

GORDON
COMMERCIAL REAL ESTATE SERVICES

2ND FLOOR OFFICE SPACE FOR LEASE :: 1405-1417 ADDISON STREET, BERKELEY, CA

NEXT TO TARGET WITH ON-SITE PARKING AND EASY FREEWAY ACCESS



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OFFICE SPACE WITH ON-SITE PARKING, CENTRALLY LOCATED OFF UNIVERSITY AVENUE – BERKELEY’S MOST-TRAVELED CORRIDOR

SIZE AVAILABLE

- ±4,780 rsf total
- Office suite sizes available, from ±892 to ±3,888 rsf

LEASE RATE

- \$2.50-2.65 psf/month, IG depending on office
- See floor plan with pricing on following page

PROPERTY OVERVIEW

- Elevator and stairway to second floor offices
- Excellent window frontage with operable windows
- Abundant natural light, HVAC, new carpet
- ADA restrooms
- Newly painted, well-maintained building
- Fully-sprinklered

- Intercom buzz-in entry system
- 5 blocks to North Berkeley BART
- 1/2 mile to Trader Joe’s
- 1 mile to Downtown Berkeley amenities
- 1 mile to UC Berkeley
- AC Transit bus stops all along University Avenue
- Zoned C-1 (General Commercial District)



FLOOR PLAN - 2nd FLOOR

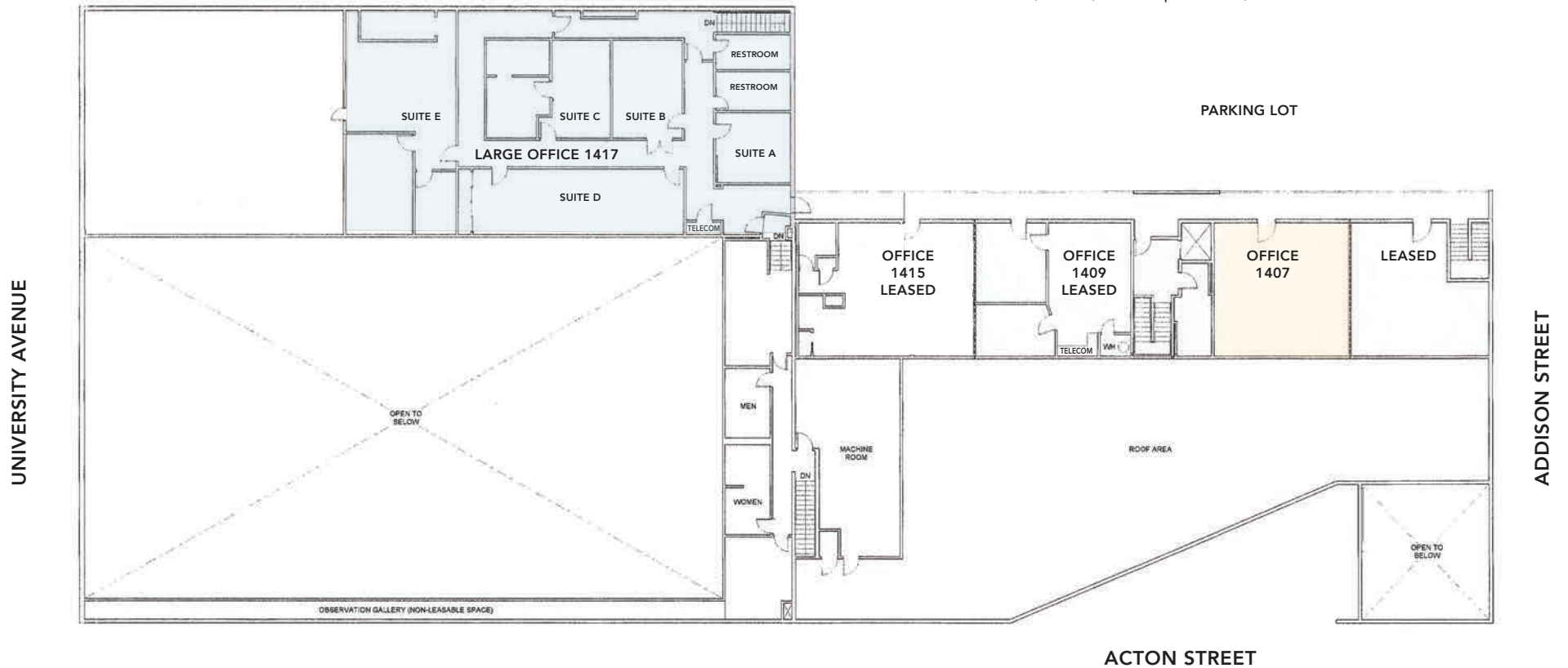
OFFICE SUITES

- OFFICE 1407: ± 892 rsf, \$2.65 psf/month, IG
- OFFICE 1409: ± 930 rsf, LEASED
- OFFICE 1415: ± 1,083 rsf, LEASED

