

2100
MILVIA
BERKELEY
CA



FOR SALE
OR LEASE

High-Quality Creative Office
Building with Courtyard,
Heavy Power & 18-Stall
Secured Parking



OPPORTUNITY HIGHLIGHTS

- **Three-Story Creative Office Building** with Gated 18-Stall Lot & Landscaped Inner Courtyard
- **High-Quality & Meticulously Well-Maintained Existing Improvements:** Abundant Natural Light, Flexible Layout with Extensive Window Line
- **New HVAC System** and **Heavy On-Site Power:** 1600-Amps, 480-277-Volts, 3-Phase, 4-Wire
- **Smart Phone Door Reader System**
- **Rockstar Corner Berkeley Location** One-Block from Two Downtown Berkeley BART Stops & Two-Blocks from UC Berkeley Campus
- **Near Term Vacancy provides Owner-Users a fantastic Full building opportunity and Investors a prime repositioning opportunity** with the beneficial new Berkeley zoning
- **Flexible C-DMU zoning** allowing most uses including the newly designated R&D uses: [Click Here for Full List](#)

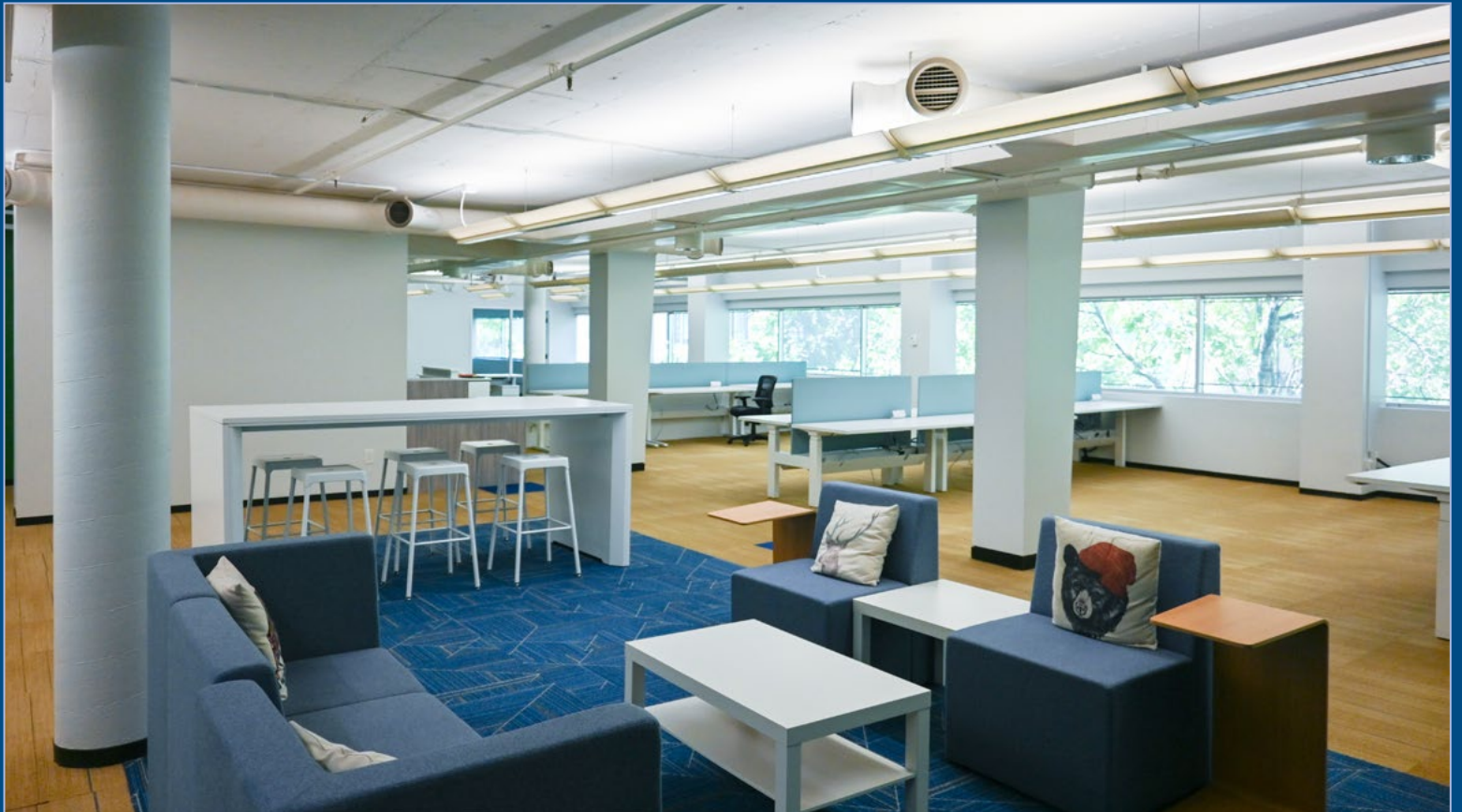
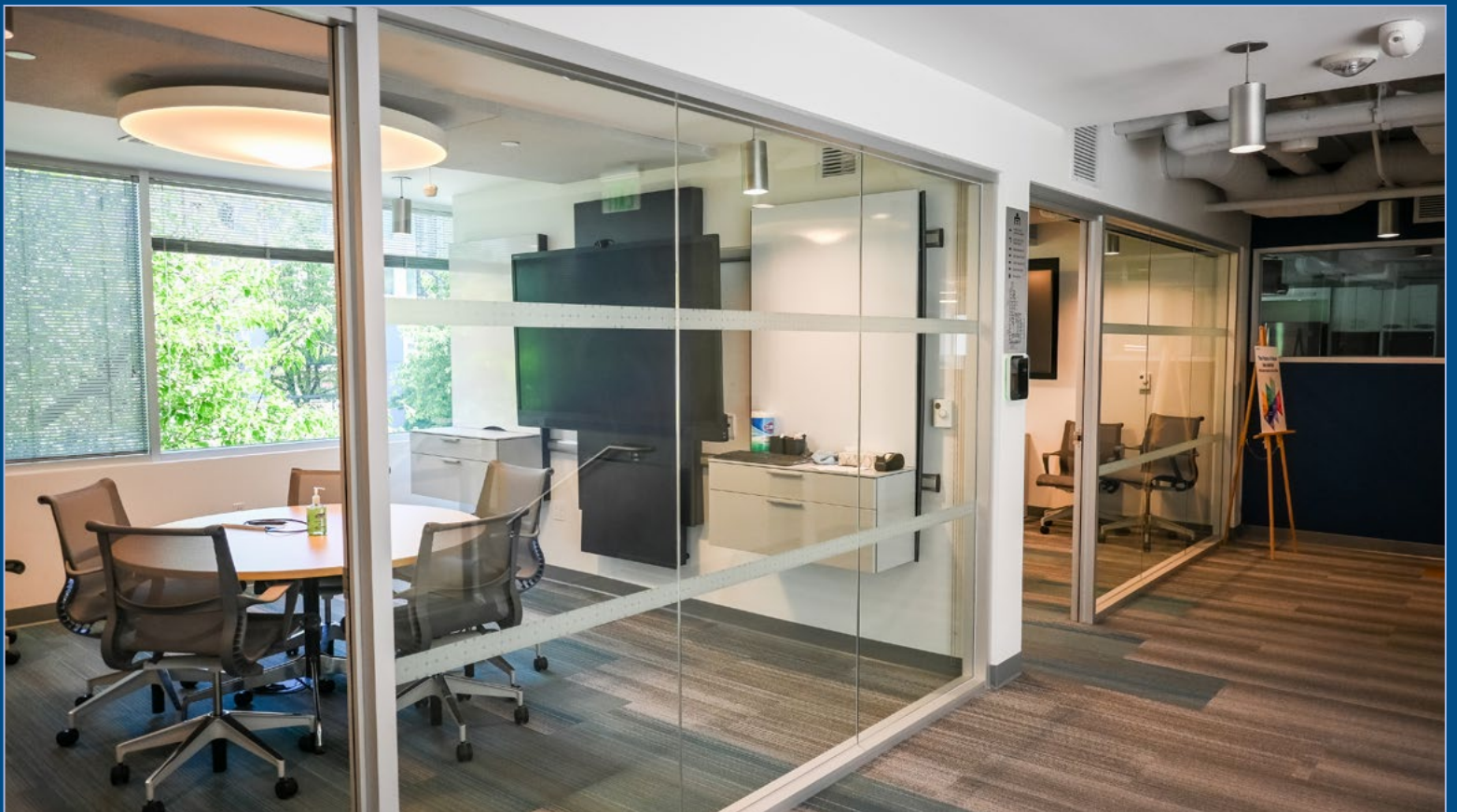
PROPERTY SUMMARY

