

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

**JUST
ONE BLOCK
TO
UC BERKELEY**



PERFECT FOR OFFICE, FITNESS, PROFESSIONAL SERVICES

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: \$2.50/psf/month
Plus Utilities, Trash, and Common
Area Janitorial

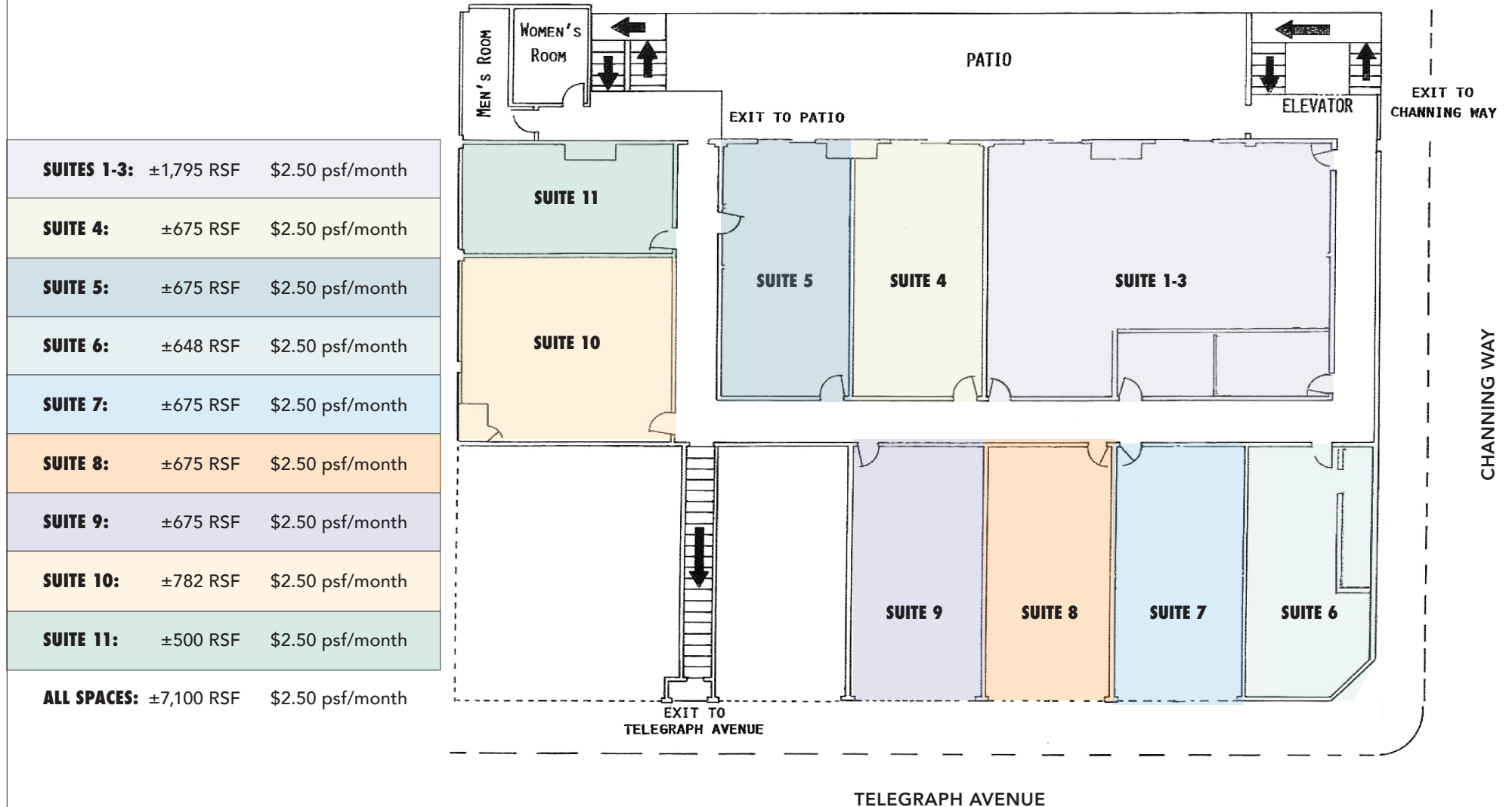
ZONING: C-T
(Telegraph Avenue Commercial)

- 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 Peet'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





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.









