



# AVAILABLE FOR LEASE OR SALE

## 2920 TELEGRAPH AVENUE | BERKELEY, CA

**BEN JONES**  
bjones@lee-associates.com  
510-903-7606  
LIC# 01758720

**LEE &  
ASSOCIATES®**  
COMMERCIAL REAL ESTATE SERVICES

**DAVE MCCARTY**  
dmccarty@lee-associates.com  
510-903-7601  
LIC#01748283

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## PROPERTY HIGHLIGHTS & FEATURES:

- 12,904± Square Foot Office Zoned For Medical
- Newly Renovated Building
- Renovated Exterior, Building To Include New HVAC & Plumbing Systems
- 10 Covered & Secure Parking Stalls
- Possible Single Identity Exposure & Signage
- Owner/Developer Specializes In Medical Space
- Great Proximity To Alta Bates Summit Medical Center
- Ample Tenant Improvement Allowance
- **DEMOLITION COMPLETE! SUITES NOW AVAILABLE!**
- **LEASE RATE: NEGOTIABLE | SALE PRICE: CALL BROKER**

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


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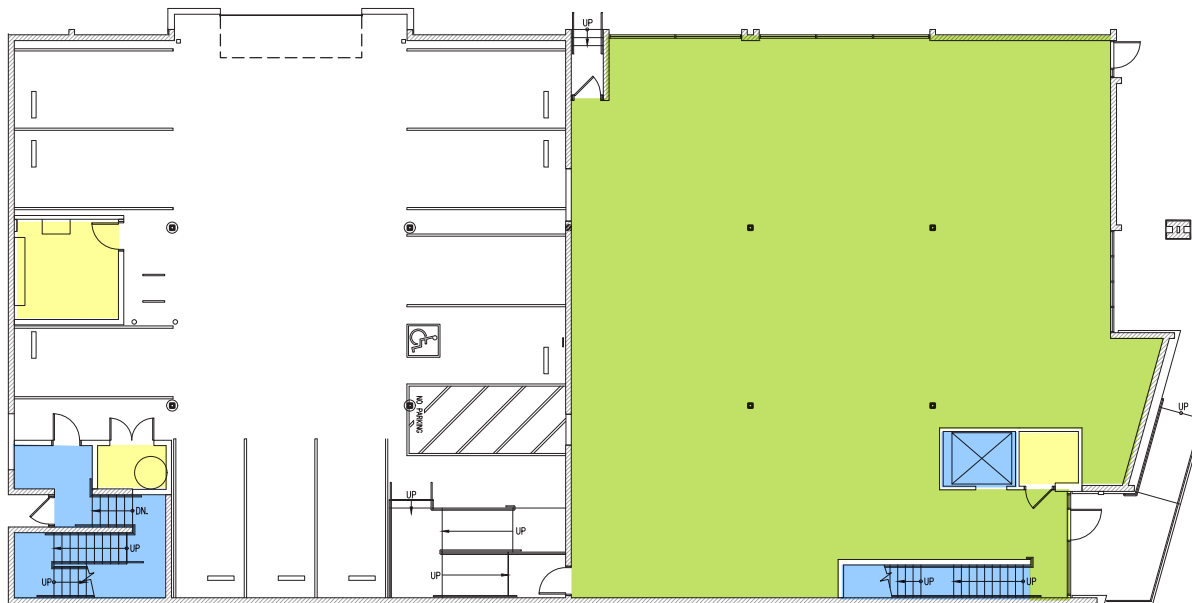
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## FLOOR PLAN OPTIONS:

-  major vertical penetration
-  building service area
-  occupant area



*Single Tenant Building on First Floor*

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

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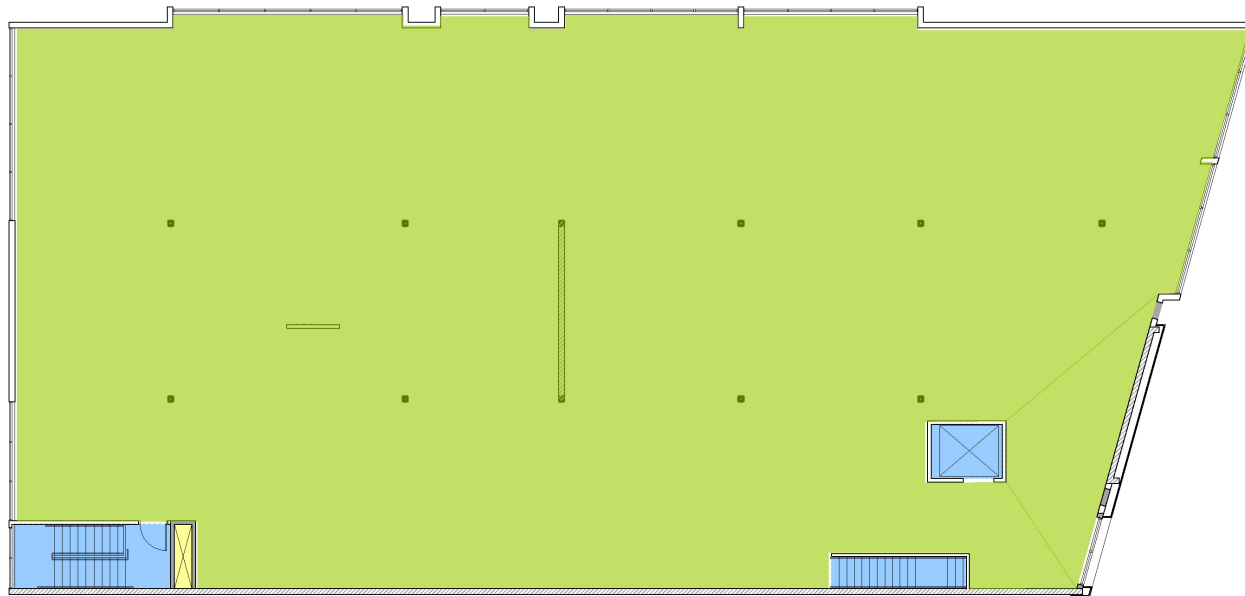
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