

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

CONTACT: KEVIN GORDON • 510 898-0513
kevin@gordoncommercial.com • DRE#01884390

FOR LEASE

2014 SHATTUCK AVENUE, BERKELEY, CA



**Full
Second
Floor
Office**

**Near
720 Parking
Spaces in
Nearby City
Garage**

**STEPS
TO
BART**

**Amid
Local Eateries
and
Attractions**

HVAC

**In
Historic
Heywood
Downtown
Berkeley
Building**

**1 Block
From
UC Berkeley**

**Potential
For
Furnishings**

STEPS TO BART, BUS LINES, AND DOWNTOWN BERKELEY'S CULTURAL AND CULINARY BOUNTY

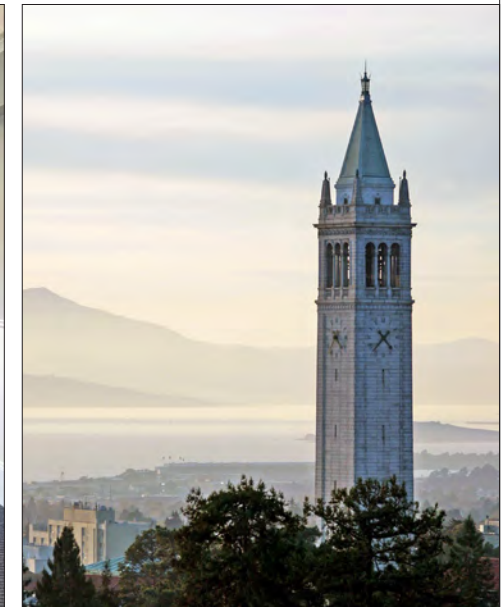
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±2,035 rsf

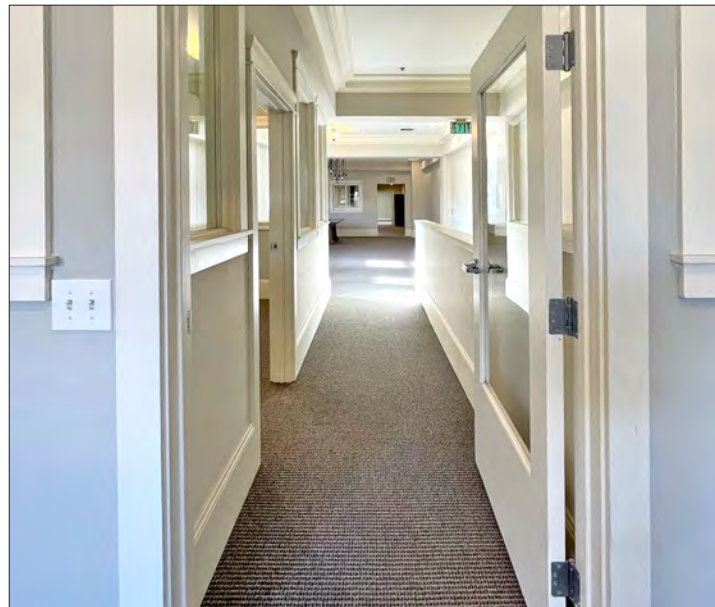
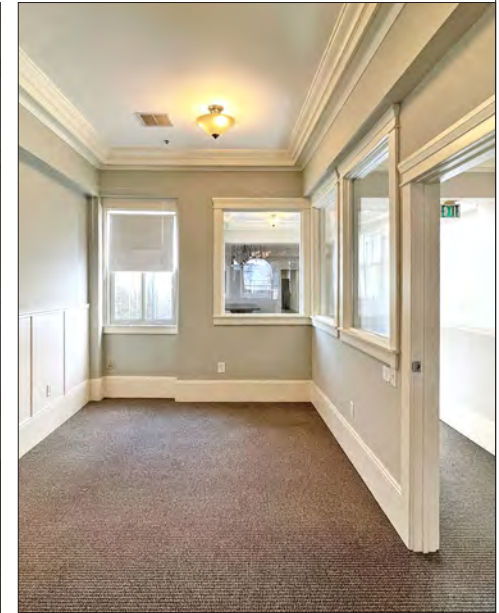
LEASE RATE:
\$3.50 psf/month IG

