

FOR LEASE :: 2980 COLLEGE AVENUE, SUITE 5, BERKELEY, CA
Coveted Elmwood District – Quiet Office Space in Serene Setting



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SIZE: ±553 RSF

ASKING RENT: \$2,000/month IG

ZONED: C-E
(Elmwood Commercial District)



Newly Renovated Office Space - Plug and Play Condition

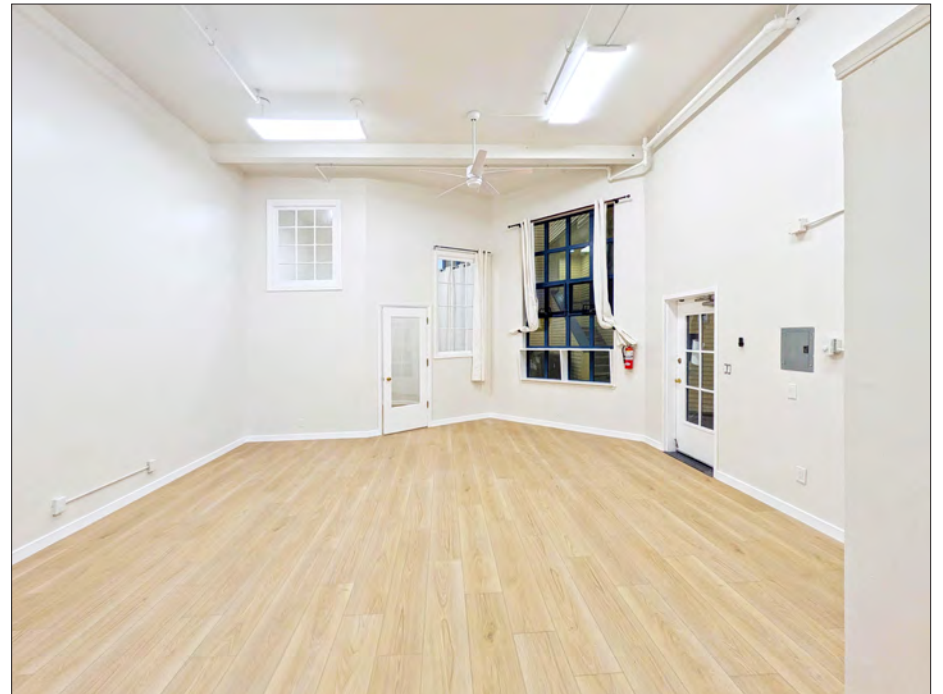
PREMISES FEATURES

- Recently renovated with new flooring, lighting, and restroom fixtures
- Open floor plan
- One private office/conference room
- High ceilings, large windows, LED lighting, wall heater, ceiling fans, restroom
- Water and garbage fees included in monthly rent

