

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

SECOND-FLOOR COMMERCIAL SPACE FOR LEASE
:: **2505 CHANNING WAY, BERKELEY, CA** ::

**JUST
ONE BLOCK
TO
UC BERKELEY**



PERFECT FOR OFFICE, FITNESS, PROFESSIONAL SERVICES

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SECURE OFFICE SUITES ON 2ND FLOOR – JUST 1 BLOCK TO UC BERKELEY CAMPUS

9 SUITES AVAILABLE:

SIZES: ±500 RSF to ±7,100 RSF

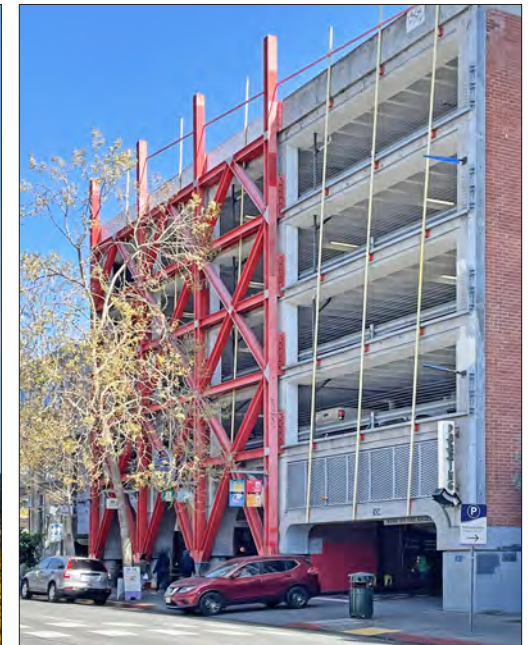
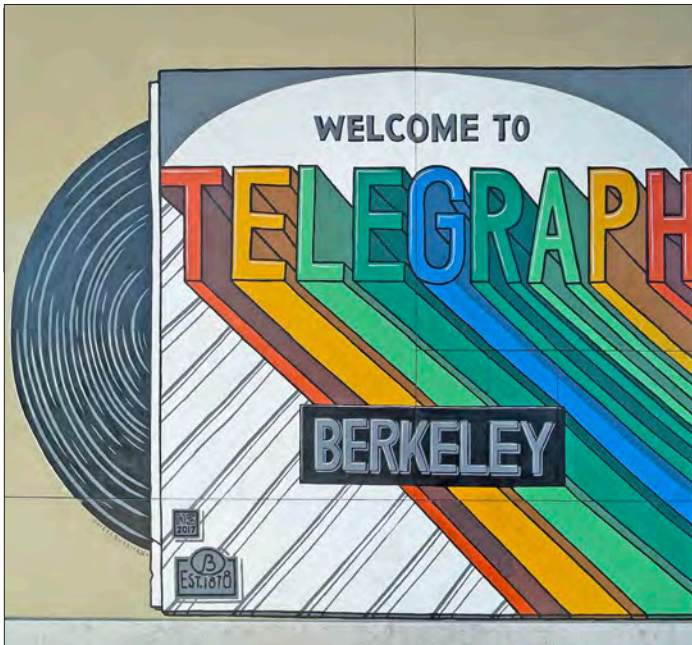
LEASE RATE: \$2.00 psf/month
Plus Utilities, Trash, and Common
Area Janitorial

ZONING: C-T
([Telegraph Avenue Commercial](#))

- Large rooms, open space plan
- Sun filled, west facing windows, skylights
- Operable windows for fresh air
- Elevator served
- Sprinklered building
- Shared restrooms exclusive to 2nd floor
- Near major banks and Post Office
- Easy walk to Downtown Berkeley and BART
- Vibrant area surrounded by ±69,000 students and UC Berkeley employees
- Across from Telegraph-Channing public parking garage, ±420 spaces including EV

