

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: CLAREMONT DISTRICT DENTAL OFFICE TO SHARE

∴ **2914 DOMINGO AVENUE, SUITE A, BERKELEY, CA** ∴

**ON
SECOND
FLOOR**



CONTACT: LORI ROSENTHAL

510 524-2344

• lori@gordoncommercial.com

• DRE#01946676

RARE OPPORTUNITY TO SHARE AN ESTABLISHED DENTISTRY OFFICE

SIZE: ±2,250 rsf

MONTHLY RENT FOR THIS OPPORTUNITY:

\$4,800/month

(rent includes water and garbage)

ZONED: C-E

([Elmwood Commercial District](#))

• **Office Amenities - Shared**

- Waiting room
- Reception/Admin area
- Doctor's office
- Kitchen/break room
- Lab/sterilization area, with UltraClave
- 2 Restrooms
- HVAC, operable windows, storage, security system

• **Your Space**

- 3 Operatories with sinks
- 3 Admin desks
- Storage
- Infrastructure for digital x-ray machine

• **Split Monthly Expenses**

- PG+E service
- Janitorial service

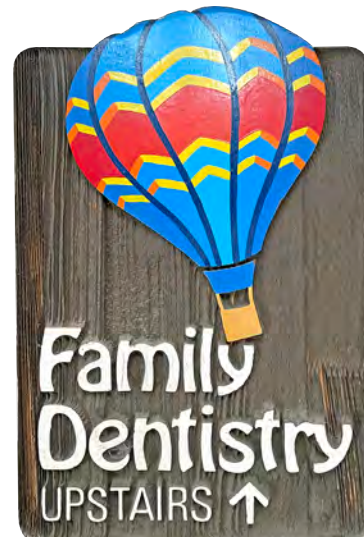
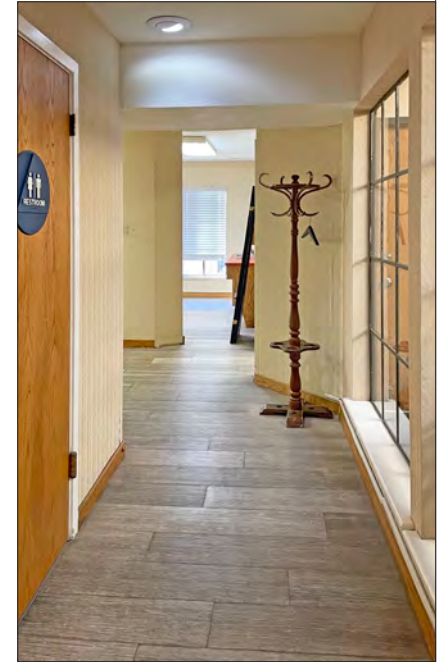
- Across from the Claremont Hotel
- Adjacent to Peet's Coffee, and steps to Rick & Ann's Restaurant
- Join a lively block of ground floor retail shops, cafés, restaurants, and second-floor professional offices.
- Parking available
- Near Ashby Avenue (CA State Route 13), a major Berkeley thoroughfare
- Convenient to UC Berkeley, Alta Bates Hospital, Whole Foods Market, as well as Rockridge and Elmwood districts
- Walk to the Julia Morgan Theatre
- Easy access to the entire SF Bay area via AC Transit, Berkeley and Rockridge BART
- High income, upscale neighborhood



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2914 DOMINGO AVENUE, BERKELEY, CA
PHOTO TOUR



CLAREMONT HOTEL ADJACENT

- Adjacent to several shops including: Peet's Coffee, Ellington & French, Fournée Bakery, Taylorblue Design, Rick & Ann's, Station Burger, and Amphora Nueva Berkeley Olive Oil Works
- 3 blocks to Elmwood District. Rated #2 in "Best Places to Live" in Berkeley
- 6 blocks to Rockridge District
- Easy freeway access via SR-24 and SR-13, providing convenient access for patients from Berkeley, Oakland, Piedmont, Orinda, Moraga, and Lafayette



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.