ADDRESS	2100 Milvia Street, Berkeley, CA 94704
PRODUCT	3-Story Office Building with Gated Parking Lot
SQUARE FEET	62,976 SF
YEAR BUILT / RENOVATED	1959 / 1997
OCCUPANCY	40%; to be Vacant following 11/30/2026 Lease Expiration
HVAC	New HVAC System
ZONING	C-DMU Core in Downtown Arts District Overlay
POWER	1600-Amps, 480-277-Volts, 3-Phase, 4-Wire



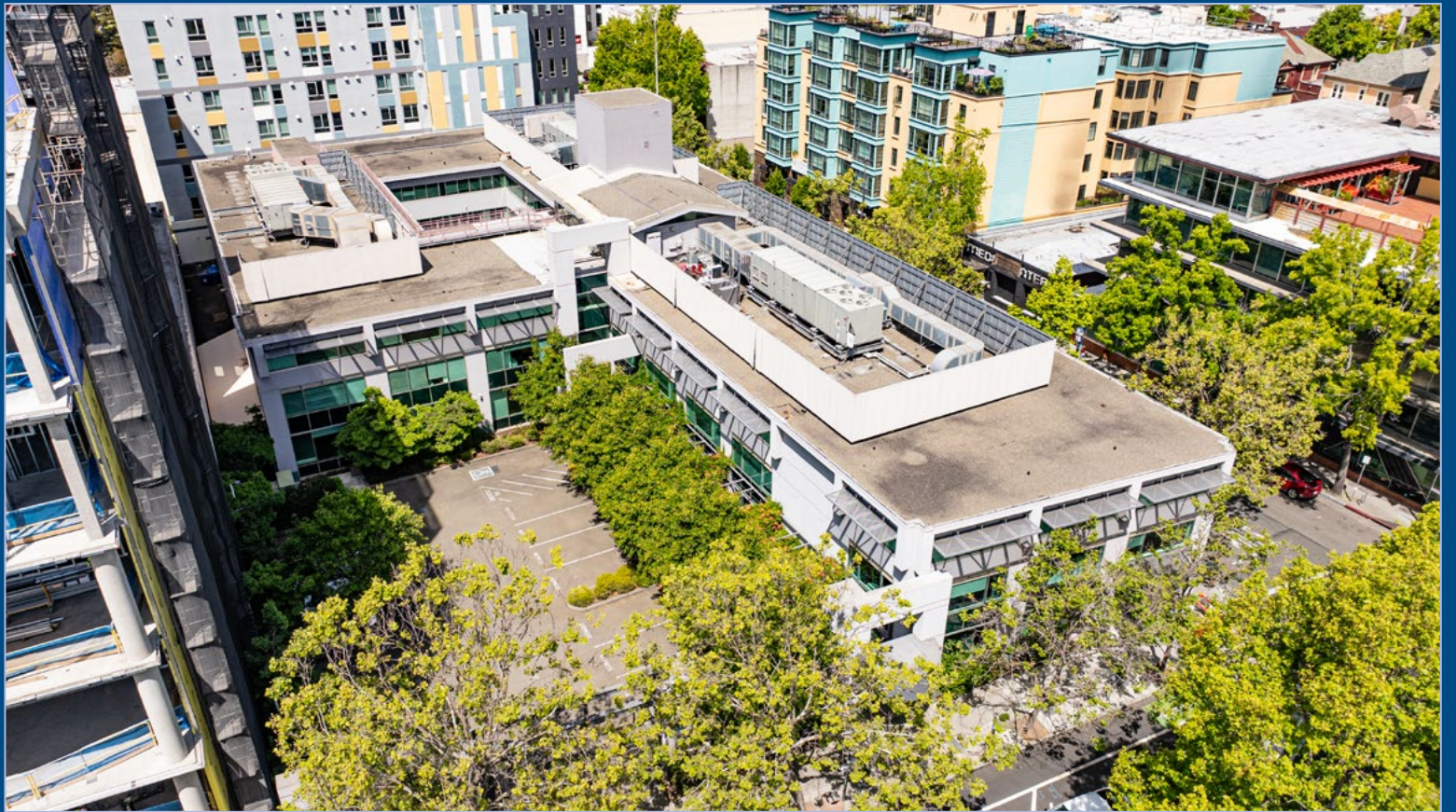


PROPERTY PHOTOS



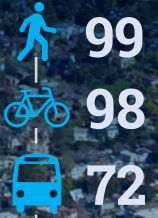


PROPERTY PHOTOS



RIGHT IN THE HEART OF DOWNTOWN BERKELEY

EXCELLENT
TRANSIT
SCORES



2100
MILVIA
BERKELEY
CA



2118 MILVIA
BCC EXPANSION

BERKELEY CITY
COLLEGE



MLK PARK

UNIVERSITY AVE

MILVIA STREET

SHATTUCK AVE

BERKELEY HIGH SCHOOL



