



For Lease

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**Heavy-Quality Creative Office Building
with Courtyard, Heavy Power &
18-Stall Secured Parking**

- Three-story creative office building with gated 18-stall lot and landscaped inner courtyard
- High-quality and meticulously well-maintained existing improvements: abundant natural light, flexible layout with extensive window line
- New HVAC system and heavy on-site power: 1600-amps, 480-277 volts, 3-phase, 4-wire
- Smart phone door reader system
- Rockstar corner Berkeley location one-block from two Downtown Berkeley BART stops and two blocks from UC Berkeley campus
- Flexible C-DMU zoning allowing most uses including the newly designated R&D uses

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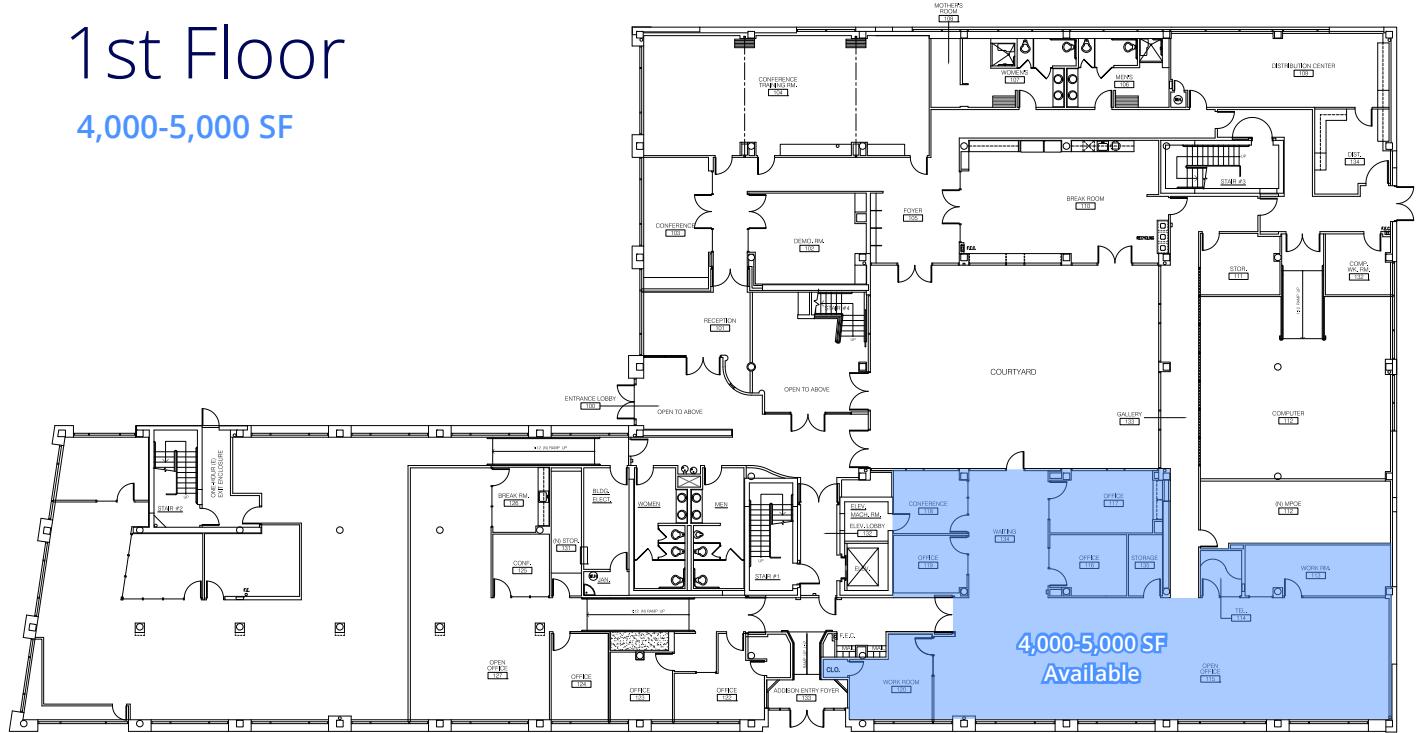
Property Photos



