

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

# OFFICE OR CLASSROOM SPACE FOR LEASE

:: IN DOWNTOWN BERKELEY ::

2015 CENTER STREET

BERKELEY, CALIFORNIA



**CONTACT: LORI ROSENTHAL**

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

### DIRECTLY ACROSS FROM BERKELEY CITY COLLEGE AND 2 BLOCKS TO UC BERKELEY

#### CO-TENANCY IN A 2-STORY BUILDING WITH LSI (LANGUAGE SCHOOL)

- Open to a variety of single floor space combinations and layouts
- Open to flexible layouts including a combination of upstairs and downstairs space
- Rent dependent on lease configuration
- Option to use existing furniture

#### GROUND FLOOR:

- ±3,907 rsf available
- Level entrance from street
- 8 private offices plus storage area
- Lounge Area
- Shared kitchen and restrooms
- Open atrium space

#### UPPER FLOOR:

- ±3,807 rsf available
- Second floor walk up
- Reception area, conference room, 8 private offices plus storage area
- Shared kitchen and restrooms
- Open atrium space

#### LOCATION

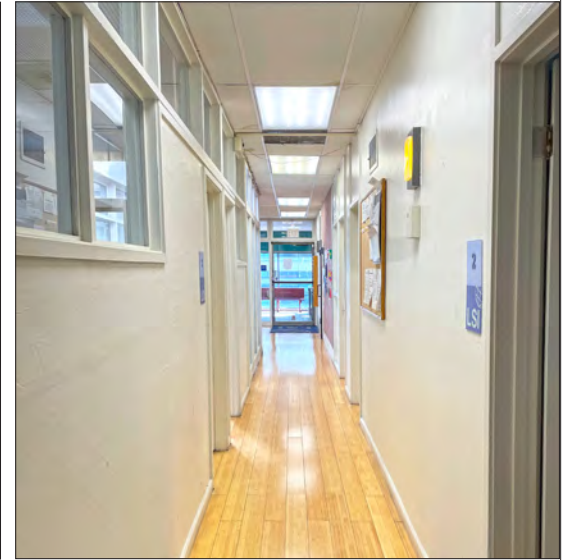
- Steps from Downtown Berkeley BART Plaza
- Next to Center Street Garage, with easy parking, electric vehicle charging, and valet bike parking
- Steps to City Hall, Downtown Berkeley office buildings, YMCA and Post Office
- 1 block to Berkeley High School
- Amid Downtown Arts District with Berkeley Repertory Theatre, Freight and Salvage, Aurora Theater, California Jazz Conservatory and the UC Berkeley Art Museum and Pacific Film Archive
- Surrounded by rich cultural activities, international dining, and a wide variety of professional, educational and public services



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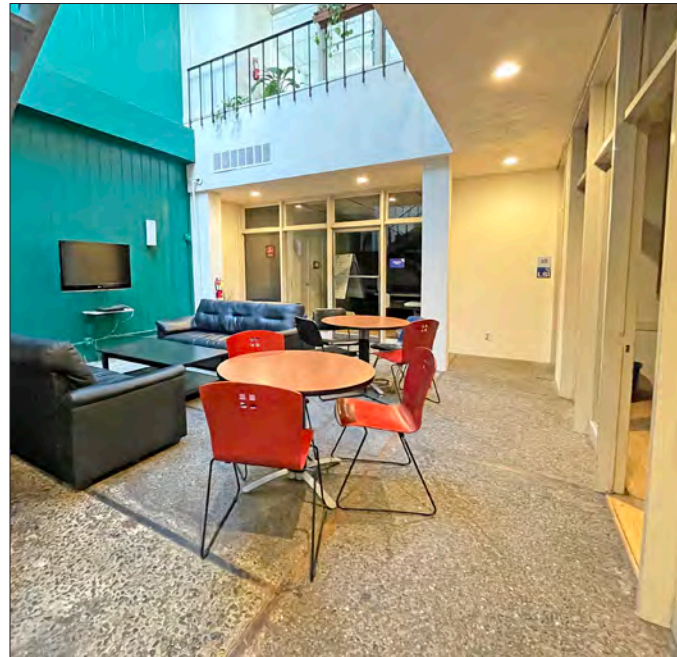
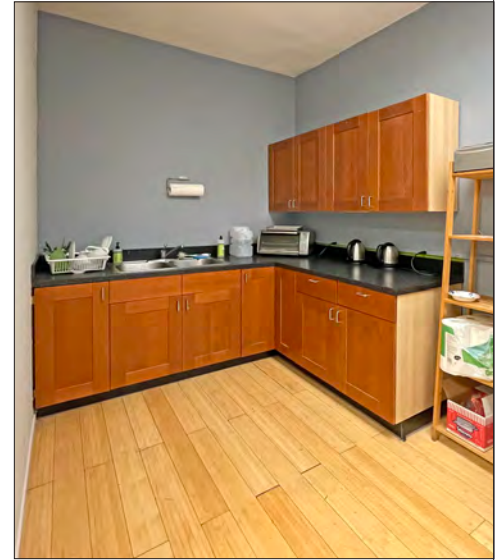
2015 CENTER STREET, BERKELEY, CA  
PHOTO TOUR



