

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: 2397 SHATTUCK AVENUE, SUITE 202, BERKELEY, CA

:: SECOND FLOOR SUITE - WITH DESIGNATED PARKING ::



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DOWNTOWN BERKELEY OFFICE WITH HIGH-END ARCHITECTURAL DETAILS

SIZE AVAILABLE

±1,749 RSF

LEASE RATE

\$2.50 psf/month

Modified Gross

ZONED C-DMU

([Downtown Mixed-Use](#))

- Classy, professionally-managed and maintained 2-story building
- High ceilings with ample natural light
- Operable windows, skylights
- HVAC (shared with floor)
- Parking lot in rear with well-lit, easy access from building
- Elevator and secure key card access
- 2 stairways to second floor
- Secure interior common area

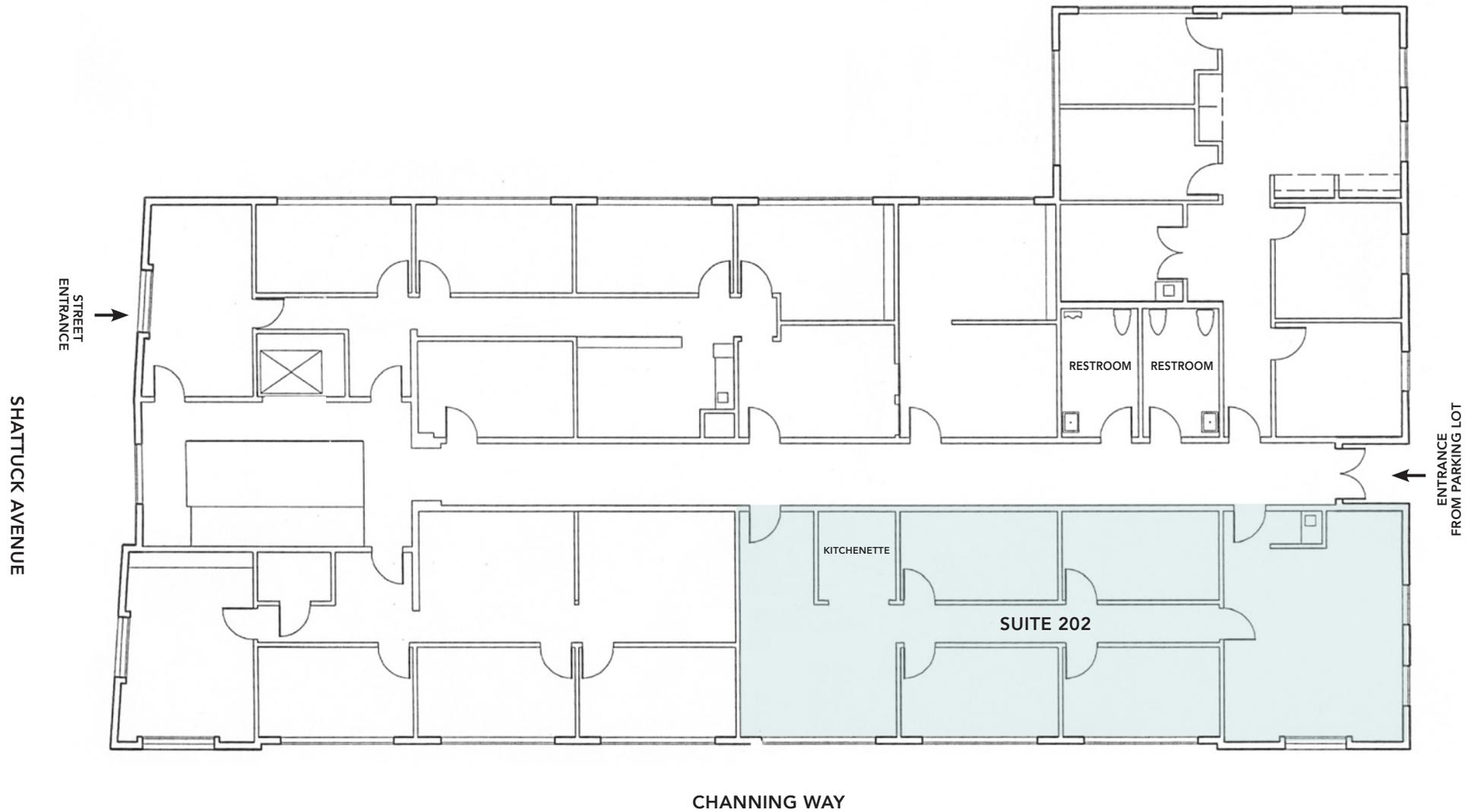


- Short walk to BART and all Downtown Berkeley amenities
- 3 blocks to UC Berkeley
- Excellent public transportation network
- Bike share in front, on Channing

- Surrounded by popular eateries
- Next to La Note Restaurant, Pegasus bookstore, and Cornerstone Craft Beer & Live Music
- Near Equinox and Orangetheory Fitness







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, BARS AND CAFÉS

- | | |
|----------------------------|-------------------------------------|
| Comal Restaurant | Blue Bottle Coffee |
| Lucia's Italian Restaurant | Cornerstone Craft Beer & Live Music |
| Nikko Sushi | Fish & Bird Sousaku Izakaya |
| Tender Greens | Endless Summer Sweets |
| The Butcher's Son | Spats Berkeley |
| Cholita Linda | Royal Ground Coffee |
| Sliver Pizzeria | Tupper & Reed Cocktail Bar |
| Ike's Sandwiches | |

Eureka!

