



1797 Shattuck Avenue

BERKELEY, CA

- PLUG & PLAY OFFICE SPACE
- 2,199 SF
- TERM THROUGH 10/31/25
- FF&E AVAILABLE
- PRICING: NEGOTIABLE

CBRE

Architectural floor plan of a building interior, showing various rooms and their dimensions. The plan includes a kitchen area with a sink and dishwasher, a breakroom with tables and chairs, a reception area, and several offices. Dimensions are provided for many rooms and areas. Notes indicate tenant responsibilities for certain items like furniture and equipment.

Key areas and dimensions shown:

- Kitchen/Breakroom:** Includes a sink, dishwasher, and breakroom area. Dimensions: 17'-0" x 17'-0", 17'-0" x 11'-4", 22'-0" x 11'-4".
- Reception:** Reception area (101) with dimensions 18'-0" x 18'-0".
- Offices:** Several office spaces, including Office 102 (15'-0" x 17'-0") and Office 103 (21'-0" x 21'-0").
- Storage:** Storage area (105) with dimensions 22'-0" x 11'-4".
- Other areas:** Includes a copy faxprint area (104) with dimensions 12'-0" x 17'-11", a reception area (101) with dimensions 18'-0" x 18'-0", and a reception area (101) with dimensions 18'-0" x 18'-0".

Notes and specifications:

- INFL (E) DOOR OPENING RE-USE (E) DOOR AND FRAME
- (E) TO RELOCATED DOOR
- REF. BY TENANT
- CASEWORK/DISHWASHER SINK W/ GARBAGE DISPOSAL BY LANDLORD
- WATER PURIFICATION SYSTEM (EQUIPMENT TO BE PROVIDED AND INSTALLED BY TENANT)
- 4" WIDE FULL HEIGHT FIXED GLASS PANEL SILL @ 6" AFF
- DEMISING WALL
- OWB SOFFIT ABOVE
- (E) DOOR
- 10' COL.
- 4x8 PLYWOOD BACKBOARD FOR PHONE EQUIPMENT, M.E.C. BY TENANT
- CONC. FPG BELOW
- WIDTH AS REQ'D TO CONCEAL CONC FPG. BELOW, V.P.
- SOFT LOW WALL & COUNTER (BASE BID) PER DTL. 10A3.1
- BUILT-IN CABINETS (ALTERNATE) PER ELEV. 4A2.1
- OFFICE 102 15'-0" x 17'-0" ALT.
- OFFICE 103 21'-0" x 21'-0"
- ONE OFFICE DESK SETUP, TYP.
- 48" W LATERAL FILES, TYP.
- 36" W LATERAL FILES, TYP.
- NOTE: ALL FURNITURE, FIXTURES AND EQUIPMENT M.E.C. TO BE PROVIDED AND INSTALLED BY TENANT
- 42" T LOW WALL AND COUNTER BY LANDLORD, TYP.
- RECEPTION 101 18'-0" x 18'-0"
- (E) PLUMBING WASTE
- (E) DOOR

- 1 CONFERENCE ROOM
- OPEN SPACE FOR WORKSTATIONS
- BREAK ROOM
- COPY / STORAGE AREA

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CONTACTS

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