



PROPERTY DESCRIPTION

Discover 1600 Shattuck Ave, nestled in the vibrant north Berkeley area. This premier location offers a variety of office configurations within a beautifully designed building. The recently refurbished office spaces are in pristine condition, featuring a common courtyard and spacious hallways. Located alongside Barney's Burgers, Crepevine, The Local Butcher Shop, and just across from Andronico's, convenience and amenities abound.

Step into a private studio/ office on the 3rd-floor at 1600 Shattuck. Perfect for those seeking a small, intimate workspace away from home, this studio offers a quiet and focused environment with all the amenities you need to thrive. Its prime location places you within reach of downtown Berkeley and the Berkeley BART station, making commutes effortless and accessible. Elevate your work-life balance in this exclusive studio, tailor-made for productivity and tranquility.

OFFERING SUMMARY

Property Type:	Office
Lease Rate:	Please Call
Lease Term:	Negotiable
Space Size:	+/- 200 SF
Building Size:	29,204 SF

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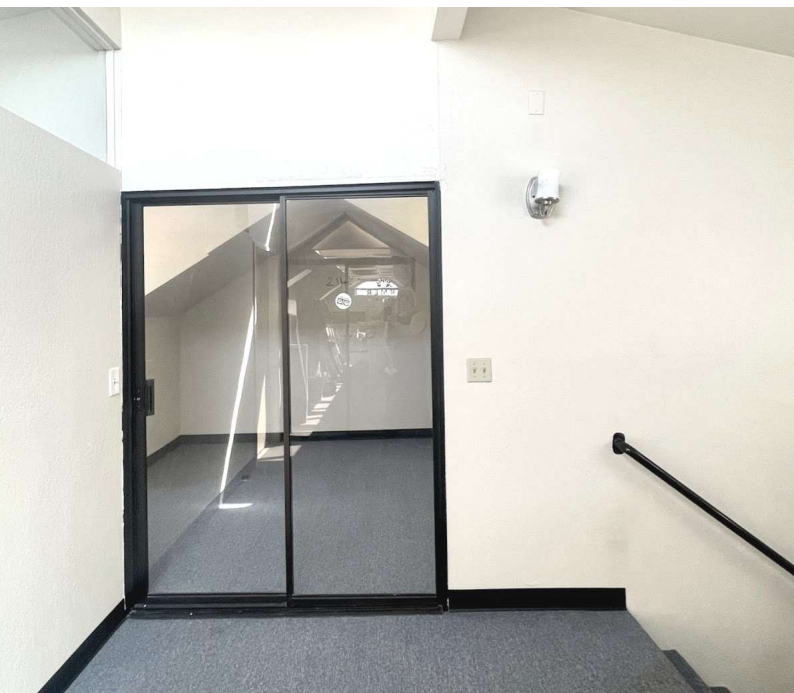
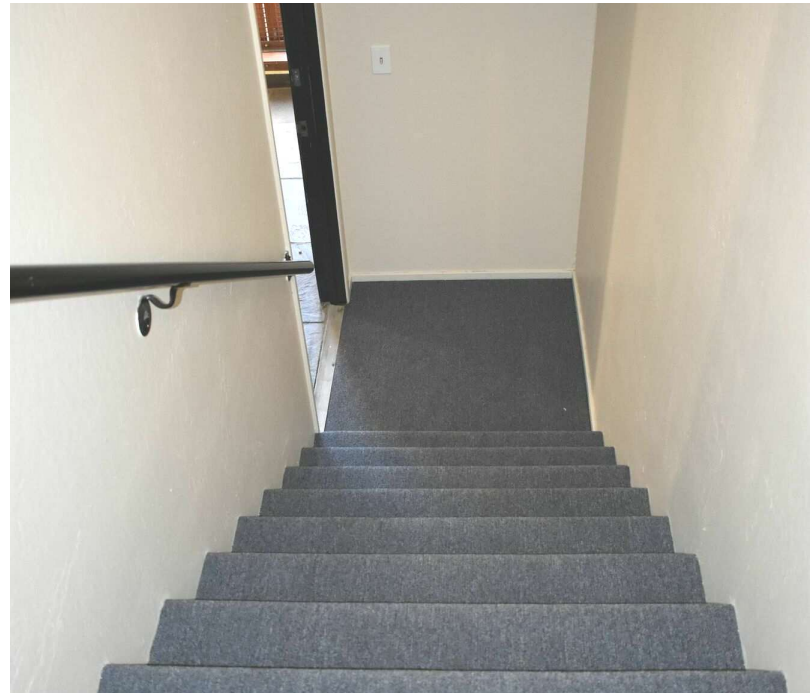