Floor Plans

1st Floor

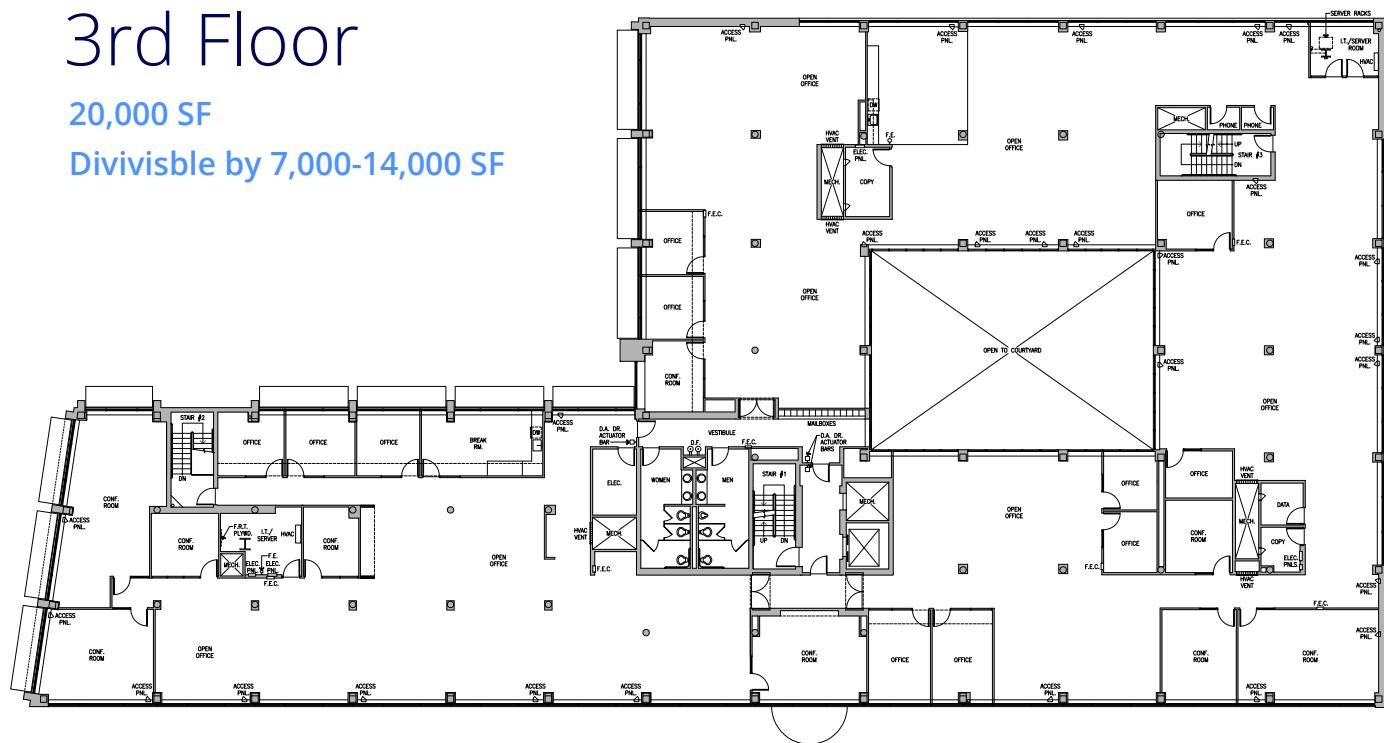
4,000-5,000 SF



3rd Floor

20,000 SF

Divisible by 7,000-14,000 SF



Location Overview

EXCELLENT
TRANSIT
SCORES



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