

## 2015 CENTER STREET, EAST ROOM, BERKELEY CA

Centrally Located, Downtown Berkeley Office Space



## SMALL GROUND FLOOR OFFICE AVAILABLE FOR LEASE

**SIZE:** ± 683 rsf

**LEASE RATE:** \$3.75 psf/month (Gross)

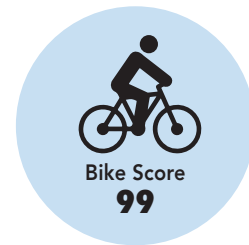
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**GROUND FLOOR OFFICE SPACE** in the Language Studies International building. Central Downtown Berkeley location – in the middle of rich cultural activities, international dining, and a wide variety of professional, educational and public services.

## PROPERTY HIGHLIGHTS

- Shared restroom, potential for shared kitchen
- Fully carpeted space with high ceiling
- Across from Berkeley City College
- Steps from Downtown Berkeley BART Plaza, and major hub of public transit – with access to San Francisco and entire SF Bay Area in minutes
- Next to newly renovated Center Street Garage, which includes free valet bicycle parking with Berkeley Bike Hub
- 2 blocks to UC Berkeley; 1 block to Berkeley High School
- Near the Berkeley Main Library, and 3 movie theaters
- Steps to to City Hall, Downtown Berkeley office buildings, YMCA and Post Office
- Amidst the Downtown Arts District including Berkeley Repertory Theater, Freight and Salvage, Aurora Theater, California Jazz Conservatory and the UC Berkeley Art Museum and Pacific Film Archive
- Surrounded by a variety of enticing restaurants, bars, cafés and entertainment



## OVERVIEW OF DOWNTOWN BERKELEY

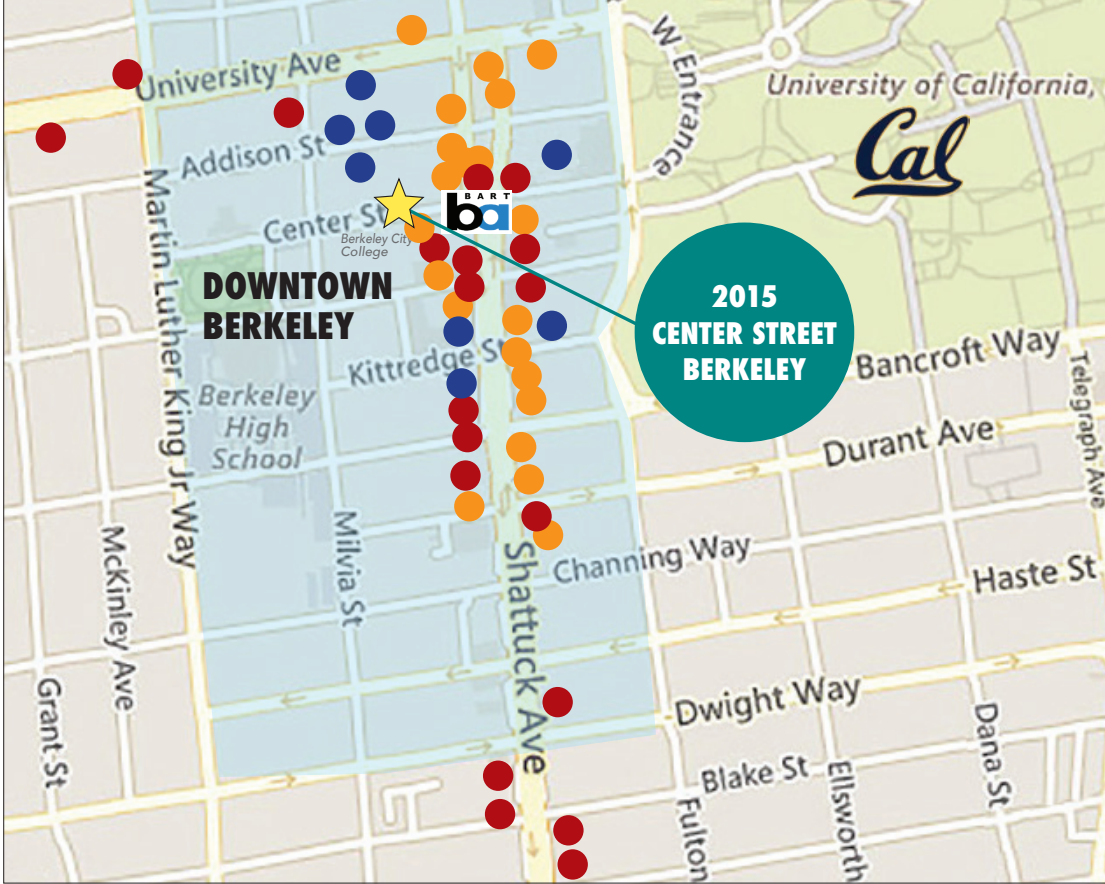


**THE CITY OF BERKELEY** is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown. Almost a third of their households have annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor’s degrees; an additional 40% have Graduate degrees. Downtown Berkeley has one of the most heavily-used BART stations in the area. Conveniently a major hub of public transportation – with AC Transit multi-county bus lines, free valet bike parking and bike rental available at the nearby Bike Station.

