

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

THIRD FLOOR OFFICE SUITE FOR LEASE :: 2000 HEARST AVENUE, BERKELEY, CA
IN DOWNTOWN, NEAR UC BERKELEY, WITH SECURE PARKING ON-SITE



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DOWNTOWN BERKELEY LOCATION, WITH SECURE ON-SITE PARKING (CAR + BIKE) IN GATED LOT

SUITE 304: ±1,239 rsf

LEASE RATE:
\$3.85 psf/month MG

ZONING: R-2A

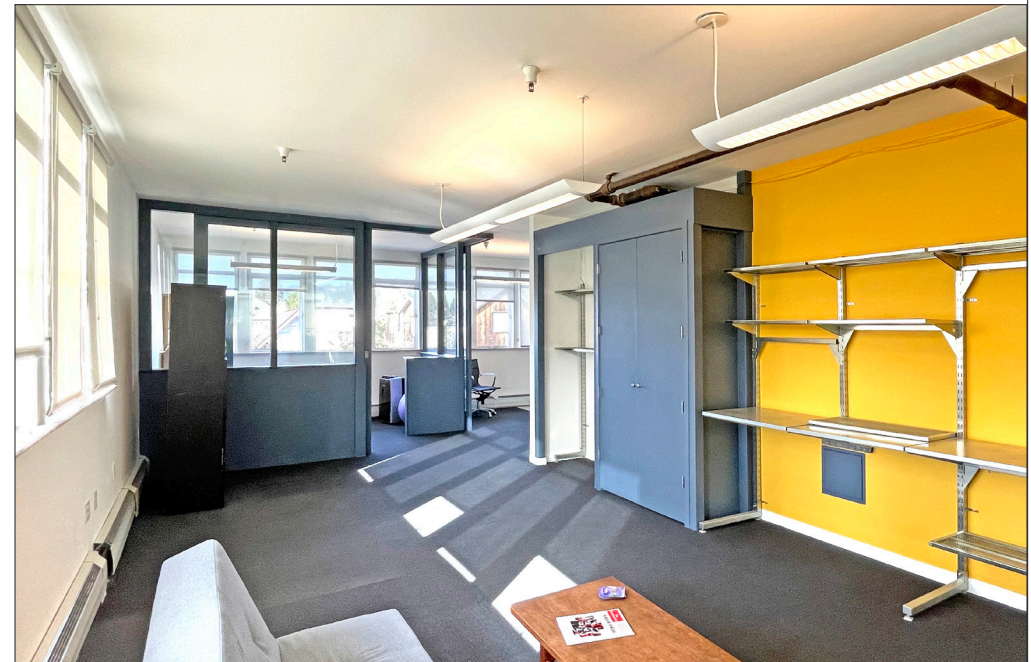
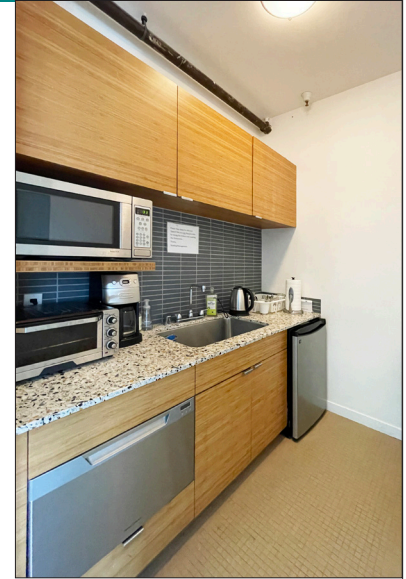
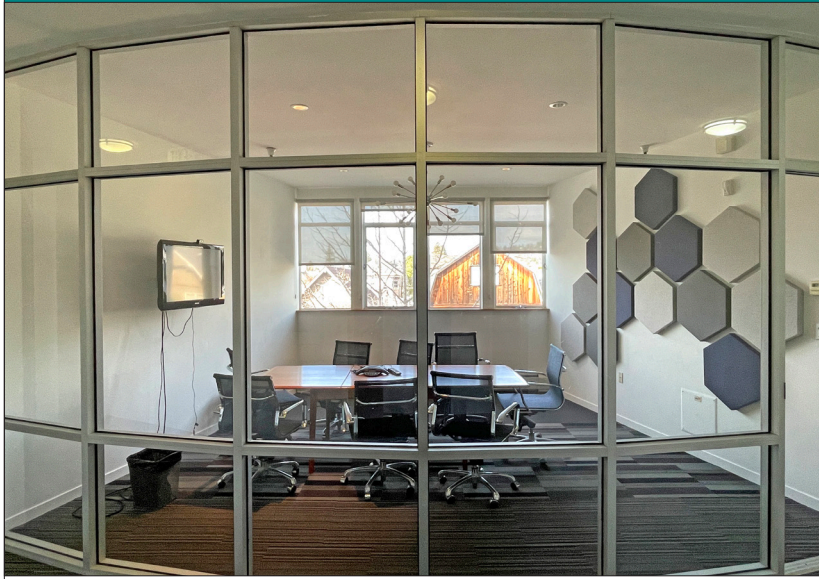
- Suite on 3rd floor, elevator served
- Secure entry into building
- Fully-sprinklered building
- Operable windows with bright natural light
- Views of Berkeley hills, and Downtown Berkeley
- Large office or conference room, with smaller offices, large open spaces
- Sustainable interior finishes, with modern interior aesthetics
- Shared conference room with wi-fi and video hook-ups, and kitchenette (on 3rd floor)
- Shared restrooms and shower facilities
- Parking spaces in secure, on-site parking lot available
- Easy freeway access via University Avenue
- Short walk to UC Berkeley, and Downtown BART Plaza with major public transit with access from everywhere in the SF Bay Area
- On the edge of North Shattuck's culinary corridor
- In vicinity of tons of new or under-construction housing
- Close to numerous world-class theatre, arts, live music and sports venues



