



PROPERTY DESCRIPTION

Historical Ross Bros building formerly known as 64 Shattuck square is located two blocks away from Downtown Berkeley Bart station and was built in 1937. This is a peak A+ location with high visibility on Shattuck between Addison and University Ave where the first impressions matters the most. Just one block away from UC Berkeley, and the thriving Berkeley Art District.

Suit 212 is 1050 SF office space, on the second floor of this building, and it consists of two offices and one open area, which are serviced by elevator and air conditioning. This is a perfect place for a team of professionals, including medical practitioners, insurance agencies, law firms or other businesses. Unit 212 can be combined with unit 212 with approximately 1,950 SF, total of 3000 square feet.

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=SGRhj3yi1xd>

OFFERING SUMMARY

Property Type:	Office Space
Lease Rate:	\$2.50 SF/ Mo (Gross)
Lease Term:	Negotiable
Space Size:	1,050 SF (Contiguous up to 3,000 SF)
Building Size:	18,000 SF

Moji Morovvat
VP of Brokerage
moji@sgrealestateco.com
510.987.8944
Cal DRE #02034867

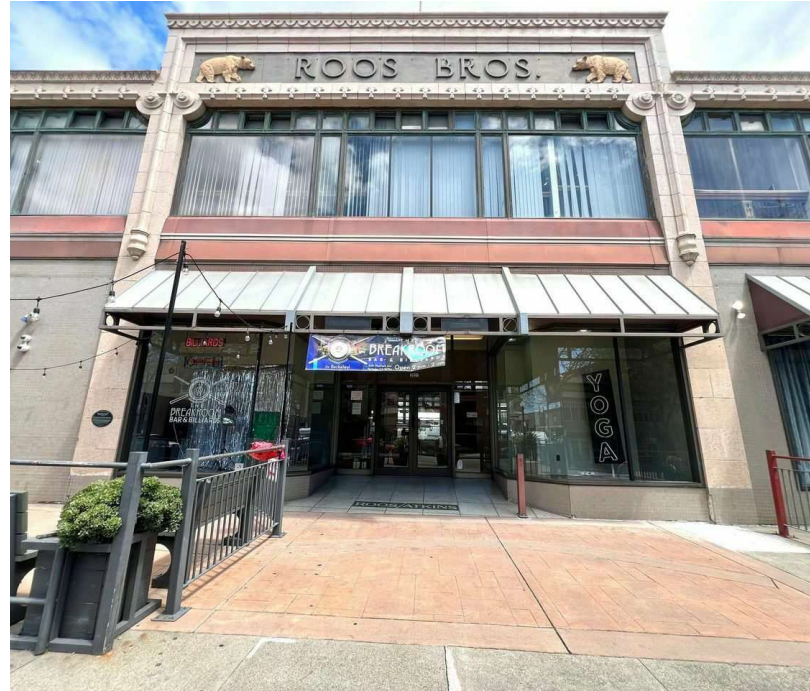




REAL
ESTATE

Exterior Photos

Roos Bros Building, 2021 Shattuck Ave. unit 212, Berkeley



UNIT HIGHLIGHTS

- Heart of downtown Berkeley
- Mixed-used building
- Central Air Conditioning
- Shared Restrooms on the second floor
- 1 minute walk to BART Station
- Steps From UC Campus
- Next door unit with +/- 1,950 SF is available
- Private offices
- big open space

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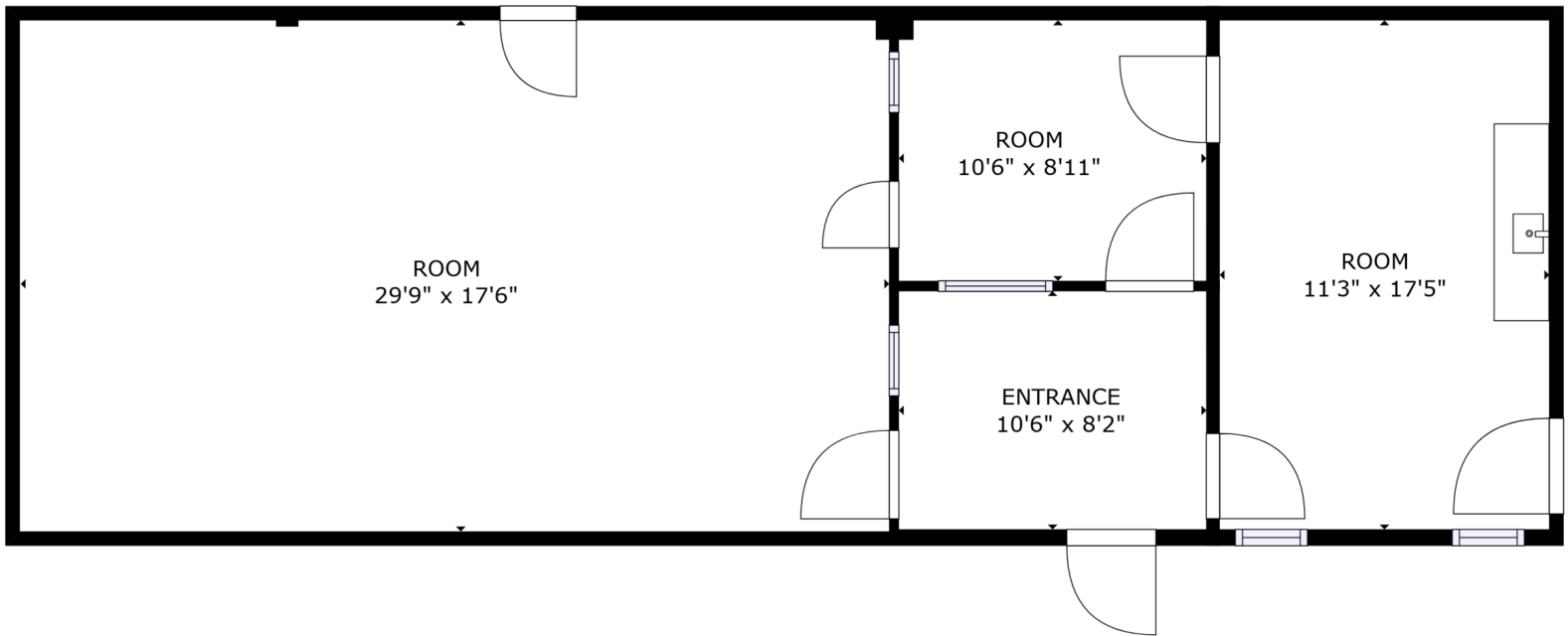
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Floor Plan

Roos Bros Building, 2021 Shattuck Ave. unit 212, Berkeley



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 914 sq. ft
 TOTAL: 914 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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REAL ESTATE

Neighborhood

2021 Shattuck Ave.(former 64 Shattuck Sq.) unit 212, Berkeley



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