



**PROPERTY DESCRIPTION**

Introducing an exceptional lease opportunity at the historic Roos Bros Building, Suite 220. approximately 800 SF office space features two connecting offices that create a seamless open environment. The unit benefits from abundant natural light through its skylights, fostering an invigorating and inspiring work atmosphere.

Located in a prime Downtown Berkeley address, this office is just a short stroll from the BART station, ensuring effortless commutes for both your team and clients. As part of the esteemed Downtown Berkeley Landmarks, this space offers a unique blend of rich culture and history.

With flexible and negotiable lease terms available, this is a rare chance to secure a prominent foothold in one of Berkeley's most sought-after locations.

**OFFERING SUMMARY**

Property Type:	Office
Lease Rate:	Upon Request
Lease Term:	Negotiable
Space Size:	+/- 800 SF
Building Size:	18,000 SF

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**BUILDING AND LOCATION HIGHLIGHTS**

- **Downtown Berkeley Vibrancy:** Located in the heart of Downtown Berkeley, residents enjoy access to a bustling urban environment with numerous things to do, including theaters, bars, museums, and more.
- **Proximity to UC Berkeley:** The location is less than a mile from the UC Berkeley campus, making it highly desirable for students and staff.
- **Excellent Public Transportation Access:** It's within walking distance of both Downtown Berkeley BART and Ashby BART stations, offering easy access to public transportation throughout the city and beyond.
- **Retail and Restaurant Hotspot:** Shattuck Avenue, especially in the downtown and North Berkeley sections, is a vibrant commercial area filled with shops, restaurants, cafes, and bakeries. 2021 Shattuck is situated within easy reach of these amenities.
- **Convenient Access to Services:** Nearby services include Target, various cafes, restaurants, and other essential amenities.
- **Part of DownTown Berkeley Landmarks**
- **Shared restrooms**

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REAL ESTATE

# The Neighbourhood

Roos Bros Building, Ste 220, Berkeley

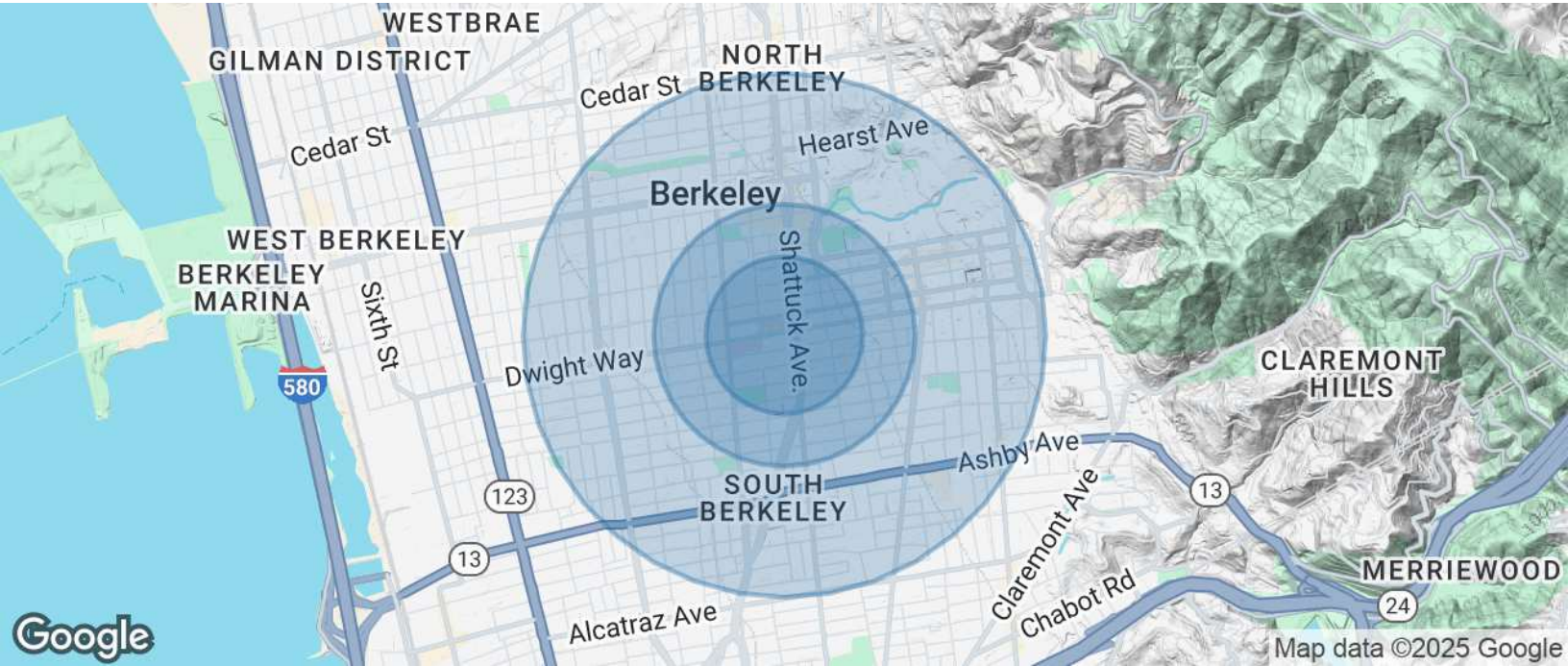


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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	6,833	16,357	60,450
Average Age	33	34	34
Average Age (Male)	34	34	34
Average Age (Female)	33	34	34

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	2,978	6,690	22,586
# of Persons per HH	2.3	2.4	2.7
Average HH Income	\$100,638	\$108,455	\$116,738
Average House Value	\$1,326,967	\$1,183,570	\$1,220,954

Demographics data derived from AlphaMap

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