

**FOR LEASE: SECOND FLOOR OFFICE IN DOWNTOWN BERKELEY**  
**:: 1962 UNIVERSITY AVENUE, UNIT 4, BERKELEY, CA ::**



**CONTACT: LORI ROSENTHAL** 510 524-2344 • [lori@gordoncommercial.com](mailto:lori@gordoncommercial.com) • DRE# 01946676



## SECOND FLOOR OFFICE – UPSTAIRS FROM BEAUTIFUL COURTYARD WITH LOVELY ROSE GARDEN

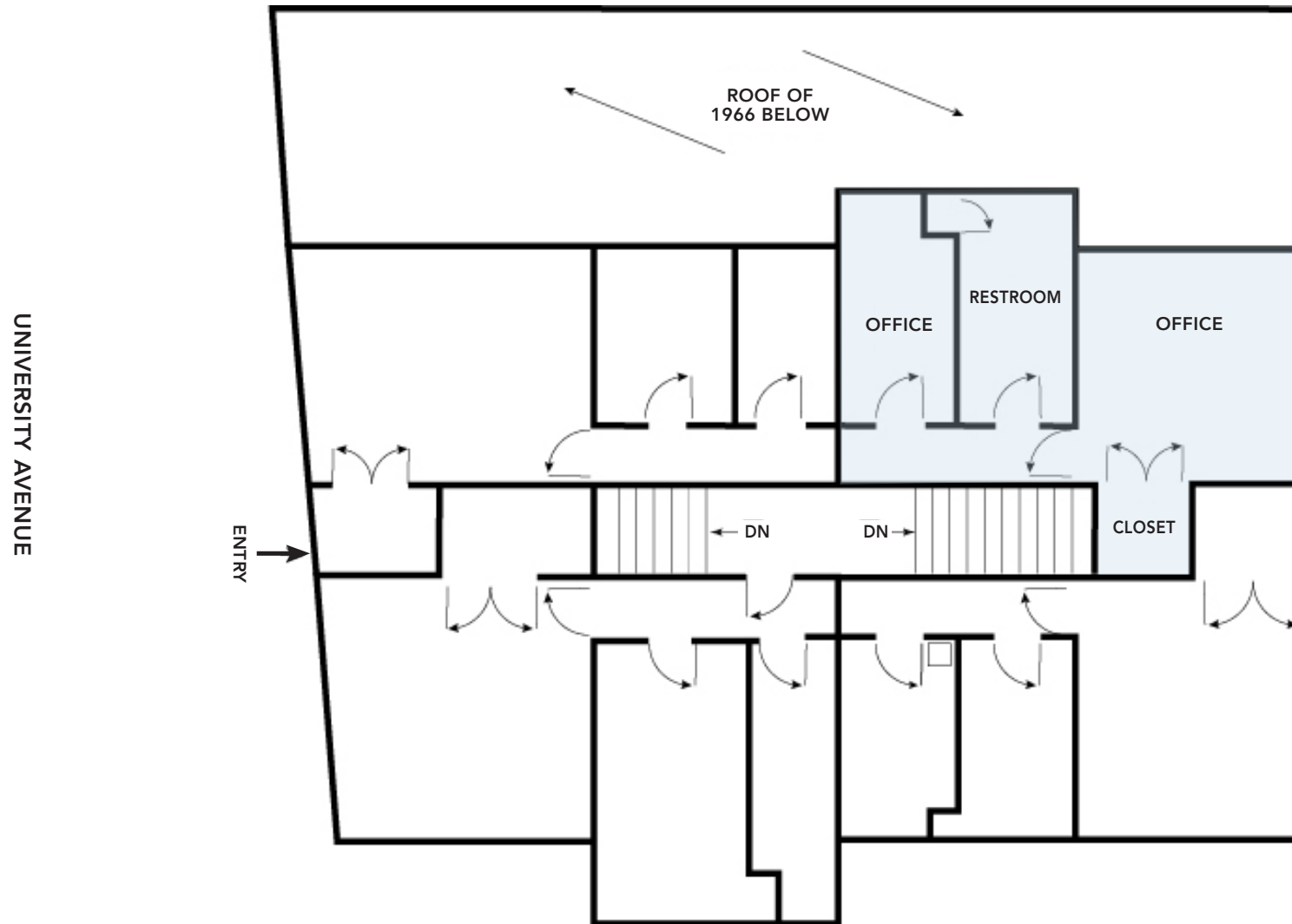
**SIZE:** ±399 rsf

**ASKING RENT:**  
\$3.75 psf/month IG

**ZONING:**  
C-DMU (Downtown  
Mixed-Use District)

- Victorian charm with nice afternoon natural light
- 2 offices, restroom, and closet
- Suitable for non-profits and other small office users
- Strong co-tenants – next to The Butcher's Son, above Rose Pizzeria, Anja's, and Chocolaterie
- Bike parking out front; monthly car parking nearby
- Parklet in front of building along University Avenue
- Across street from UC Berkeley Extension
- Near all Downtown Berkeley cultural and culinary amenities
- Less than 1 block to Trader Joe's
- 1 block from Berkeley's Downtown Arts District
- Quick walk to BART and UC Berkeley
- Easy access to AC Transit buses with stops all along University Avenue
- Near North Shattuck culinary and shopping amenities
- Steps to live music, performing arts, museums, galleries, and sporting events





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.

