

2809 TELEGRAPH AVENUE, BERKELEY

Ideal for Office, Service Commercial, or Retail Use



FULLY-FURNISHED GROUND FLOOR OFFICE/SERVICE COMMERCIAL SPACE FOR LEASE

SIZE: ± 1,184 rsf

LEASE RATE: \$2.50 psf/month IG + CAM

CONTACT:

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WELL MAINTAINED, GROUND FLOOR OFFICE. Large window line on busy Telegraph Avenue – just 3 blocks from Ashby Avenue. Close to Alta Bates Medical Center and UC Berkeley campus.

PROPERTY FEATURES

- Open plan with 1 private office
- Fully furnished with furniture available at no additional fee
- Comcast high-speed data serves the space
- HVAC
- Private restroom
- Storage closet
- Monthly CAM fees estimated to be \$170/month
- Zoned C-1 (General Commercial)

LOCATION HIGHLIGHTS

- 3 blocks north of Ashby Avenue
- Close to Whole Foods Market, Alta Bates Hospital, and several medical office buildings
- Across from the Historic Rose Garden Inn, and Willard Middle School (569 students)
- Superb signage opportunity – with window frontage along Telegraph Avenue
- 5 blocks to the Elmwood Retail District with many popular cafés, restaurants, unique shops, movie theater, library, and more
- .5 mile to Ashby BART station, and easy commute by bike or bus
- Near Downtown Berkeley and UC Berkeley campus
- Strong retail, commercial, and service commercial businesses in the area

WALK SCORE 92

BIKE SCORE 99

(walkscore.com)

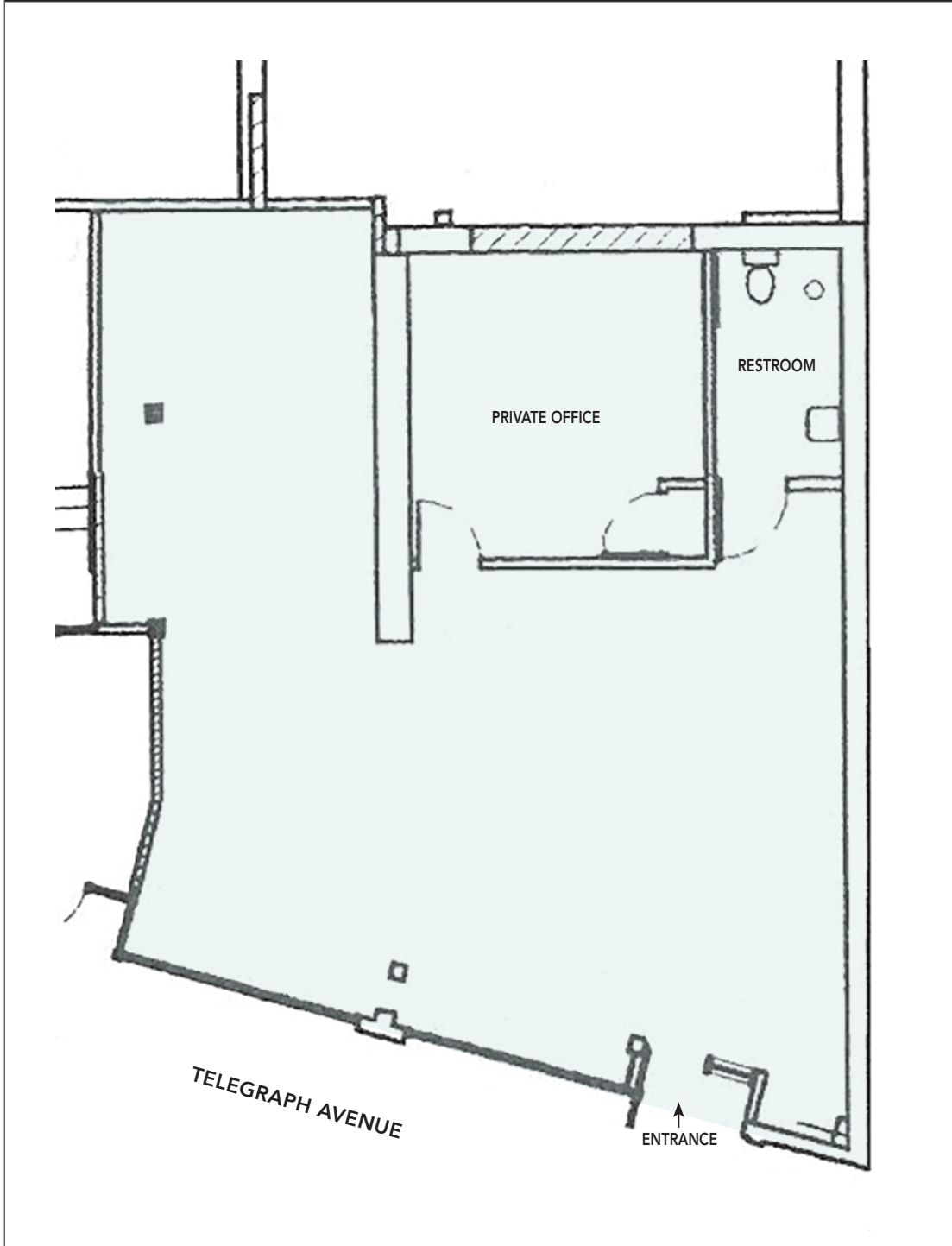




ESTABLISHED NEIGHBORS

- Berkeley Bowl Marketplace
- Whole Foods Market
- Ashby Flowers
- Sports Basement
- Donato & Co. Restaurant
- Walgreens
- CVS
- Wells Fargo
- Focal Point Opticians
- Espresso Roma

FLOOR PLAN



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.

PHOTO TOUR



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NEIGHBORHOOD PHOTOS



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.