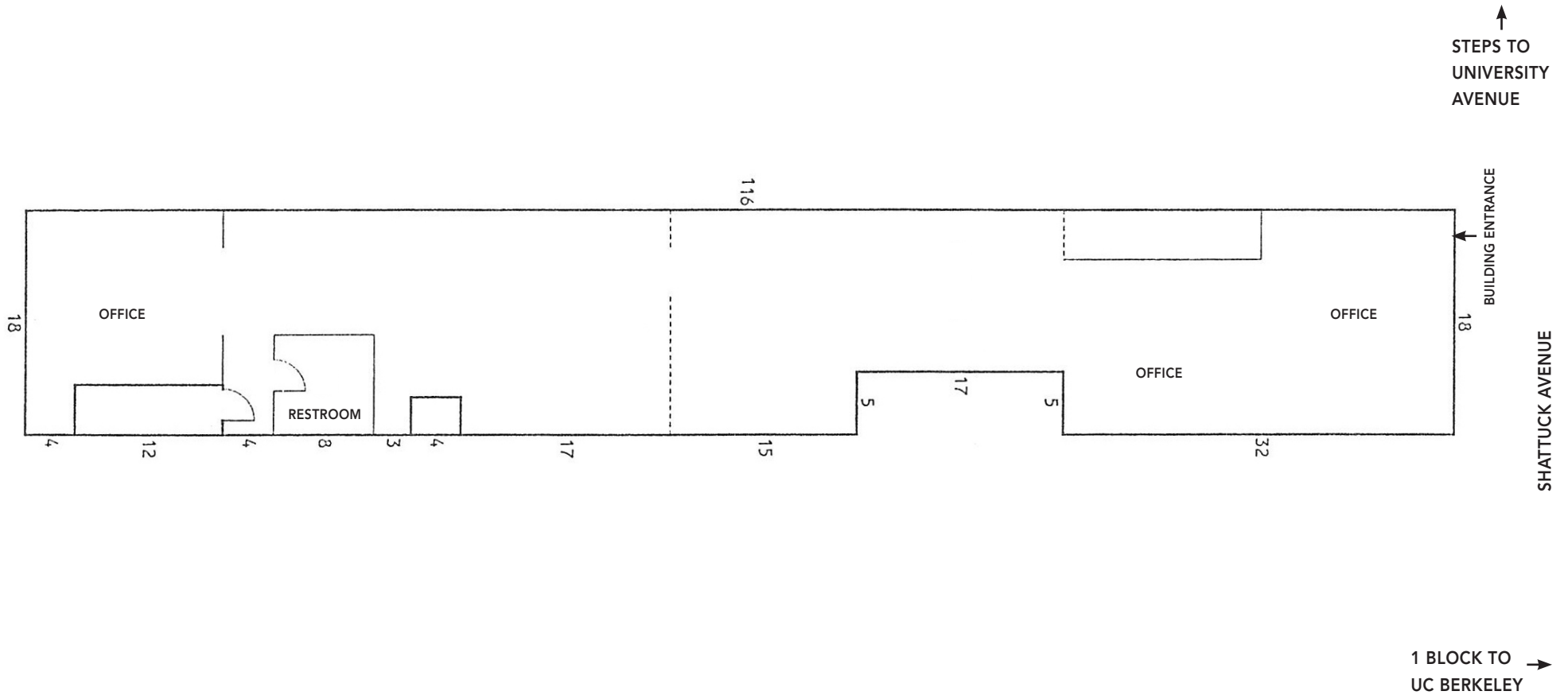
ZONED: C-DMU (Downtown Mixed-Use District)