Jupiter Pizza & Beer

Angeline's Louisiana Kitchen

Revival Bar + Kitchen

North Beach Pizza

Gather

La Note Restaurant

Ippudo

Wikiwiki Hawaiian BBQ

Way Station Brew

Noodles Fresh

ENTERTAINMENT

UC Theatre

Berkeley Repertory Theatre

The Freight

The Marsh Arts Center

The Back Room

Cal Performances/Zellerbach

BAMPFA

RETAIL

Trader Joe's

UPS Store

FedEx

Verizon

Shop College Wear

Berkeley Ace Hardware

Target

Crossroads Trading

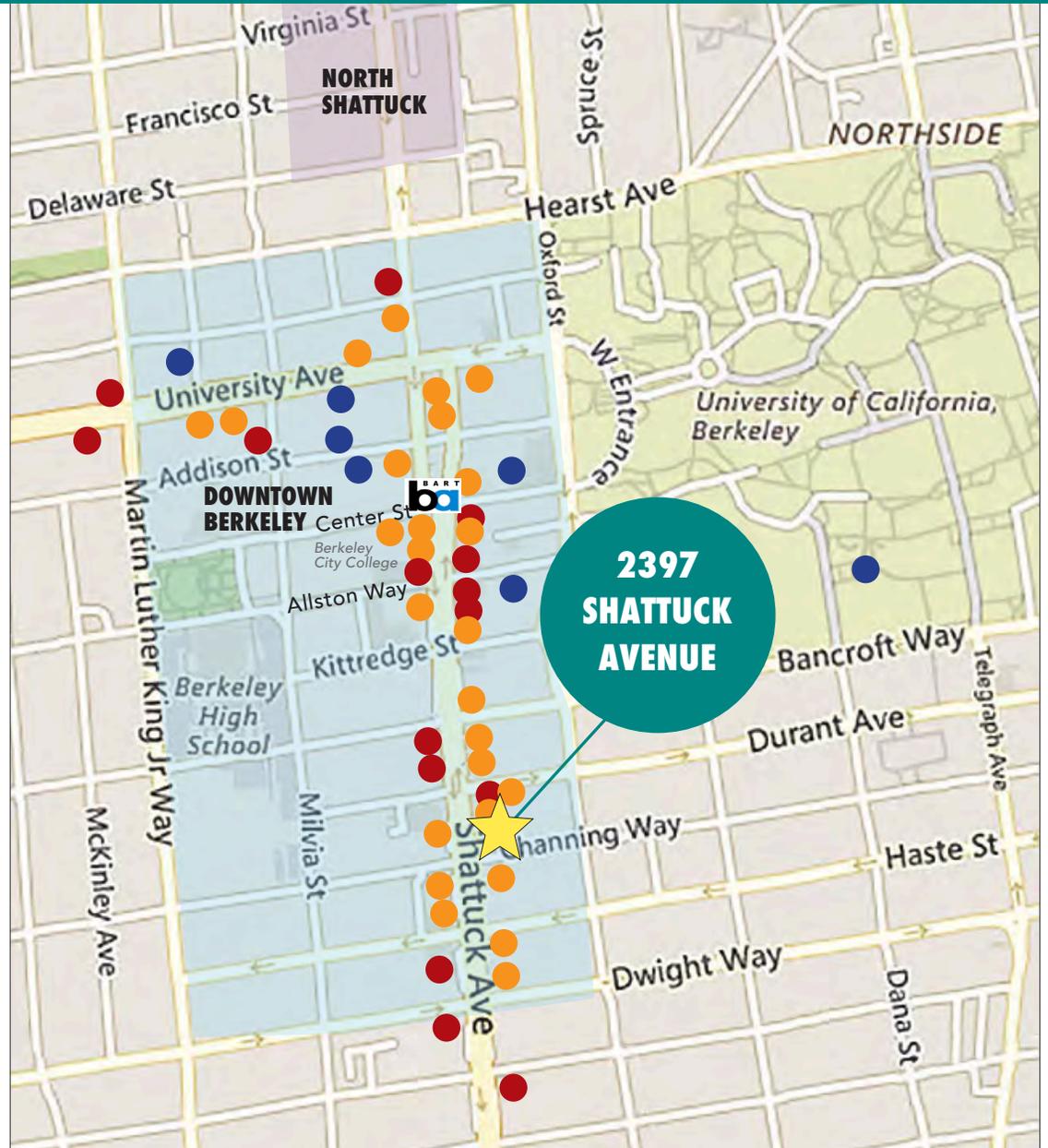
Pegasus Books

Viking Trader

Stonemontain & Daughter Fabrics

Lhasa Karnak Herb Company

Mike's Bikes of Berkeley



Berkeley is densely populated with a highly educated, high income population. There are $\pm 90,000$ residents within a 2-mile radius of downtown, with a third of their household annual incomes greater than \$100,000.

- High foot traffic every day; working population is $\pm 72,000$
- Traffic count on Shattuck Avenue (at Kittredge Street) is $\pm 18,498$
- UC Berkeley campus has over 69,000 daily population
- Berkeley City College has $\pm 7,000$ students each semester; Berkeley High School has $\pm 3,500$ students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has $\pm 5,500$ residents in its 30-block footprint, with many new housing units recently completed
- Easy walk to numerous world-class theatre, arts, live music and sports venues
- One of the hottest dining destinations in the Bay Area with over 150 restaurants

DEMOGRAPHICS

WITHIN 3 MILES

Population	212,725
Average Household Income	\$142,014
Daytime Employees	142,939

Source: CoStar



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.