

The PROMENADE

1936 UNIVERSITY AVENUE | HEART OF DOWNTOWN BERKELEY

BOUTIQUE MULTI-TENANT OFFICE BUILDING + 120-STALL PARKING GARAGE WITH CASH FLOW
IDEAL FOR AN OWNER-USER OR INVESTOR



EXECUTIVE SUMMARY

Colliers

OPPORTUNITY HIGHLIGHTS

- **Boutique 3-Story Multi-Tenant Office Building with 2-Level Below-Grade Secured 120-Stall Parking Garage & 2-Sides of Frontage**
- **79% Leased Asset Providing Substantial Cash Flow to an Owner-User, & Leasing Upside to an Investor or Developer**
- **Upcoming \pm 10K Sq. Ft. Vacancy on the 2nd Floor Provides Prime Opportunity for Partial Owner-User to Own & Occupy High-Quality Office Space**
- **Functional Suite Layouts Ideal for Berkeley's Private Tenant Base, & Desirable Building Amenities: On-Site Secure Parking, Landscaped Inner Courtyards, Sun-Filled Outdoor Decks, Abundant Natural Light**
- **One of the Few 'Off-Campus' Berkeley Buildings Which Satisfies Challenging UC Seismic Occupancy Requirements**
- **Fantastic Downtown Berkeley Location Walking Distance to Campus, BART & Flourishing Local Retail & Amenities**



PROPERTY SUMMARY

| | | | |
|---|---|---------------|--|
| ADDRESS | 1936 University Avenue, Berkeley, CA 94704 | | |
| PRODUCT | 3-Story Multi-Tenant Office Building & Below Grade Parking Garage | | |
| OFFICE RENTABLE AREA (SF) | Ground Floor | 13,433 | |
| | 2nd Floor | 15,485 | |
| | 3rd Floor | 14,275 | |
| | Total: | 43,193 | |
| BELOW GRADE PARKING AREA (SF) | 35,656 | | |
| TOTAL AREA OFFICE + PARKING (SF) | 78,849 | | |
| YEAR BUILT | 1993 per public record | | |
| OCCUPANCY | 79% (September 2024) | | |
| ZONING | C-DMU Core Buffer in Downtown Area Plan | | |



**HEART OF DOWNTOWN BERKELEY
WALK TO AMENITIES & CAMPUS**

UNIVERSITY AVE

The **PROMENADE**



Berkeley
UNIVERSITY OF CALIFORNIA

DOWNTOWN
BERKELEY STATION

BART
ba

5 MIN.

1 MIN.

BERKELEY



The **PROMENADE**
1936 UNIVERSITY AVENUE, BERKELEY



ADDISON ST

MARTIN LUTHER KING JR WAY

PRIMARY TENANT SUMMARY

| |  | SIEMENS | Yorke ENGINEERING, LLC |  |
|---|---|----------------|----------------------------------|---|
| USE | Office | Office | Office | Office |
| FLOOR/SUITE | 200 | 300, 320 | 350 | 191, 360, 370 |
| SQUARE FEET | 10,344 | 4,844 | 3,093 | 2,363 |
| EXPIRATION | May-25 | Feb-28 | Jan-28 | May-27 |
| IN-PLACE RENT (\$/SF/MO.) ⁽¹⁾ | \$4.22 | \$3.82 | \$3.96 | \$3.18 |

Note:

(1) As of January 1, 2025.