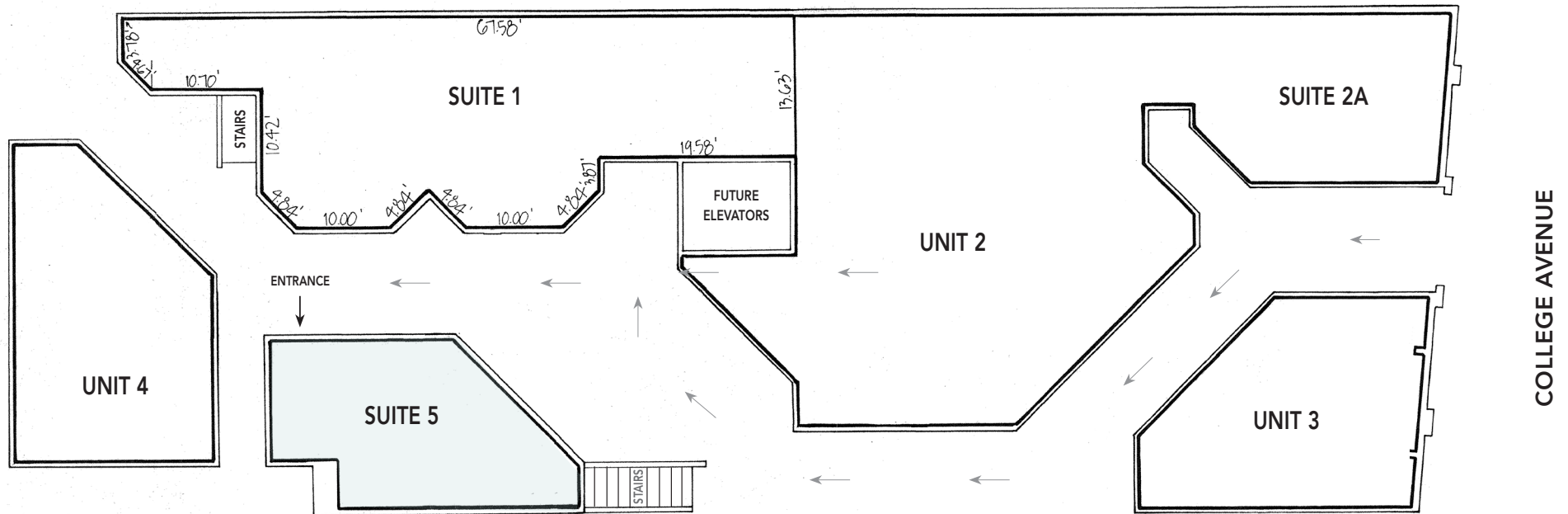
LOCATION HIGHLIGHTS

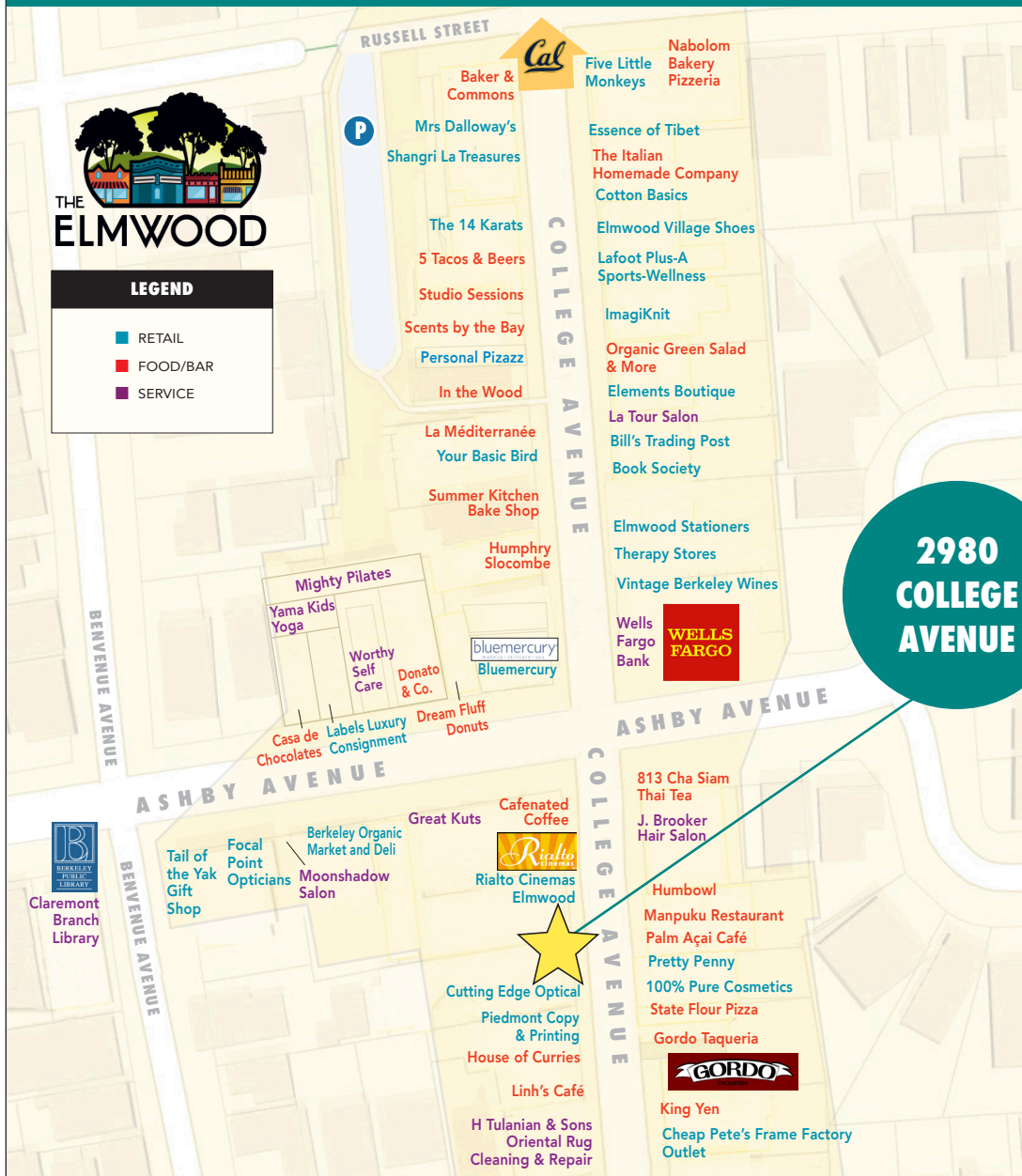
- Next to the Rialto Cinemas Elmwood movie theater, across from Rue Atelier and 100% Pure Cosmetics
- Walker's paradise – close to numerous cafés, restaurants, boutiques, independent merchants and services
- Join Cafenated, Bluemercury luxury beauty, Humphry Slocombe, Donatello & Co, Humbowl, Pretty Penny, Five Little Monkeys Toy Shop, Gordo Taqueria, Labels Luxury Consignment, and many fitness options
- High income, upscale neighborhood. **Corner traffic count of ±25,120**

EXCELLENT TRANSIT ACCESS VIA SEVERAL AC TRANSIT BUS LINES, AND CONVENIENT ACCESS TO ASHBY AND ROCKRIDGE BART









WORK WITHIN A TWO-BLOCK SHOPPING AND DINING-CENTRIC AREA

- Over 80 independently-owned boutiques and restaurants
- Convenient to UC Berkeley, Alta Bates Summit Hospital, Whole Foods Market, as well as Rockridge
- Walk to Claremont Hotel & Spa and Julia Morgan Theatre
- Easy access to the entire SF Bay area via AC Transit, Berkeley and Rockridge BART
- .3 mile to Alta Bates Summit Medical Center
- .9 mile to Rockridge BART and 1 mile to Ashby BART
- 1.5 miles to Downtown Berkeley
- Berkeley boasts strong demographics with more affluent households, a higher number of college-educated residents, and much greater spending power than comparable markets

DEMOGRAPHICS

	2 MILE	5 MILE
Population	132,482	433,211
Households	55,207	187,385
Average Age	34	38
Average HH Income	\$129,975	\$131,686
Daytime Employees	98,598	278,718

Source: CoStar/Loopnet

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2980 COLLEGE AVENUE, SUITE 5, BERKELEY, CA
NEIGHBORHOOD DESTINATIONS



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.