

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2470 TELEGRAPH AVENUE, SECOND FLOOR

4 Blocks from UC Berkeley Campus



NEWLY RENOVATED OFFICE, CLASSROOM OR TECH SPACE FOR LEASE

SIZE:

± 4,150 rsf. Can be divided to ± 1,930 and 2,220 rsf

LEASE RATE:

Negotiable!

CONTACT:

Lori Rosenthal • 510 524-2344 • lori@gordoncommercial.com • DRE# 01946676

ON BUSY TELEGRAPH AVENUE – just a few blocks from the UC Berkeley campus gates. Perfect location for an organization affiliated with UC Berkeley or anyone who wants to be close to the university.

PROPERTY FEATURES

- Bright and airy second floor space, newly renovated
- Perfect for office, classroom, or tech use
- Mix of open space with private offices
- New flooring and paint throughout
- Elevator, HVAC, and ADA restrooms in place
- Building meets UC seismic requirements
- Secure entrance with key pad entry to lobby
- Can be divided:
 - **Front Tenant A** - Front suite with reception area, and 2 classroom spaces. Separate adjacent suite has open space with large classroom and storage
 - **Rear Tenant B** - Large classroom, 2 private offices, 3 private restrooms, storage room, light-filled conference and breakroom
- Zoned C-T (Telegraph Avenue Commercial)



LOCATION HIGHLIGHTS

- 4 short blocks to UC Berkeley campus with over 56,000 daily population
- Above popular Sliver Pizzeria
- Tremendous foot traffic – part of an urban mall-like setting bursting with shops. Telegraph Avenue is the main shopping and eating district serving UC Berkeley
- Situated amidst TONS of student housing, including UC and private dorms. Several new housing development projects are in the works
- Next to historic Moe's Books, across from Amoeba Music and the newly renovated The Shops at Telegraph Avenue. Surrounded by a wide variety of restaurants, cafés, quaint boutiques, vintage clothing stores and other retail shops (view map on following page)
- 5-story Telegraph-Channing Parking Garage is only 1½ blocks away (1st hour free)
- Convenient Ford GoBike (bike station) on corner

NEARBY TELEGRAPH STORES AND OTHER RETAILERS



NEARBY STUDENT HOUSING

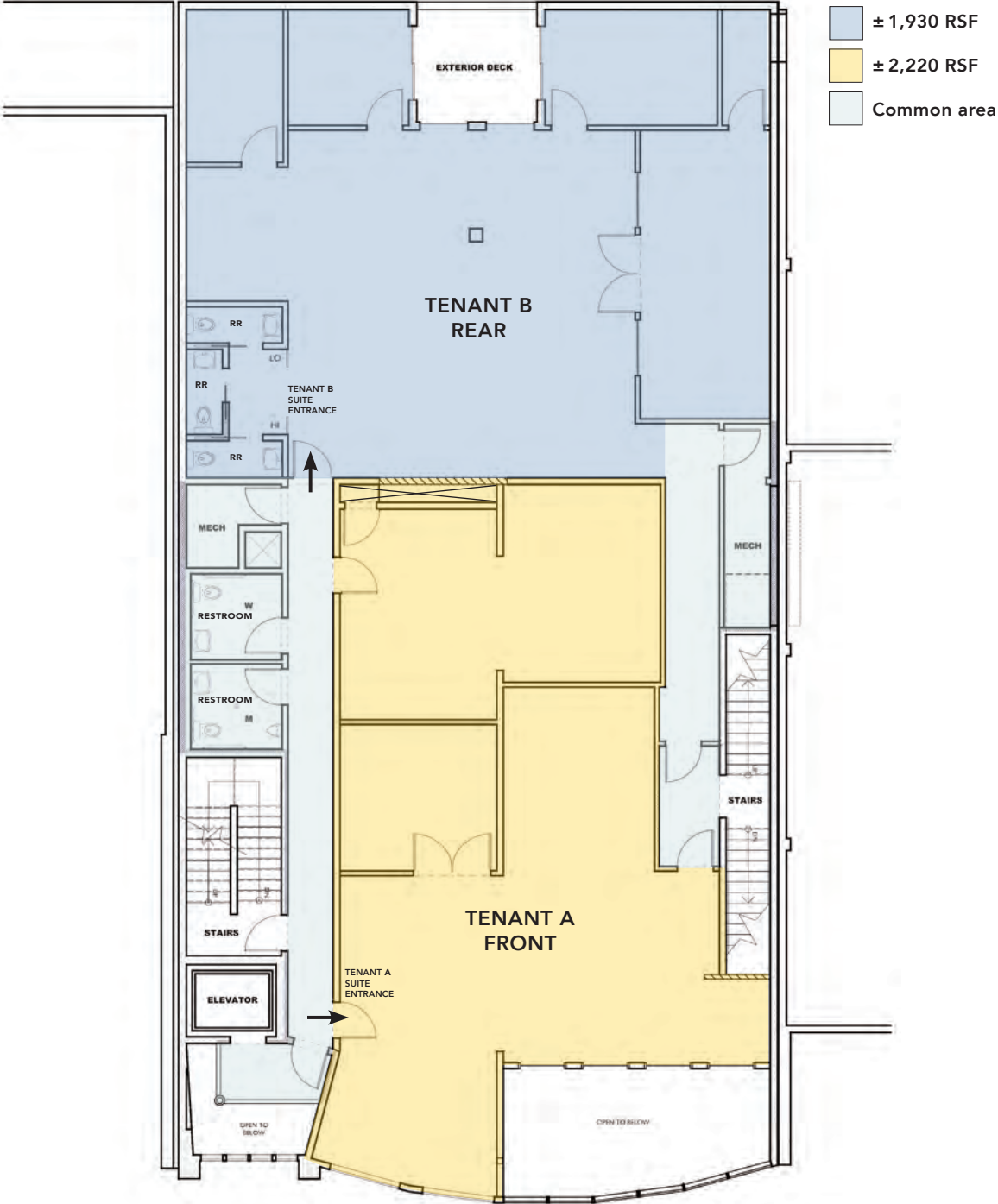
#	UC BERKELEY DORM/HOUSING
1	Unit 3
2	Channing-Bowditch Apartments
3	Unit 1
4	Telegraph Commons
5	Martinez Commons
6	Coop Housing
7	Unit 2
Total Students within .5 mile: 5,242	

NEW/PROPOSED HOUSING DEVELOPMENTS

●	The Den	36 residential units
●	The Sequoia	42 residential units
●	The Village	76 residential units
●	The Nexus	69 residential units
●	The Standard	175-200 residential units



FLOOR PLAN



TELEGRAPH AVENUE

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.

PHOTOS – FRONT TENANT A



PHOTOS – FRONT TENANT A



PHOTOS – FRONT TENANT A



PHOTOS – REAR TENANT B



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.