## RESTAURANTS, CAFÉS AND BARS

Rose Pizzeria	Blue Bottle Coffee
The Butcher's Son	Sweetgreen
Anja's	Triple Rock Brewery
Chocolaterie	Mixt
Café Etoile	Jupiter
Las Cabañas Mexican Grill	Bobby G's Pizzeria
Bench Café	Spats
Berkeley Social Club	Crepevine
Cholita Linda	Via Del Corso
Nation's Giant Hamburgers	Grégoire
Imm Thai Street Food	Eureka!
Chipotle Mexican Grill	Sliver Pizza
Cupcakin' Bake Shop	Tender Greens
Barney's Gourmet Hamburgers	Comal
Chez Panisse	Lucia's
The Cheese Board Collective	Ippudo

## RETAIL

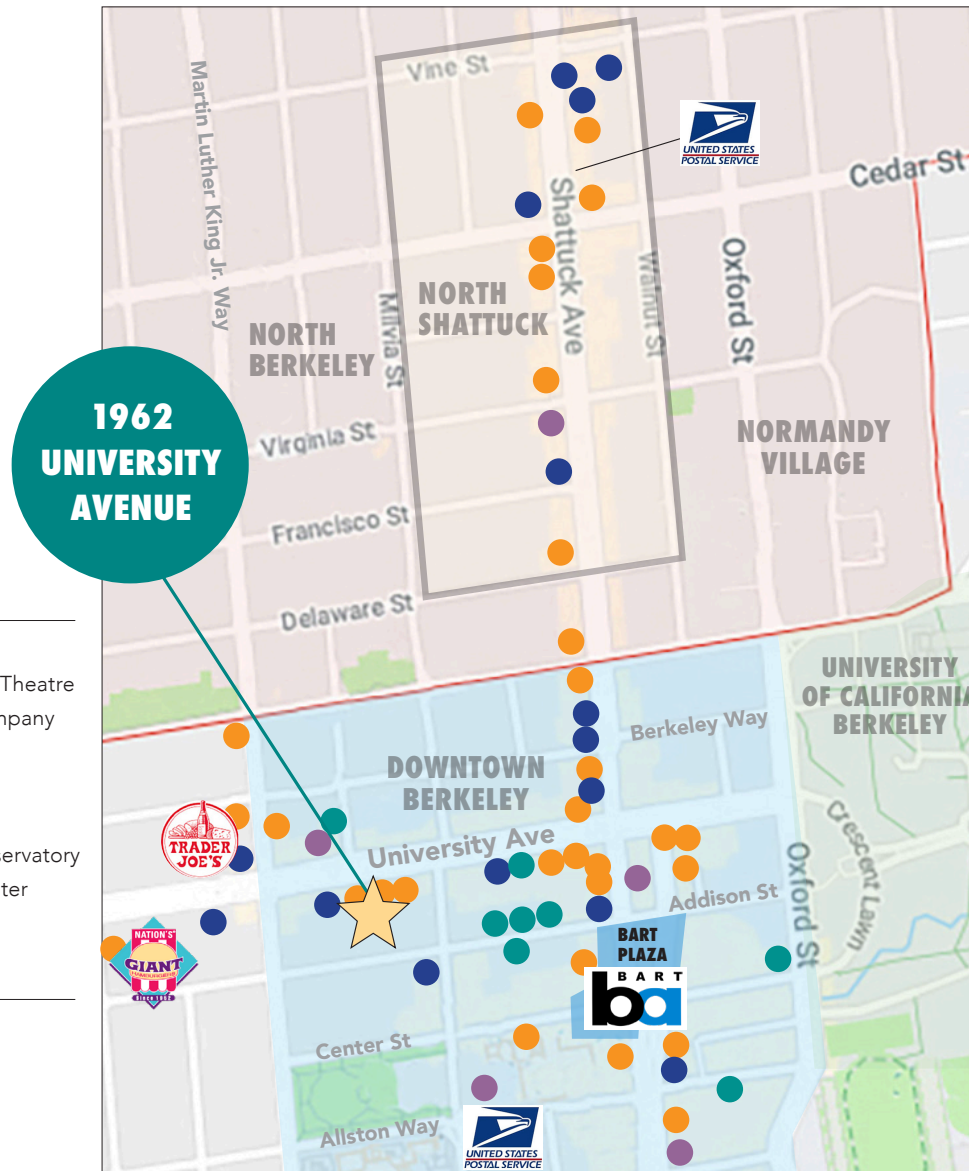
Trader Joe's  
Stone Room 2  
Half Price Books  
Shop College Wear  
Target  
FedEx Ship Center  
Berkeley Ace Hardware  
Mike's Bikes  
Model Shoe Renew  
Lhasa Karnak Herb Company  
Andronicos  
Walk Shop Shoes  
A Priori Gift Shop  
Healthy Spot Pet Store

## ENTERTAINMENT

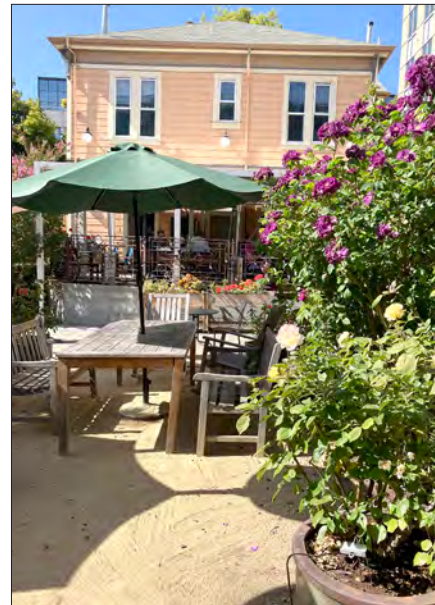
Berkeley Repertory Theatre  
Aurora Theatre Company  
Freight & Salvage  
The Back Room  
UC Theatre  
California Jazz Conservatory  
The Marsh Arts Center  
BAMPFA

## FITNESS

Downtown YMCA  
Yoga Kula  
Cyclebar











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.