- OFFICE 1417:
 Entire Suite: ± 3,888 rsf, \$2.50 psf/month, IG
 Suite A: ± 337 rsf, \$2.50 psf/month, IG
 Suite B: ± 422 rsf, \$2.65 psf/month, IG
 Suite C: ± 738 rsf, \$2.65 psf/month, IG
 Suite D: ± 884 rsf, \$2.75 psf/month, IG
 Suite E: ± 1,507 rsf, \$2.75 psf/month, IG

PARKING LOT ENTRY FROM UNIVERSITY →

← PARKING LOT ENTRY FROM ADDISON



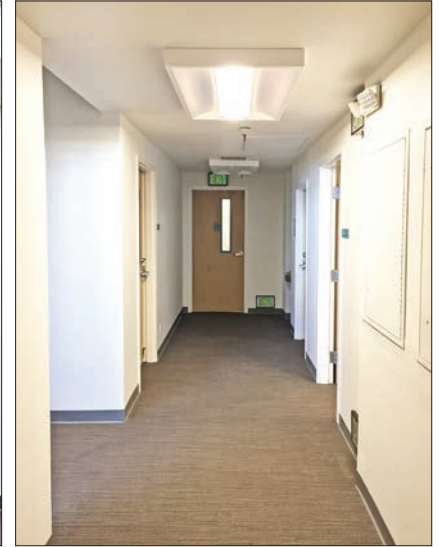
THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.

PHOTO TOUR
1407



PHOTO TOUR
1417

Suite B >



Suite C >



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Suite D >



Suite E >



LOCATION OVERVIEW

- Adjacent to Target with in-house CVS and Starbucks
- Entry from University Avenue or Addison Street
- On-site parking
- Across from Zazzi Foods, Pizza Moda, La Mission, Bangkok Thai Cuisine, Taqueria Monte Cristo, Bay Strength Fitness and Lee's Florist
- 2 blocks to West Campus Swim Center and Berkeley CrossFit
- 3 blocks to vibrant San Pablo Avenue with US Post Office, Wells Fargo Bank, and popular eateries including La Marcha, Everett & Jones Barbeque, Algorithm Coffee, Highwire Coffee, Lanesplitter Pizza, La Capilla, Luca Cucina Italiana, and Gaumenkitzel Restaurant



EATERIES

Starbucks
 Taqueria Monte Cristo
 Zazzi Foods
 Pizza Moda
 Fellini Coffeebar
 Bangkok Thai Cuisine
 North Beach Pizza
 Three Stone Hearth
 West Coast Pizza
 Pedro's Brazil Cafe
 Poki Poke
 Plearn Thai
 La Mission
 Café Nostos

Nation's Giant Hamburgers
 Dora's Café and Beer Garden
 The Butcher's Son
 Icicles Ice Cream
 Algorithm Coffee
 Subway
 La Capilla
 Lanesplitter Pizza & Pub
 Highwire Coffee Roasters
 Luca Cucina Italiana
 La Marcha Tapas Bar
 Everett & Jones Barbeque
 Acme Bar & Company
 Gaumenkitzel