- Second floor with 3 private offices, 2 open work spaces, and kitchenette
- Renovated, modernized interior with architectural charm, high ceilings and an abundance of natural light
- Separate ventilation system and operable windows
- 1 block to UC Berkeley
- 1 block to Center Street parking garage, as well as secure (free) bike valet parking at adjacent BikeHub
- 2 blocks to both Residence Inn by Marriott Berkeley, and Hotel Shattuck Plaza
- Above Lucia's, and next to Comal (Michelin BIB Gourmand winner)
- Steps from the thriving Downtown Arts District, with Aurora and Berkeley Rep Theatres, Freight and Salvage, the California Jazz Conservatory, BAMPFA, UC Theatre, and Zellerbach Hall
- Easy walk to Target, CVS, Trader Joe's, Peet's Coffee, Jupiter, Eureka!, Sliver Pizzeria, Half Price Books, Ippudo, Blue Bottle Coffee, Gather, The Butcher's Son, and Chipotle
- Close to many services such as printing and copying, UPS Store, bank and credit union branches, and US Post Office
- Near fitness including CorePower Yoga, Berkeley YMCA, Pure Barre, Equinox, and Spieker Aquatics Complex
- 3 blocks to North Shattuck's famous culinary neighborhood – featuring Chez Panisse, Grégoire, and Via del Corso







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.

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2014 SHATTUCK AVENUE, BERKELEY, CA
JOIN DOWNTOWN BERKELEY

Berkeley is densely populated with a highly educated, high income population. A central hub of public transportation with Downtown BART, AC Transit Bus, electric scooters and e-bike rentals – allows access to the entire San Francisco Bay Area in minutes.

- High foot traffic every day; working population is ±72,000
- UC Berkeley's daily headcount is over 62,000
- Berkeley City College has ±7,000 students each semester; Berkeley High School has ±3,500 students annually
- ±200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has ±5,500 residents in its 30-block footprint
- Several new developments within 1/4-mile radius
- The new Residence Inn by Marriott is the 4th-tallest building in Berkeley
- Walking distance to over 119,000 live theater, music, and sports venue seats
- BAMPFA – a combined art museum, repertory movie theater, and archive, brings rich artistic resources to the community



DEMOGRAPHICS

WITHIN 3 MILES

Population	211,923
Average Household Income	\$142,014
Daytime Employees	146,029

Source: CoStar



RESTAURANTS, BARS AND CAFÉS

- | | |
|----------------------------|-------------------------------------|
| Comal Restaurant | Gather |
| Lucia's Italian Restaurant | La Note Restaurant |
| Tap in Lounge | Ippudo |
| Tender Greens | Blue Bottle Coffee |
| The Butcher's Son | Spats Berkeley |
| Berkeley Social Club | Platano |
| What the Cluck Berkeley | Tupper & Reed Cocktail Bar |
| Imm Thai Street Food | Starbucks |
| Garden Variety | Gadani |
| Bobby G's Pizzeria | Cornerstone Craft Beer & Live Music |