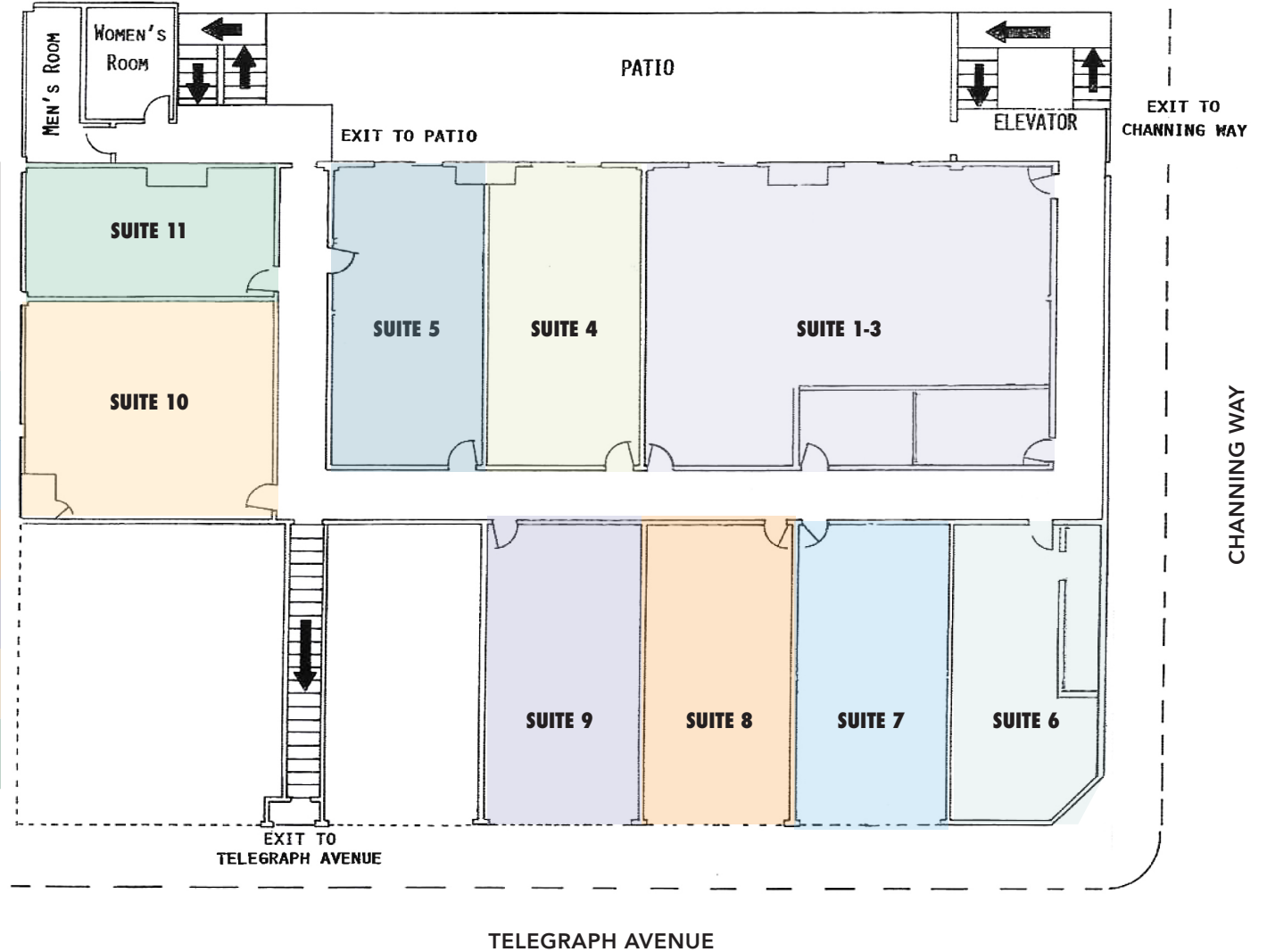


- Nearby eateries include Koja Kitchen, Cream, Mezzo, Chipotle, Sliver Pizzeria, Bagel Street Café, Super Duper, Famous Bao, Tacos Sinaloa, Kip's Bar and Grill, Sourdough and Co, Bongo Burger, and Romeo's Coffee
- Amid shops such as Walgreens, Amazon, Bancroft Clothing, Games of Berkeley, Bear Basics, 510 Skateboarding, Beck's Shoes, Amoeba Music, and Moe's Books
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex



SUITES 1-3:	±1,795 RSF	\$2.00 psf/month
SUITE 4:	±675 RSF	\$2.00 psf/month
SUITE 5:	±675 RSF	\$2.00 psf/month
SUITE 6:	±648 RSF	\$2.00 psf/month
SUITE 7:	±675 RSF	\$2.00 psf/month
SUITE 8:	±675 RSF	\$2.00 psf/month
SUITE 9:	±675 RSF	\$2.00 psf/month
SUITE 10:	±782 RSF	\$2.00 psf/month
SUITE 11:	±500 RSF	\$2.00 psf/month

ALL SPACES: ±7,100 RSF \$2.00 psf/month



This drawing is intended to be used as an aid in planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.