ADDISON ST FRONTAGE WITH PARKING ENTRANCE



**SECURED 120-STALL
PARKING GARAGE
ENTRANCE**

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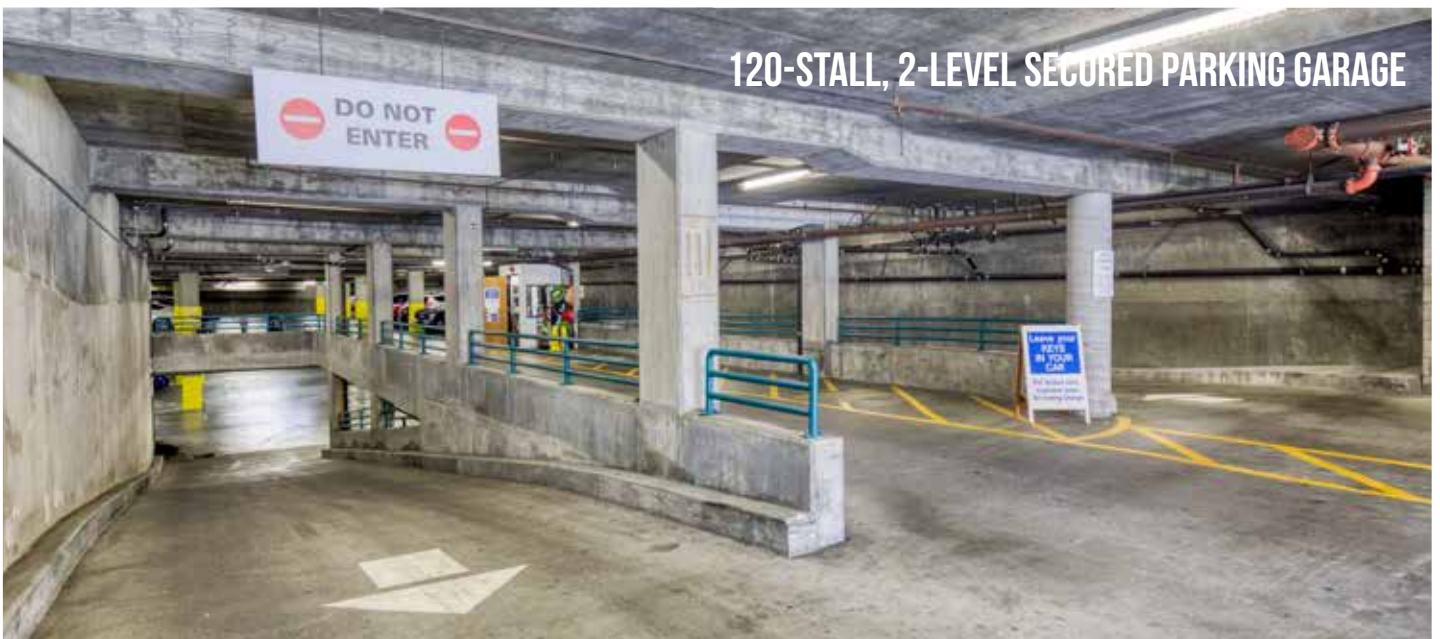
2 CHARMING INTERIOR COURTYARDS



HIGH QUALITY OFFICE SPACE



ABUNDANT NATURAL LIGHT



120-STALL, 2-LEVEL SECURED PARKING GARAGE

The PROMENADE

SAN FRANCISCO
PENINSULA

PORT OF
OAKLAND

OAKLAND

EMERYVILLE

BERKELEY

DOWNTOWN BERKELEY STATION

BART
ba  5 MIN.  1 MIN.

TRANSPORTATION SCORES



71



99



98

DOWNTOWN
BERKELEY
STATION

BART
ba



Berkeley
UNIVERSITY OF CALIFORNIA

SAN FRANCISCO

SAN FRANCISCO BAY



BANCROFT

ADDISON
UNIVERSITY

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SHATTUCK

SURROUNDING AMENITIES

TARGET **CVS/pharmacy**

SAFEWAY *Walgreens*



MY COFFEE

ACE Hardware



imm
Thai Street Food

Jupiter



MASA
RAMEN BISTRO



Rjbas
Mediterranean Grill



Rose
PIZZERIA

Gold Leaf CAFE

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EXCLUSIVELY OFFERED BY



AILEEN DOLBY

Executive Vice President
510.433.5815
aileen.dolby@colliers.com
Lic. 00949630

WILL CLIFF

Vice President
415.686.6844
will.cliff@colliers.com
Lic. 01976818

ANDREW CHOUMAS

Financial Analyst
415.288.7870
andrew.choumas@colliers.com
Lic. 02177252