- Sweetgreen
- Milkbomb Ice Cream
- Ippudo

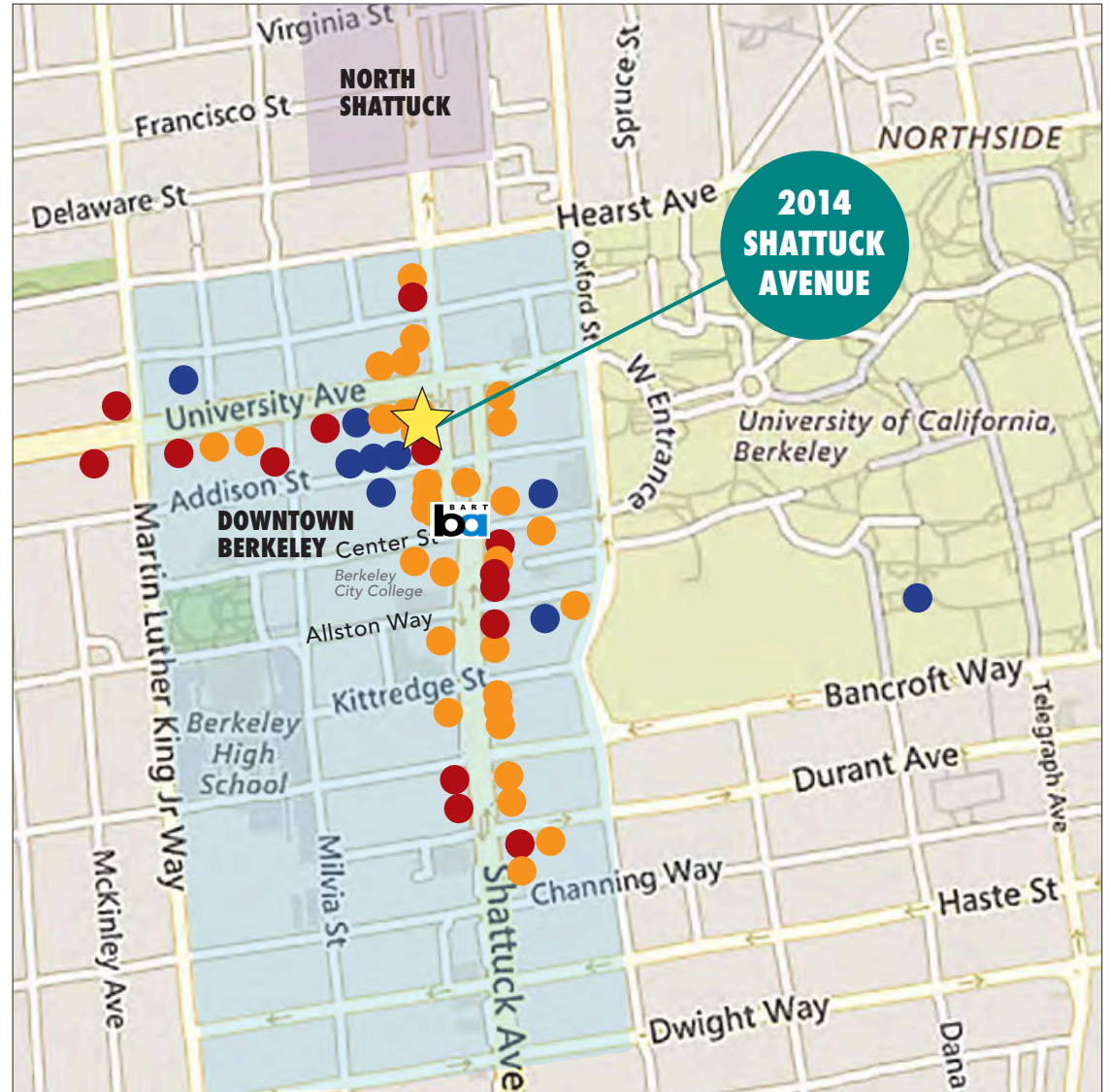
ENTERTAINMENT

- Peet's Coffee
- Sliver Pizzeria
- Study Hall Rooftop Lounge
- Eureka!
- Jupiter Pizza & Beer
- Crave Subs
- Angeline's Louisiana Kitchen
- Chipotle Mexican Grill
- Revival Bar + Kitchen

- UC Theatre
- Berkeley Repertory Theatre
- Aurora Theatre Company
- California Jazz Conservatory
- Freight & Salvage
- The Marsh Arts Center
- The Back Room Live Music
- Cal Performances/Zellerbach Hall
- BAMPFA

RETAIL

- | | |
|--------------|---------------------------|
| Trader Joe's | Berkeley Ace Hardware |
| UPS Store | Lhasa Karnak Herb Company |
| FedEx | Lulu's Cyclery |
| Verizon | Shop College Wear |
| Stone Room 2 | Crossroads Trading |
| Target | Pegasus Books |
| CVS | Mike's Bikes of Berkeley |





**BERKELEY'S VIBRANT
CITY CENTER,
FAMOUS FOR ITS THRIVING
PERFORMING
AND VISUAL ARTS SCENE,
IS BURSTING WITH
HIP SPOTS
TO EAT AND DRINK**



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.