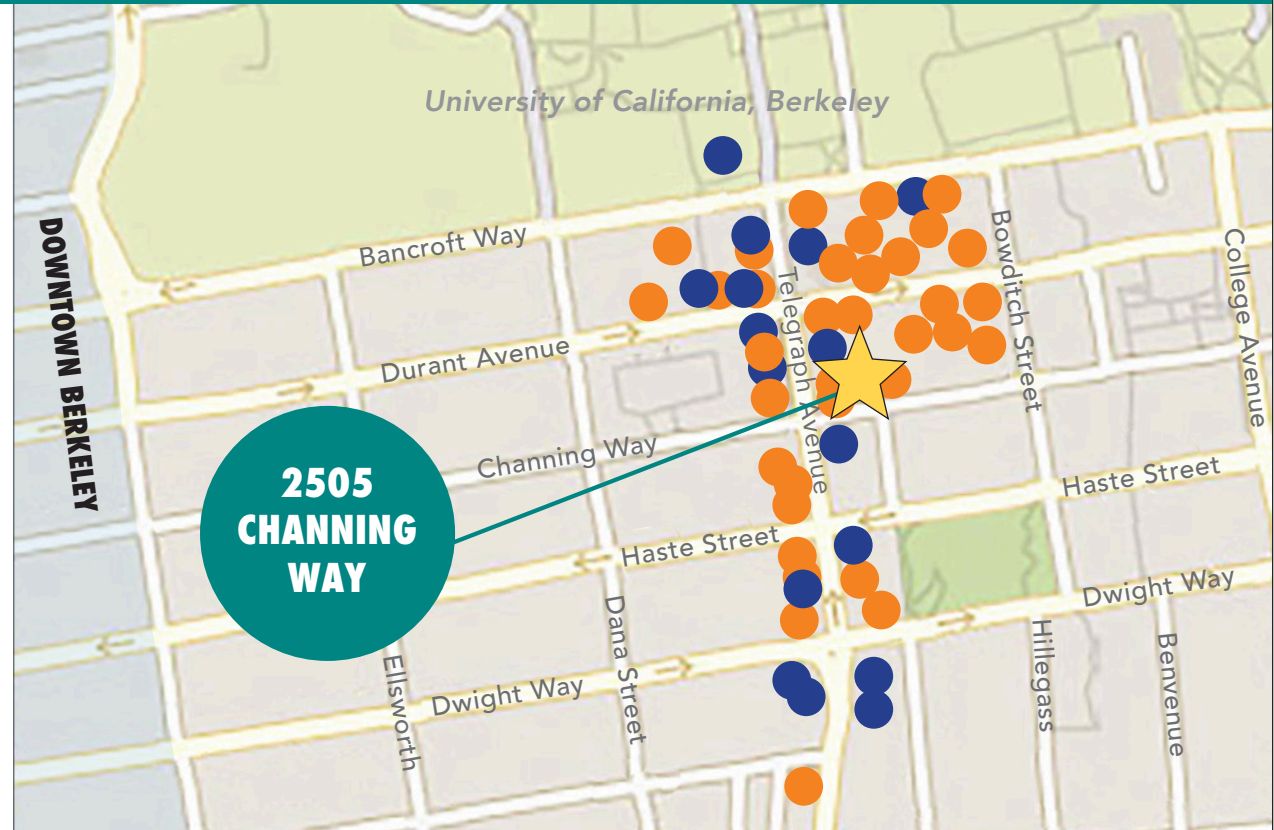






RESTAURANTS, BARS AND CAFÉS

- | | |
|---------------------------|----------------------------|
| Super Duper Burger | Little Gem Belgian Waffles |
| Cream Berkeley | Boba Ninja |
| Koja Kitchen | Punjabi Dhaba |
| Mezzo | Bears Ramen House |
| Yogurt Park | Gypsy's Trattoria Italiana |
| Bao Dim To Go | Kingpin Donuts |
| Kip's Bar & Grill | RareTea Berkeley |
| Tacos Sinaloa | Katsumi Sushi |
| Cali's Grill & Sports Bar | Sourdough & Co |
| Sliver Pizzeria | Romeo's Coffee |
| Poke Parlor | Muracci's |
| Bongo Burger | Ladle & Leaf |
| Raleigh's Pub | Dumpling Express |
| Chipotle Mexican Grill | La Burrita |
| RareTea Berkeley | Top Dog |
| Seniore's Pizza | Artichoke Basille's Pizza |
| Tap Haus | Papa Johns Pizza |



RETAIL

- | | |
|---------------------------|----------------------|
| Moe's Books | Beck's Shoes |
| Walgreens | Fun Park |
| The Student Store | Berkeley Hat Company |
| Bear Basics Clothing | Games of Berkeley |
| Ink Stone Art Supply | Rasputin Music |
| Anastasia Clothing | 510 Skateboarding |
| Sleepy Cat Books | Amoeba Music |
| Textures Vintage Clothing | |



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2505 CHANNING WAY, BERKELEY, CA NEIGHBORHOOD

- Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors
- Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings
- Leading directly to UC Berkeley campus, Telegraph is home to street fairs, annual music festivals
- Situated amidst TONS of student housing, including UC and private dorms. Several new housing development projects are in the works
- Close to numerous world-class theatre, arts, live music and sports venues
- Many hourly parking lots are in the area, Visit www.douglasparking.com
- The [Telegraph Business Improvement District](#) works to build a dynamic and inclusive community

DEMOGRAPHICS

	1 MILE	3 MILE
Population	55,162	225,363
Households	20,383	95,927
Average HH Income	\$181,837	\$131,686
Average Home Value	\$1,067,155	\$1,057,489

(Source: CoStar)



**TELEGRAPH AVENUE
IS THE HEART & SOUL
OF BERKELEY,
THE BUSTLING CENTER
OF ONE OF THE
MOST DYNAMIC CITIES
IN THE WORLD**



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.