**1405-1417
 ADDISON STREET,
 BERKELEY**

FITNESS

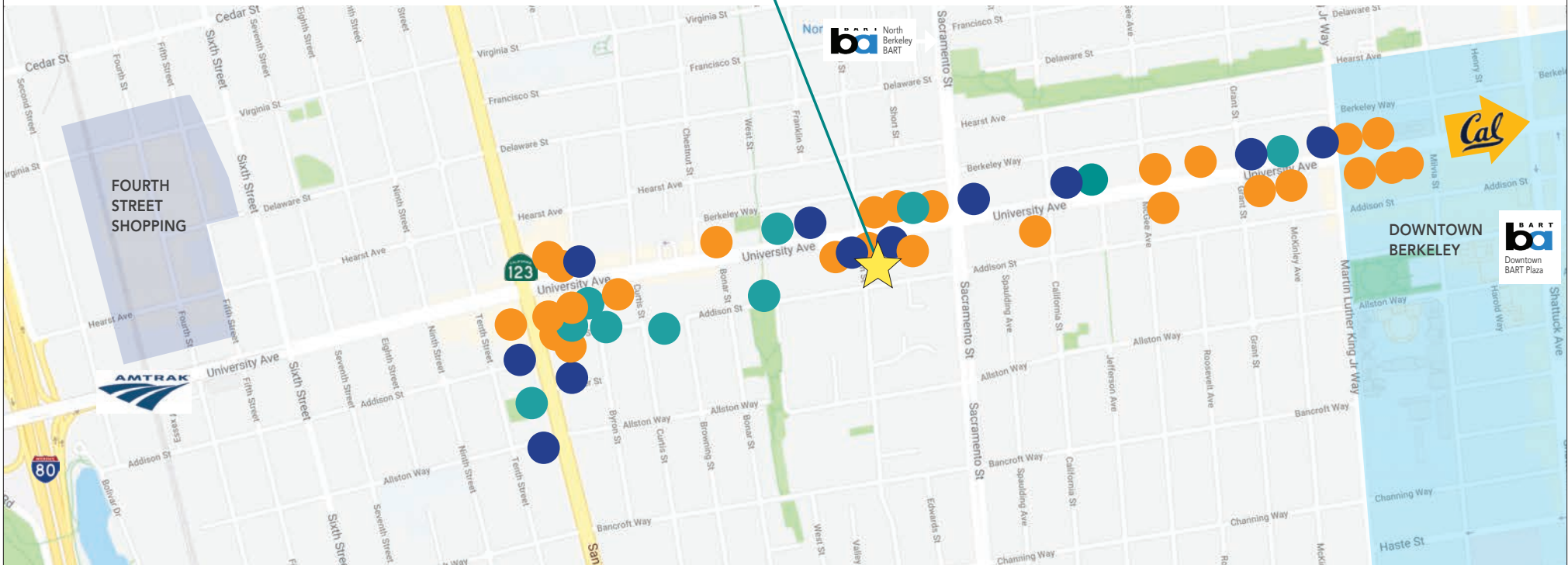
Berkeley CrossFit
 Cyclebar West
 Bay Strength Fitness
 Berkeley Fencing Club
 West Campus Swim Center

Bodyrok Berkeley
 Aikido of Berkeley
 West Wind Kung-Fu Karate and Boxing
 Addison Yoga Loft
 Berkeley Yoga Center

RETAIL

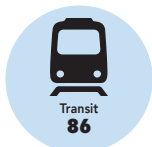
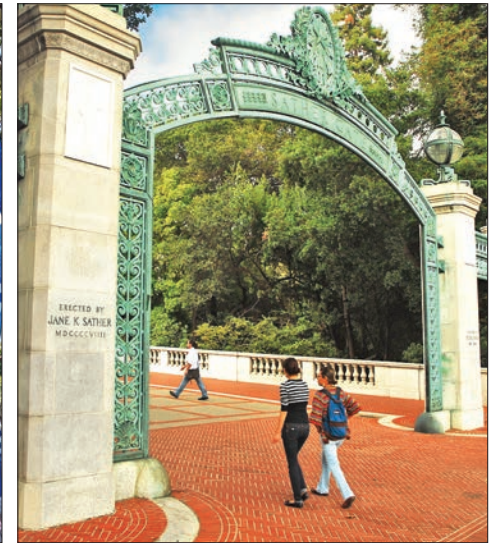
Target
 Lee's Florist & Nursery
 Trader Joe's
 7-Eleven
 Mi Tierra Foods

Talavera Ceramics & Tile
 Spun Sugar
 Omega Lighting & Design
 Keetsa Mattresses
 Halmar Work Clothes



NEIGHBORHOOD

- Home to UC Berkeley
- Centrally located in the SF Bay Area, amidst an excellent transportation network
- According to Sperling's Best Places, Berkeley's future job growth over the next 10 years is estimated to be 41.43% (US is 37.98%)
- Exceptional arts and cultural activities, strong commercial/financial core
- Outstanding education and services
- Year-round mild climate
- Diverse community, vibrant location
- Easy freeway access to I-80 at University Avenue – to both SF Bay Bridge and Richmond San Rafael Bridge
- Near 2 major international airports (OAK and SFO)



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.