- High-foot traffic every day. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- Downtown Berkeley BART station has ± 27,000 daily ridership entries and exits
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 students annually
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Over 460 new residential units in a 4-block radius
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats

<b>AREA DEMOGRAPHICS</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
Population	67,825	217,151	393,184
Average Household Income	\$87,744	\$120,156	\$117,375
Bachelor’s Degree Education	34%	31%	31%
Education Beyond Bachelor’s	36%	35%	34%
Downtown Daytime Employees	148,736		

## NEARBY AMENITIES



### RETAIL

- Trader Joe's
- CVS
- Half Price Books
- Ace Hardware
- Staples
- Scandinavian Designs
- Mike's Bikes of Berkeley
- Walgreens
- UPS Store
- Verizon
- Crossroads Trading Co.
- Pegasus Books
- Airport Home Appliance
- Artist & Craftsman Supply
- Viking Trader
- Trek Bicycle Berkeley
- Stonemountain & Daughter Fabrics

### RESTAURANTS, BARS AND CAFÉS

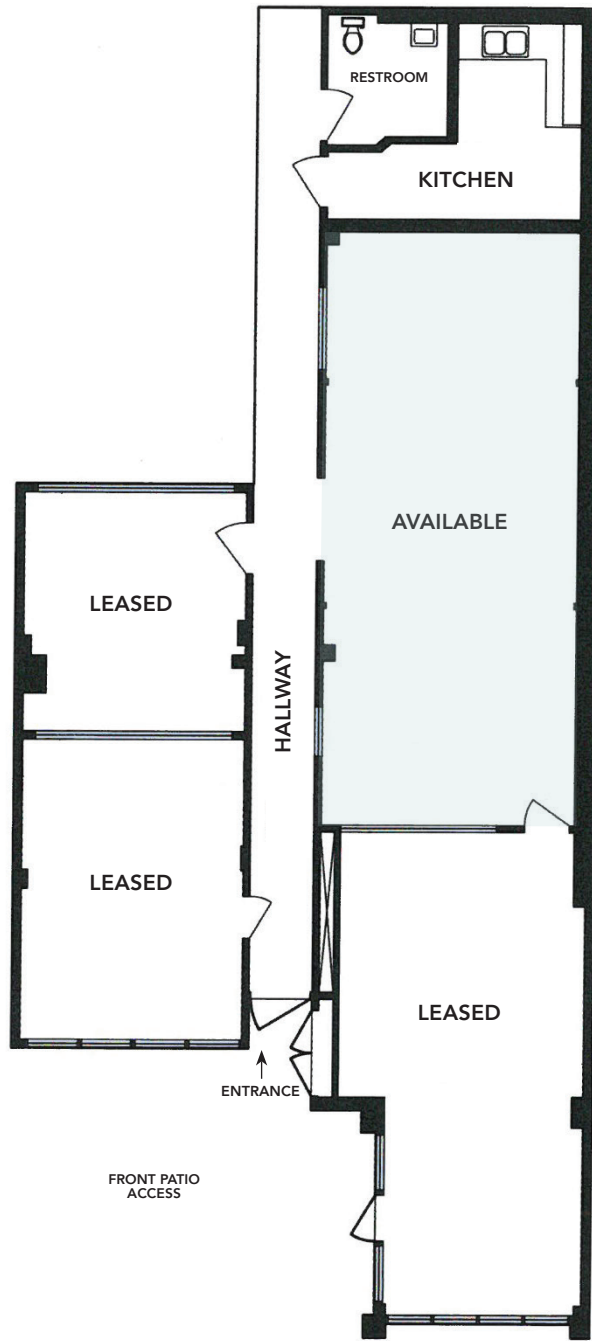
- Comal Restaurant
- Tender Greens
- Peet's Coffee
- Sliver Pizza
- BurgerMeister
- Eureka!
- Jupiter
- Passion Caffe
- Fresco Mexican Grill
- Veggie Grill
- Angeline's Louisiana Kitchen
- Revival Bar + Kitchen
- Toss Noodle Bar
- Namaste Madras Cuisine
- Venus
- La Note Restaurant
- Starbucks

- Ippudo
- Blue Bottle Coffee
- Draw Billiards
- Tupper & Reed Cocktail Bar
- Cornerstone Craft Beer

### ENTERTAINMENT

- Landmark Shattuck Theatre
- UA Berkeley 7 Theatre
- California Theatre
- Berkeley Repertory Theatre
- Aurora Theatre Company
- Freight & Salvage
- UC Theatre
- The Marsh Arts Center
- BAMPFA

## 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.

# GORDON

COMMERCIAL REAL ESTATE SERVICES

## PHOTOS



## PHOTOS



## 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.