BUILDING HIGHLIGHTS

- Prime Location: North Berkeley neighborhood and proximity to various amenities such as restaurants, cafes, shops, and public transportation hubs.
- Public Transit : a short walk from Downtown Berkeley BART station. Bus Services and several AC Transit bus lines and Bike Accessibility-
- Access to major Highways like I-80, CA-24, CA-13 and I-580.
- Building Amenities : Available high-speed internet connectivity along with HVAC system and elevator access.
- Local Amenities: Numerous dining options and services.
- Community and Culture: Downtown Berkeley and North Berkeley hosts cultural events.
- Limited parking stalls

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UNIT HIGHLIGHTS

- Private studio on the 3rd floor
- Intimate space for focused work
- Natural light-Skylight
- Only total of 3 units on the 3rd floor
- No elevators for 3rd floor
- Attic space

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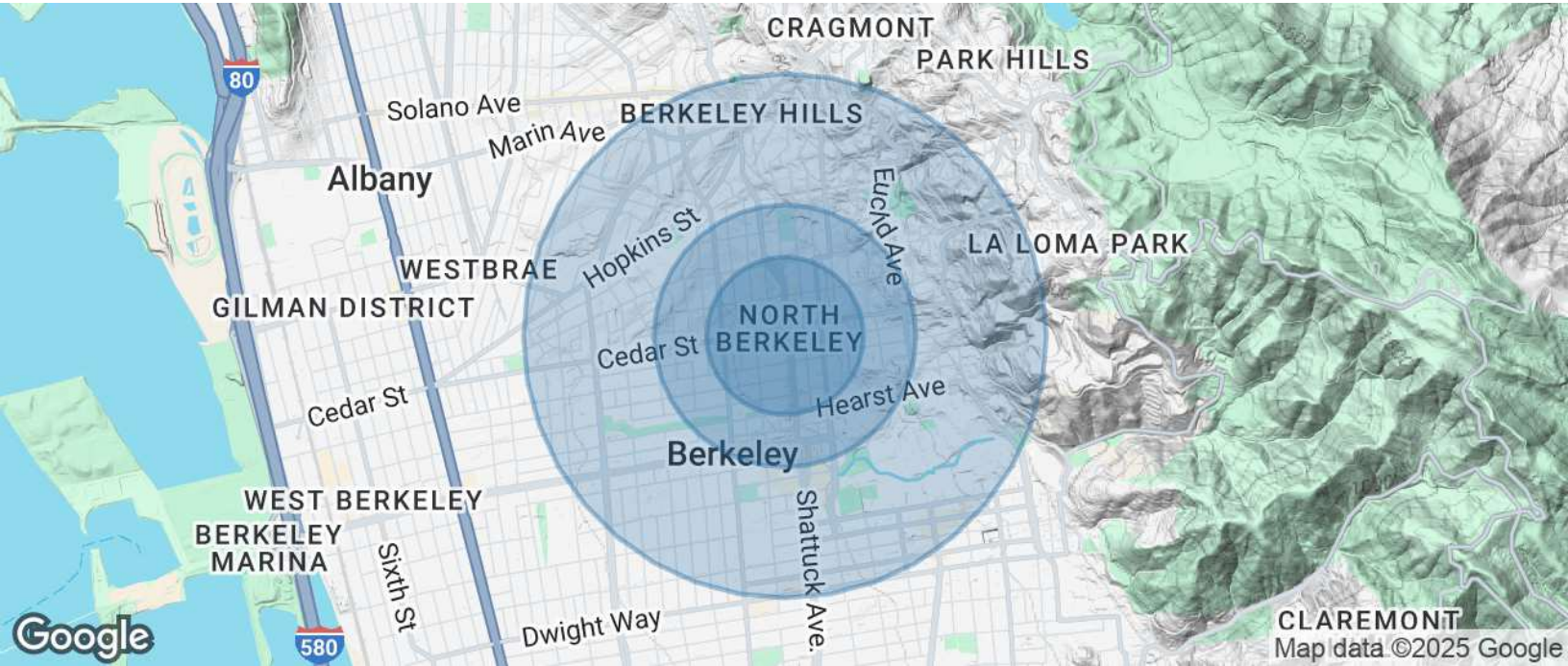
Neighborhood

1600 Shattuck, Ste 214 A, Berkeley,



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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,828	13,494	45,319
Average Age	38	39	36
Average Age (Male)	37	38	36
Average Age (Female)	38	40	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,732	6,118	16,914
# of Persons per HH	2.1	2.2	2.7
Average HH Income	\$139,108	\$145,446	\$141,442
Average House Value	\$1,444,670	\$1,454,902	\$1,321,403

Demographics data derived from AlphaMap

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