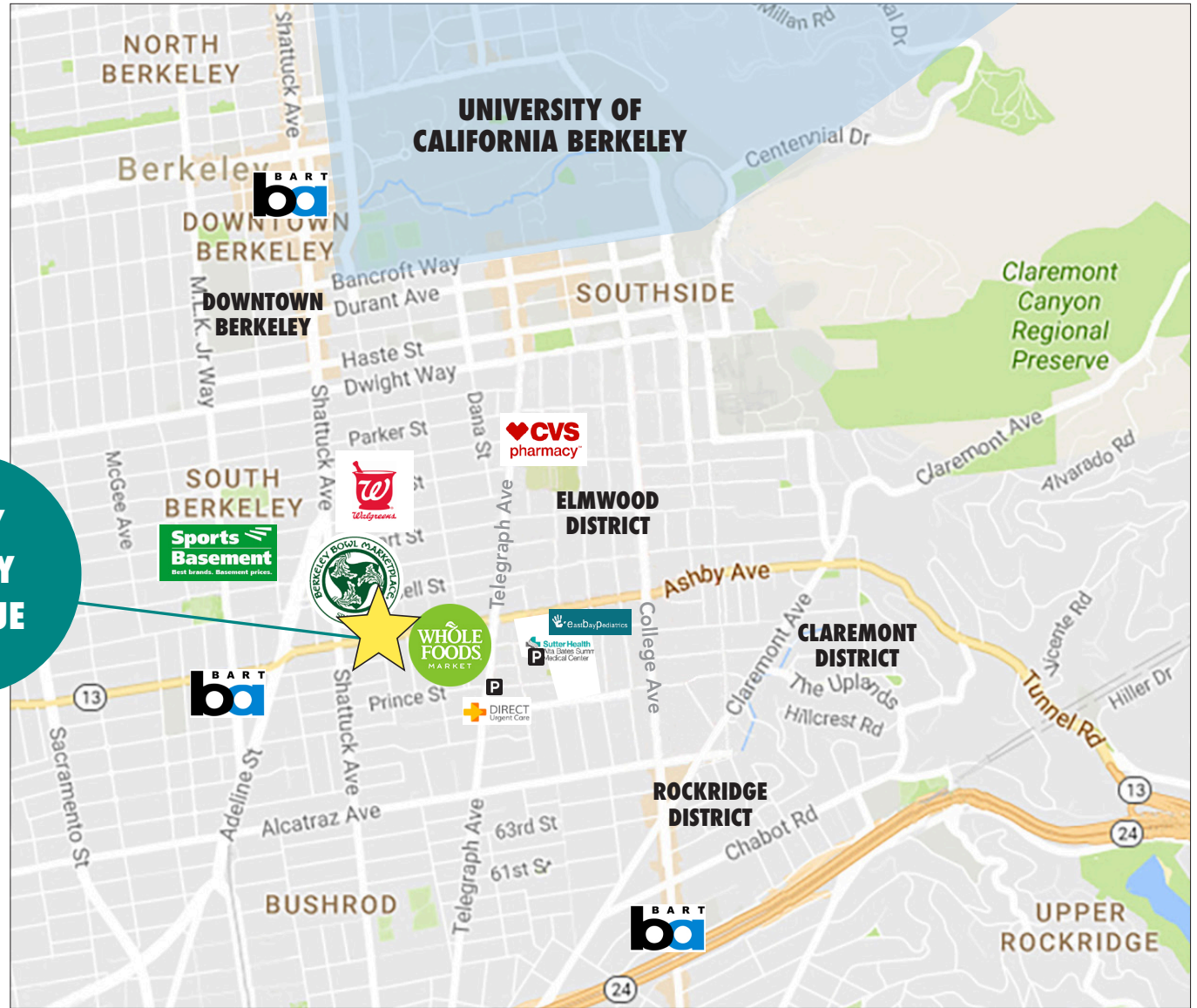
- **Perfect for acupuncture or body work**
- Small single office
- One window
- 1 parking space in rear lot

- .4 mile to Ashby BART, and excellent freeway access
- Short walk to Downtown and UC Berkeley campus
- 3 blocks to Whole Foods Market and Berkeley Bowl Marketplace, Walgreen's, and Crixia Cakes
- Quick walk to Sconehege Bakery & Cafe, Kirala Japanese Restaurant, Mochinut, Cafe Buenos Aires, Taqueria La Familia, Sports Basement, Equinox Gym, and Innerstellar Pilates & Yoga Studio
- Near Alta Bates Summit Medical Center, Walgreen's and several medical office buildings
- 7 blocks to the Elmwood Retail District with many popular eateries, unique shops, movie theater, library, and more



- Highly central location
- Directly across from the original Berkeley Bowl Marketplace
- Near Walgreen's, Sports Basement, and a variety of popular eateries
- 2 blocks from Ashby BART
- Short distance to UC Berkeley
- On high-traffic corridor from Downtown Berkeley to Bay Bridge and Oakland via I-80, I-580, I-980, CA-24, and SR-13

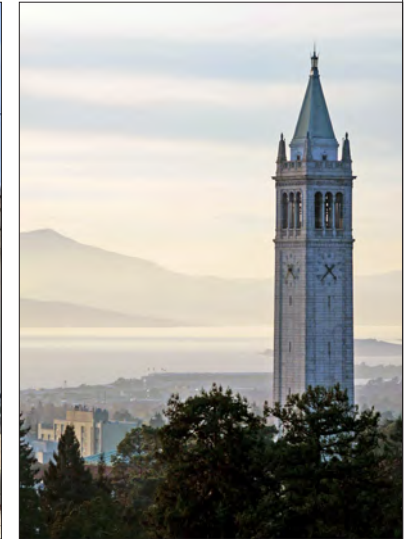
**2127
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2127 ASHBY AVENUE, BERKELEY, CA
NEIGHBORHOOD



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.