

Shattuck Square

±1,259 SF USABLE

(±1,461 SF RENTABLE SPACE)

SHATTUCK & UNIVERSITY, BERKELEY, CA

PRESERVE WEST CAPITAL

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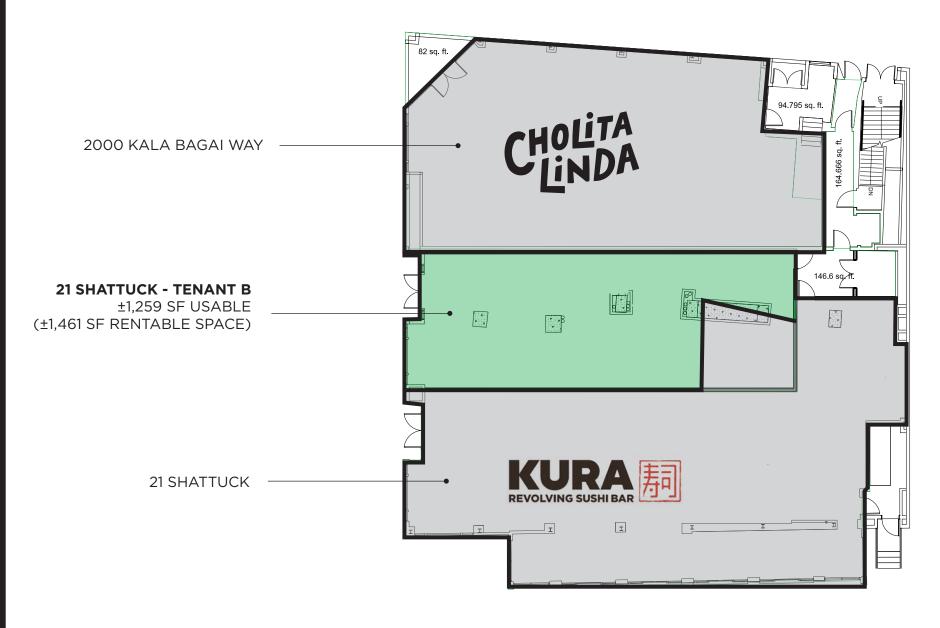
925.400.9930

highlights

±1,259 SF USABLE (±1,461 SF RENTABLE SPACE)

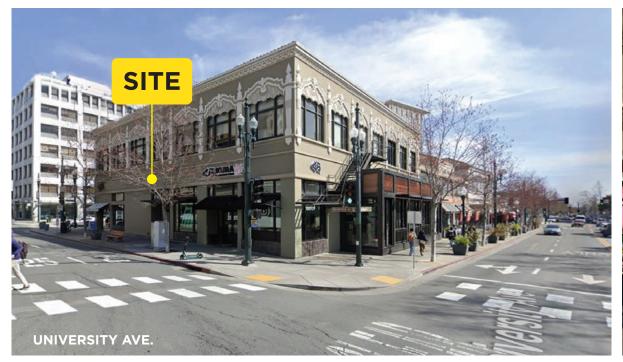
- · Open layout with HIGH ceilings
- · Newly Renovated in 2015
- High-character historic building located at the busiest intersection in Berkeley
 - Over 1,200 residents in this block
 - High traffic counts: 28,385 CPD (University Ave) 14,523 CPD (Shattuck Ave)
- One Block from BART
- Surrounded by Students
 - New 900 unit student dorm on the same block
 - One Block from Cal (66,000 Students + Faculty)
 - Two Blocks from Berkeley City College (7,971 Students)
 - 3 Block from Berkeley High (3,400 Students)
- · 50,000 Residents within 1 Mile
- · High Education Levels
 - Over 75% of Berkeley Residents have a Bachelor's Degree +

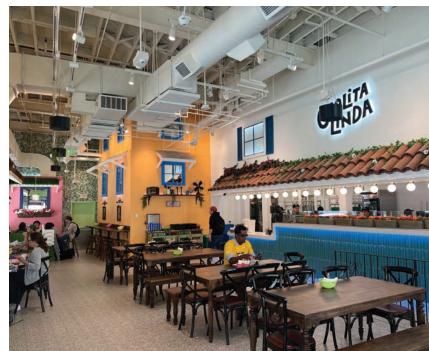


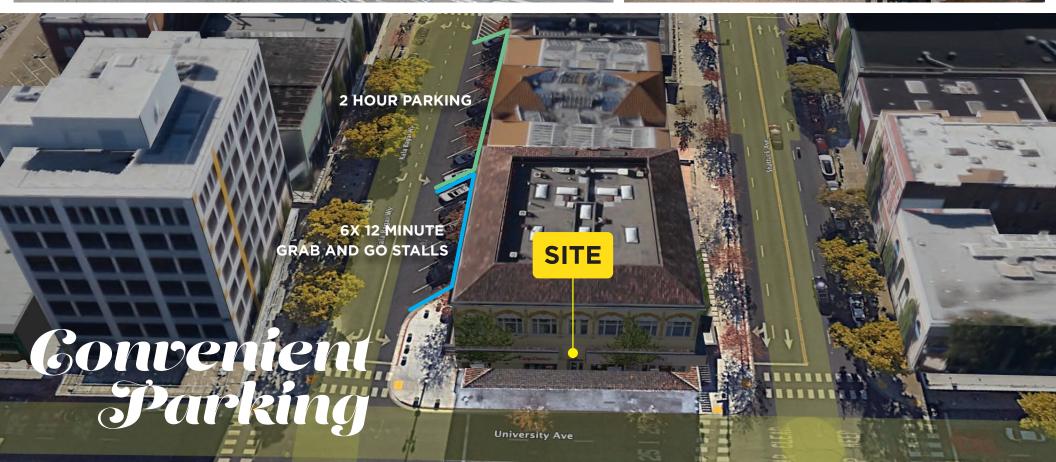












berkeley

ARTS DISTRICT

COMEDY NIGHTS, THEATRE, MUSIC VENUES AND CULTURAL EVENTS EVERY NIGHT



6,175

PARKING SPACES

DOWNTOWN

+170

STARTUPS/INCUBATORS

98

BIKE SCORE

99

WALK SCORE

WALK ANYWHERE

1 BLOCK

FROM UC BERKELEY

+66,000 - STUDENTS + FACULTY

21,894 **HOUSEHOLDS**

WITHIN 1 MILE











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