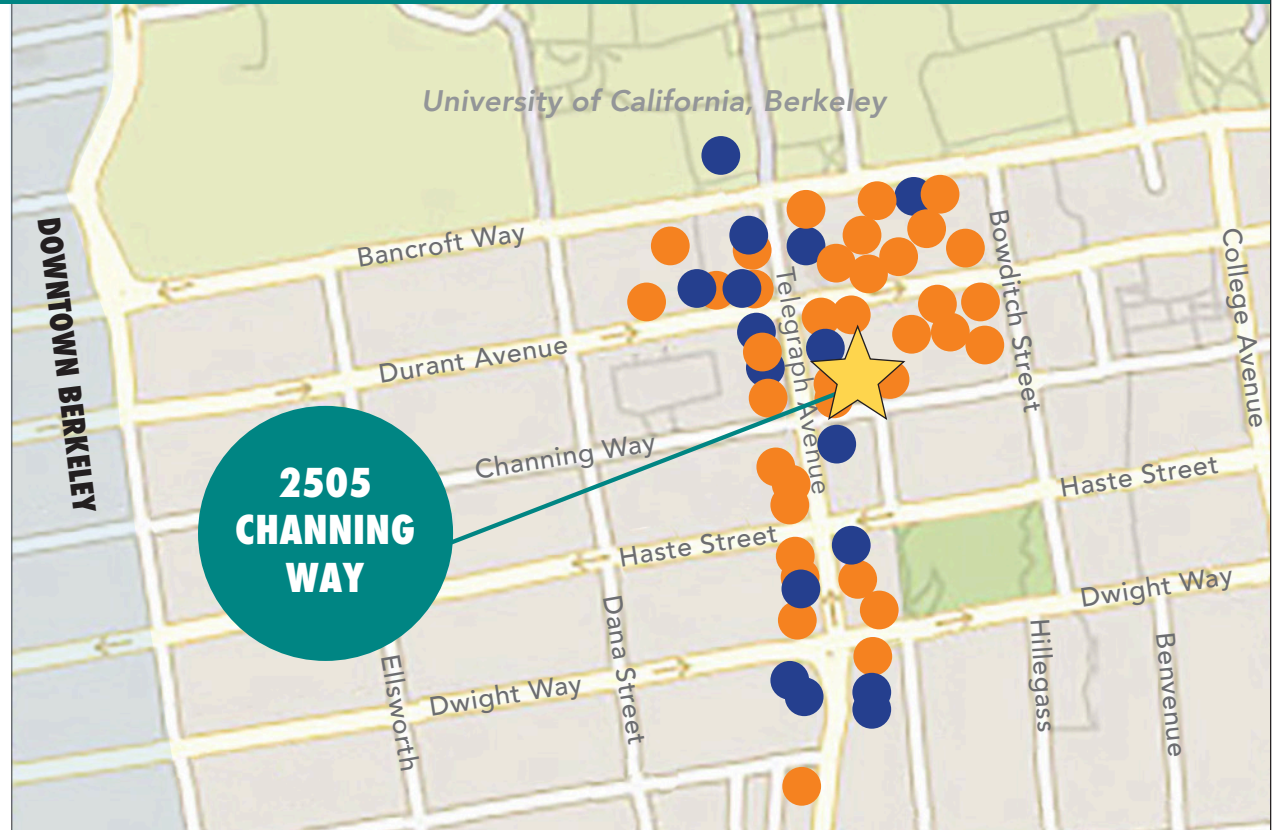


RESTAURANTS, BARS AND CAFÉS

Super Duper Burger	Tap Haus
Cream Berkeley	Little Gem Belgian Waffles
Koja Kitchen	Boba Ninja
Mezzo	Punjabi Dhaba
Peet's Coffee	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

RETAIL

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



- 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.