Berkeley

UNIVERSITY OF CALIFORNIA

ADDITIONAL NEARBY AMENITIES

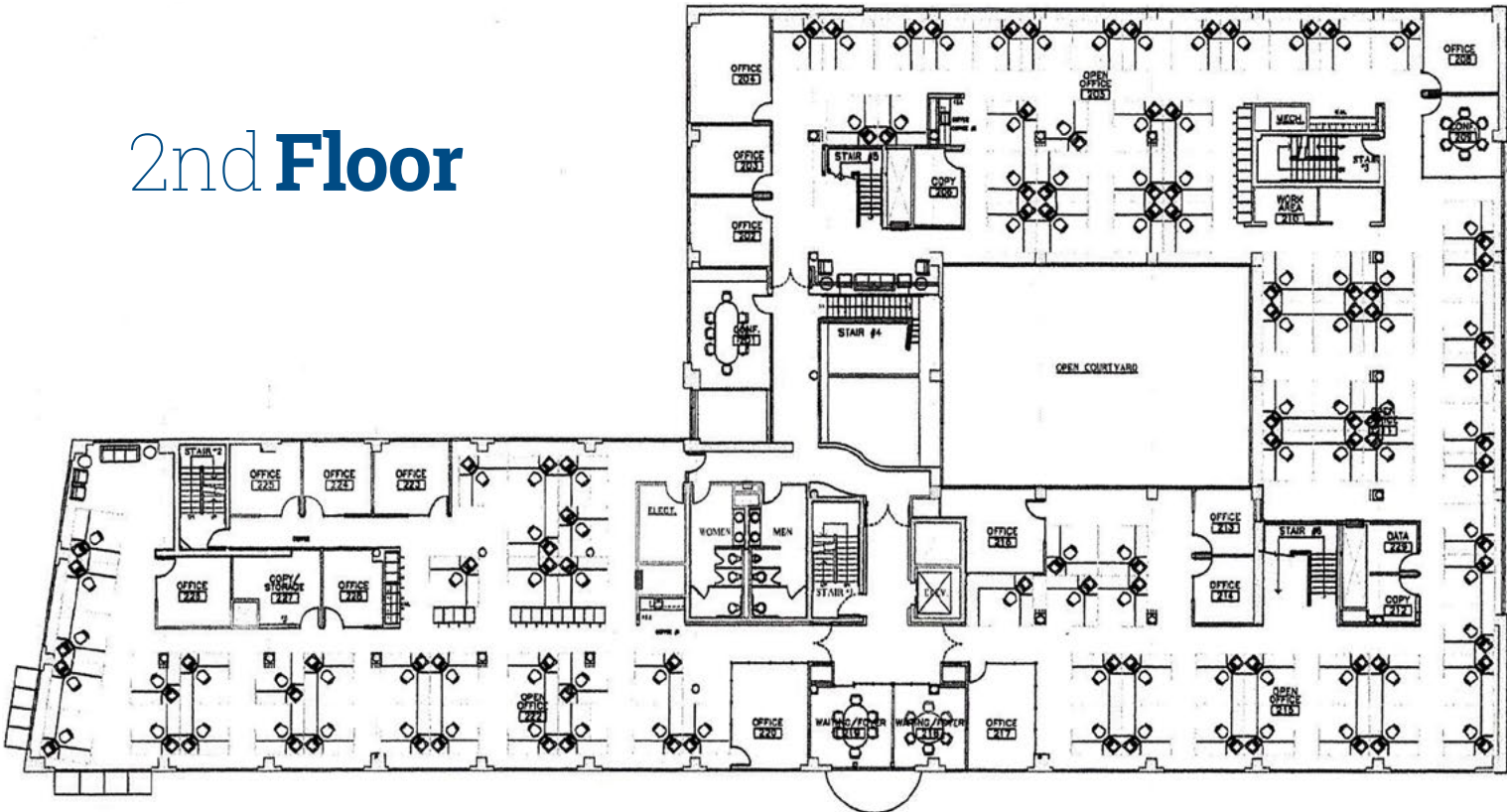


1st Floor

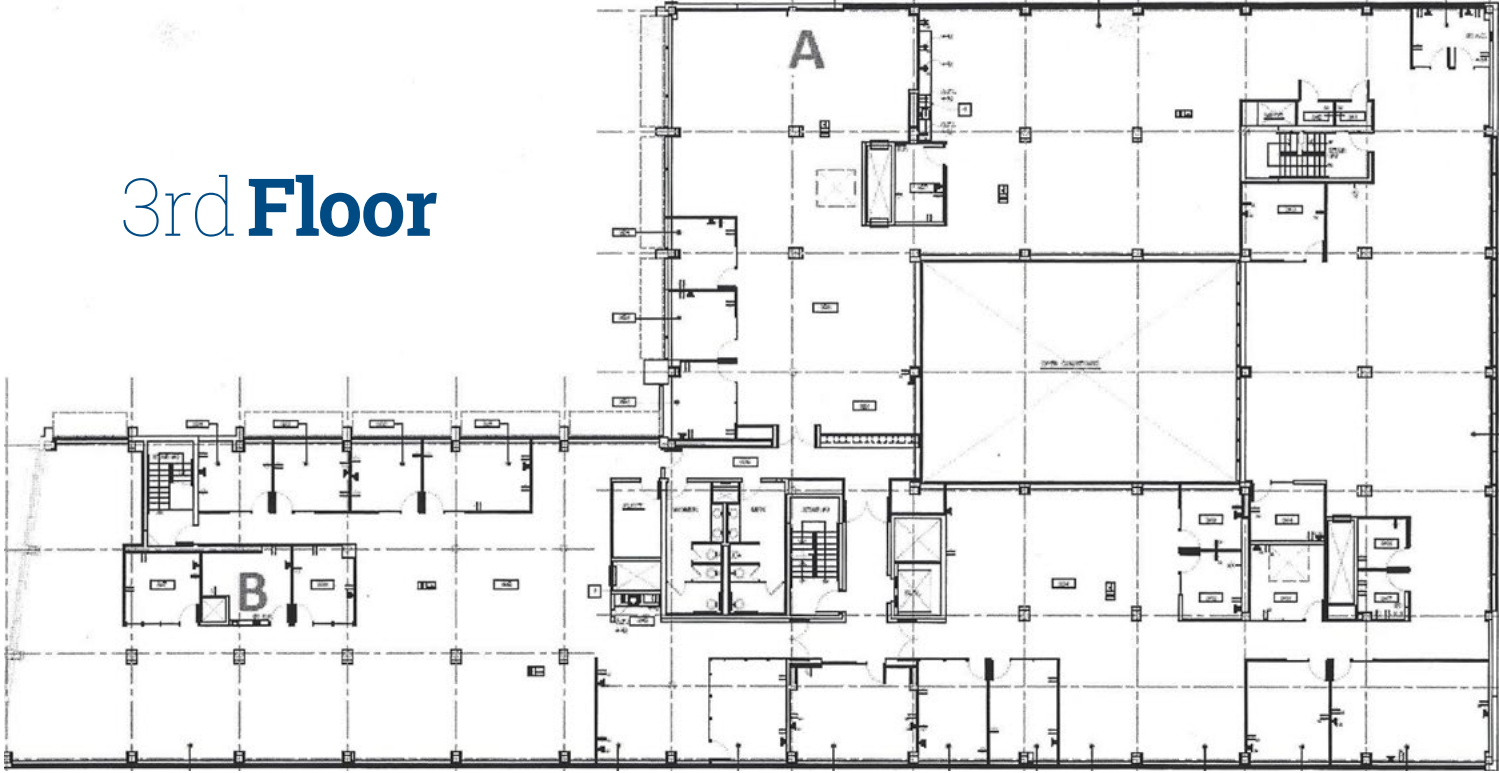


Parking

2nd Floor



3rd Floor



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BERKELEY
CA

EXCLUSIVELY OFFERED
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