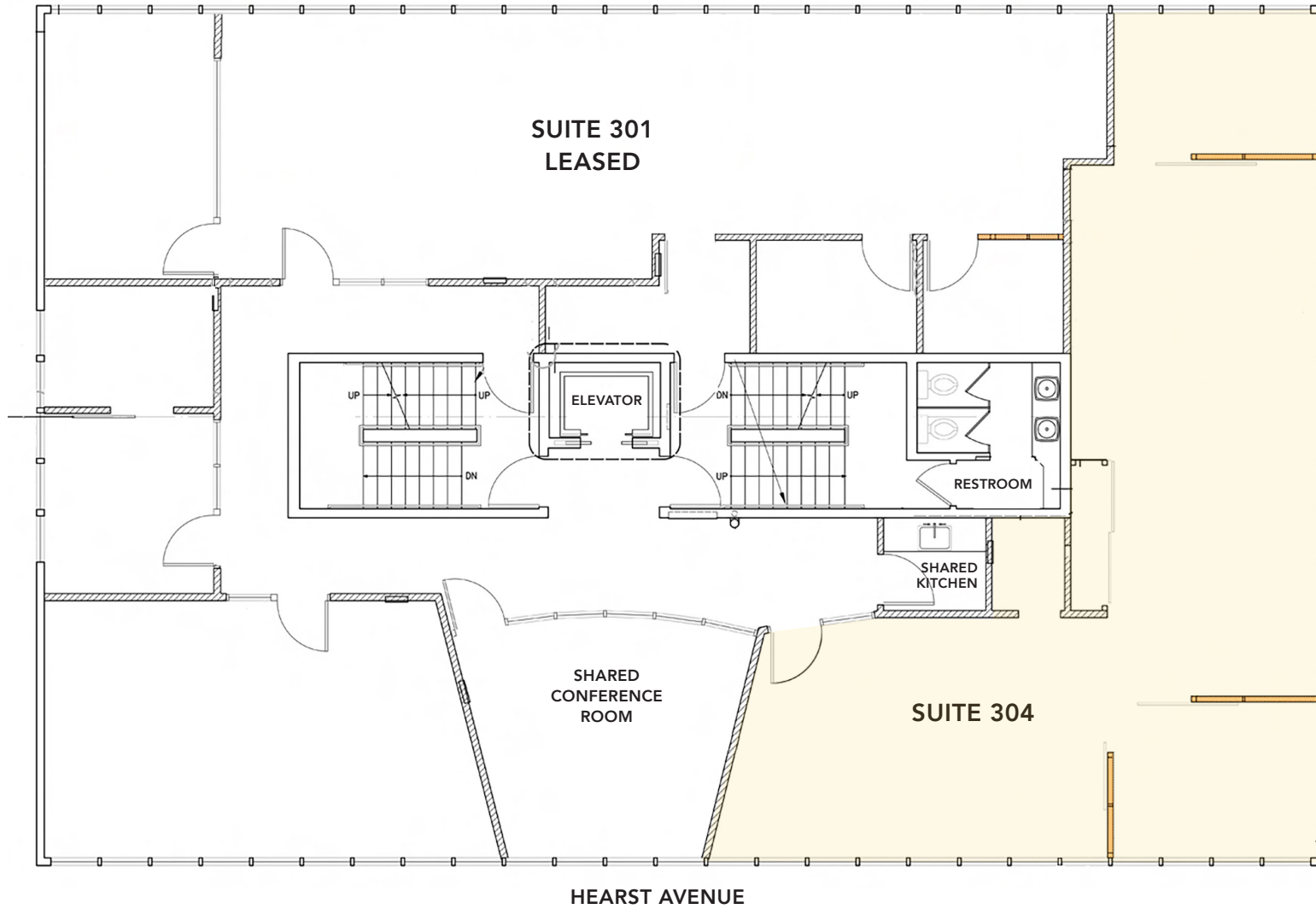
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2000 HEARST AVENUE, BERKELEY, CA
PHOTO TOUR