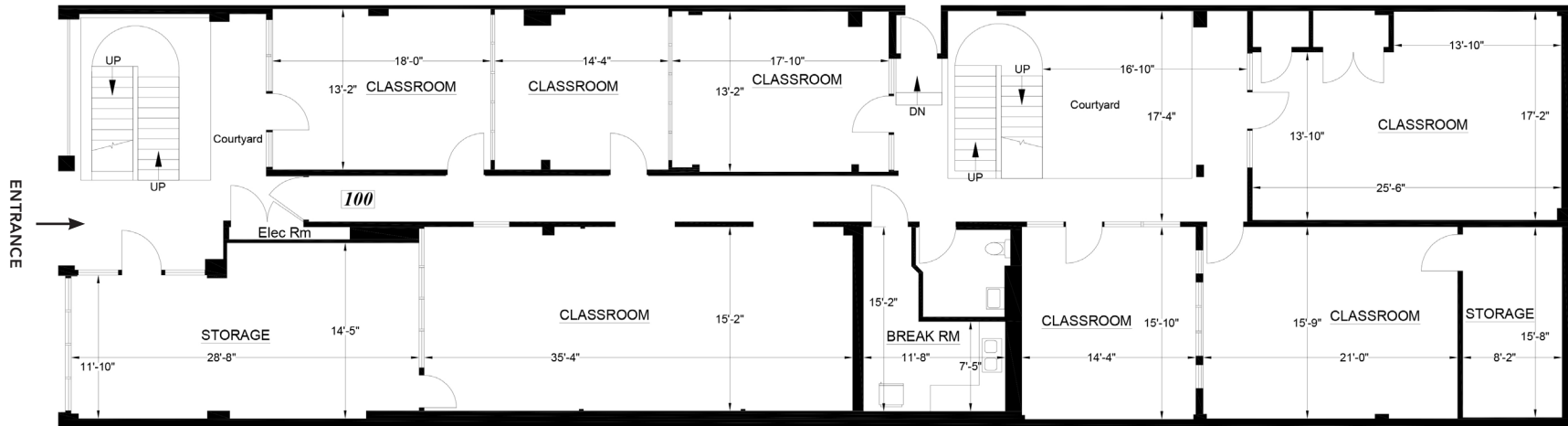
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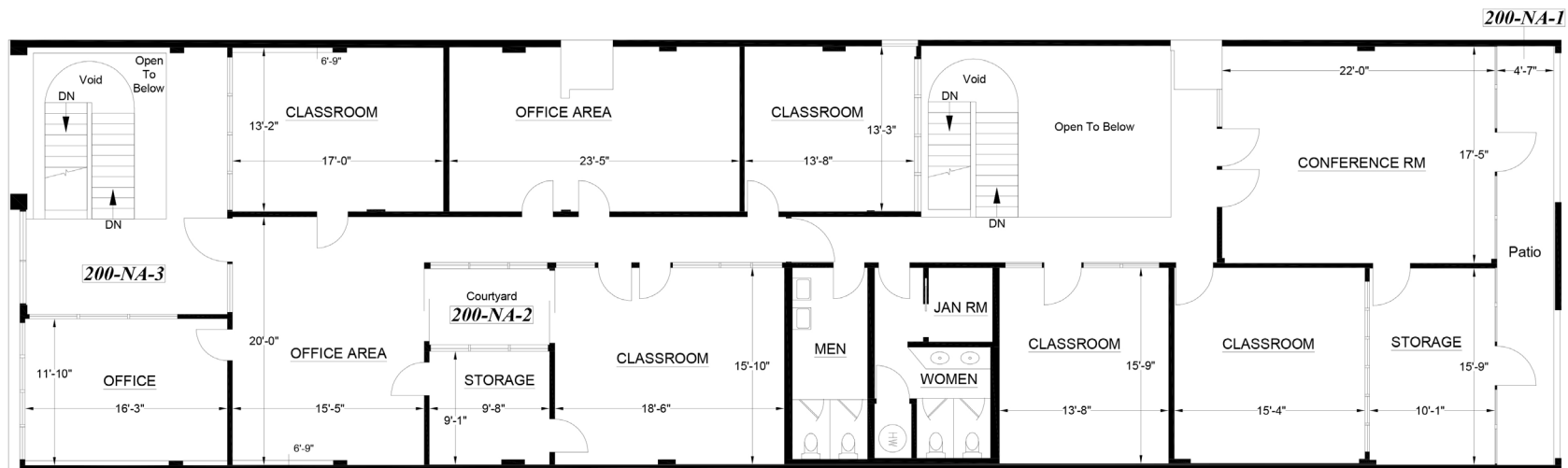
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CENTER STREET



**1ST FLOOR: ±3,907 rsf**



**2ND FLOOR: ±3,807 rsf**

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.

- Next to Center Street Garage with 720 parking spaces and 20 electric vehicle charging spaces
- 2 blocks to UC Berkeley campus
- Amid popular eateries including The Butcher's Son, Tender Greens, Rose Pizzeria, Comal, Ippudo Ramen, Cholita Linda, Eureka!, Sliver Pizzeria, Jupiter, Chipotle, Gather, Platano, and Blue Bottle Coffee
- 2 blocks to Trader Joe's
- Near fitness/gyms including Pure Barre, CycleBar, and Berkeley YMCA
- Quick walk to Berkeley's North Shattuck culinary district with Chez Panisse, Via del Corso, Crepevine, Cheeseboard, Cupcakin' Bake Shop, and the original Peet's Coffee

### DEMOGRAPHICS

WITHIN 3 MILES

Population	<b>212,725</b>
Average household income	<b>\$142,014</b>
Daytime Employees	<b>142,939</b>

Source: CoStar



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## 2015 CENTER STREET, BERKELEY, CA NEIGHBORHOOD



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.