± 1,239 RSF



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.

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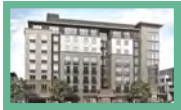
COMMERCIAL REAL ESTATE BROKERAGE

2000 HEARST AVENUE, BERKELEY, CA
NEARBY AMENITIES

- Amidst exceptional arts and cultural activities, strong commercial/financial core, outstanding education and services
- Walk to a variety of popular eateries including Sweetgreen, Via del Corso, Tender Greens, Comal, Berkeley Espresso, Milkbomb, Triple Rock Brewing, Ippudo, Blue Bottle, Eureka!, and Sliver Pizzeria
- 3 blocks to UC Berkeley campus, 3 blocks to Trader Joe's, and 3 blocks to Downtown Berkeley BART
- Near fitness/gyms including Pure Barre, Corepower Yoga, Benchmark Climbing, Yoga Kula, Berkeley YMCA, and CycleBar
- Easy walk to numerous world-class theatre, arts, live music and sports venues

| DEMOGRAPHICS | WITHIN 3 MILES |
|--------------------------|----------------|
| Population | 217,151 |
| Average household income | \$98,937 |
| Daytime Employees | 148,736 |
| Source: CoStar | |





STONEFIRE

- 98 residential units
- Opened 2017



PARKER PLACE

- 155 residential units
- Opened 2017



130-134 BERKELEY SQ

- 50 residential units
- Proposed



2190 SHATTUCK

- 326 residential units
- Approved



2113 KITTREDGE

- 214 residential units
- Proposed



THE PANORAMIC

- 69 residential units
- Opened 2019



METROPOLITAN

- 45 residential units
- Opened 2017



THE DEN

- 40 residential units
- Opened 2022



2065 KITTREDGE

- 189 residential units
- Approved



2132 CENTER

- 283 residential units
- Proposed



SEQUOIA

- 42 residential units
- Opened 2017



THE VARSITY

- 96 residential units
- Opened 2017



THE DWIGHT

- 99 residential units
- Opened 2017



2067 UNIVERSITY

- 50 residential units
- Under Construction



2176 Kittredge

- 165 residential units
- Under Construction



2556 TELEGRAPH

- 22 residential units
- Opened 2023



STRANDA HOUSE

- 21 residential units
- Opened 2017



ACHESON COMMONS

- 205 residential units
- Opened 2022



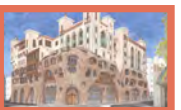
2274 SHATTUCK

- 239 residential units
- Proposed



2538-2542 DURANT

- 32 residential units
- Approved



THE ENCLAVE

- 254 residential units
- Opened 2020



GARDEN VILLAGE

- 84 residential units
- Opened 2017



THE LAIR

- 40 residential units
- Under Construction



1752 SHATTUCK

- 68 residential units
- Proposed



1935 ADDISON

- 69 residential units
- Open



2420 SHATTUCK

- 132 residential units
- Proposed



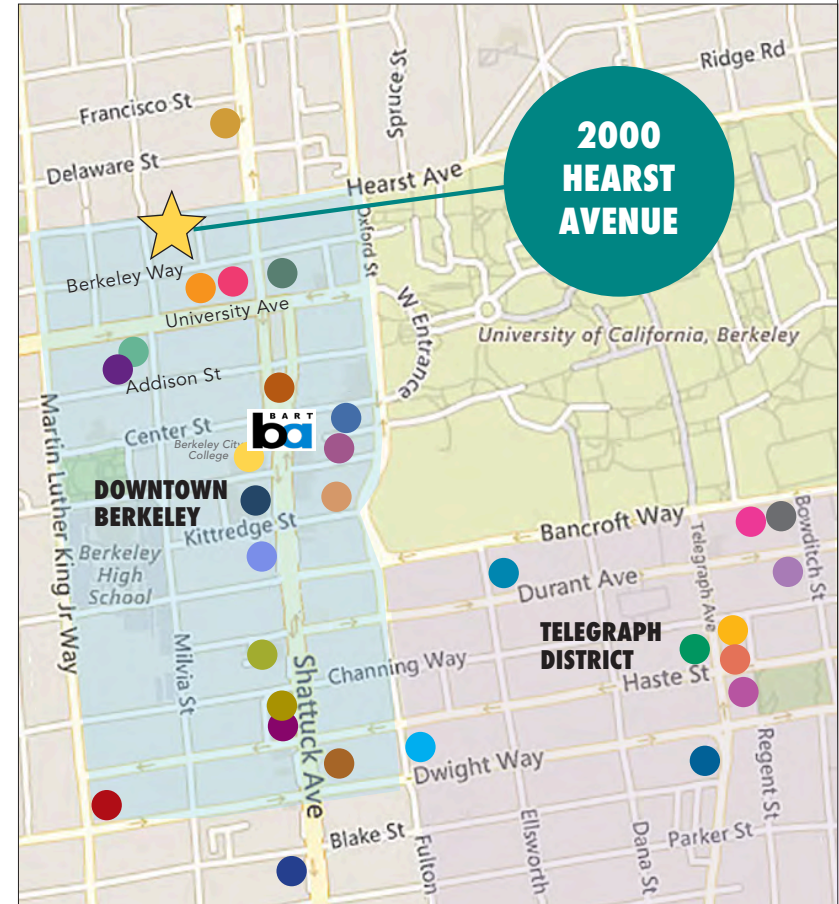
THE STANDARD

- 330 Beds
- Open



THE CROFT

- 87 residential units
- Under Construction



**2000
HEARST
AVENUE**

CLOSE TO ALL DOWNTOWN BERKELEY RESTAURANTS AND CONVENIENCES

**BERKELEY'S VIBRANT CITY CENTER,
FAMOUS FOR ITS THRIVING PERFORMING
AND VISUAL ARTS SCENE, IS BURSTING
WITH HIP SPOTS TO EAT AND DRINK**



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.