



PROPERTY DESCRIPTION

1600 Shattuck Ave is located in the premier north Berkeley area. There are multiple office configurations available at this wonderful building. The building itself is of wonderful architecture, and its vacant office space is newly refurbished and in excellent condition. The building has a common courtyard and wide common area hallways. It is located in the same building as Barney's Burgers, Crepevine, The Local Butcher Shop, and across the street from Andronico's.

Suite 212 is a corner office space on the second floor with +/- 1,210 SF office space. It has a very nice-sized kitchenette, an open area, and two private offices. The space also has the potential to be combined with an adjacent unit with approximately 779 Sq. Ft., expanding the total office space to 1,989 square feet.

FOR 3D TOUR PLEASE CLICK HERE:

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

OFFERING SUMMARY

Property Type:	Office
Lease Rate:	Please Call
Lease Term:	Negotiable
Space Size:	+/- 1,210 SF (Contiguous up to 1,989 SF)
Building Size:	29,204 SF

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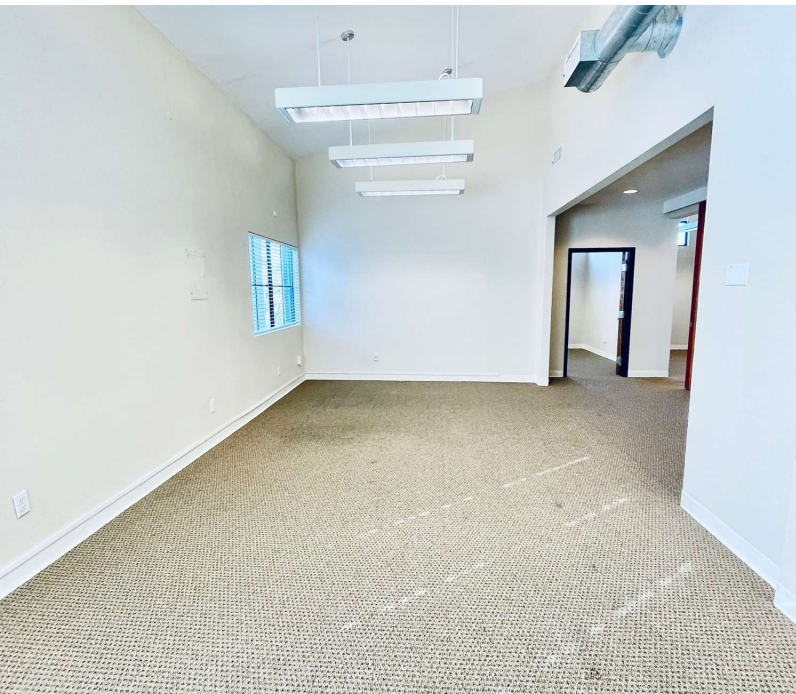
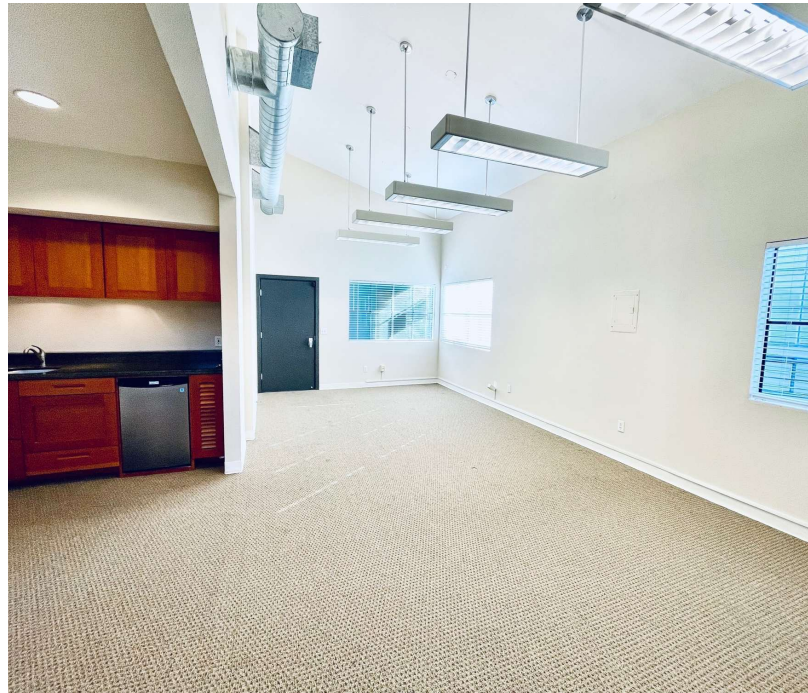


BUILDING HIGHLIGHTS

- 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 the 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 : Availble 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 host cultural events.
- Limited parking stalls

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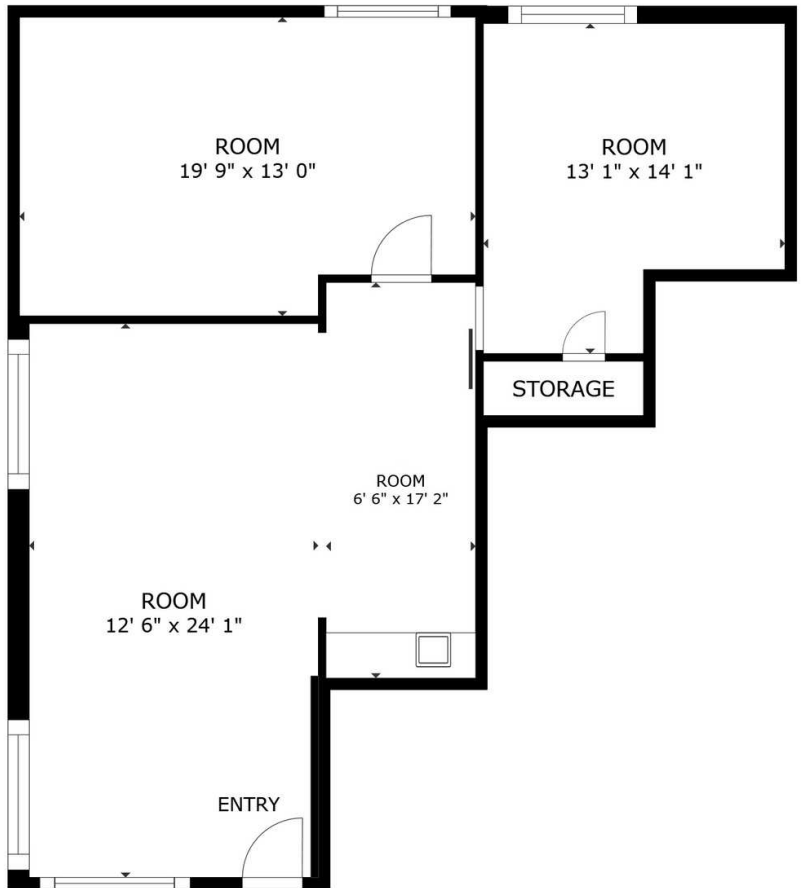


UNIT HIGHLIGHTS

- Private spacious corner Studio / Office.
- Kitchenette
- AC/ Split Unit
- North Berkeley Neighborhood
- Vicinity to Downtown Berkeley and Berkeley BART Station.
- 1 Main Area (reception area)
- 2 Private offices
- Great lighting
- Adjacent space with +/- 779 SF can be combined

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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 859 sq.ft.
TOTAL : 859 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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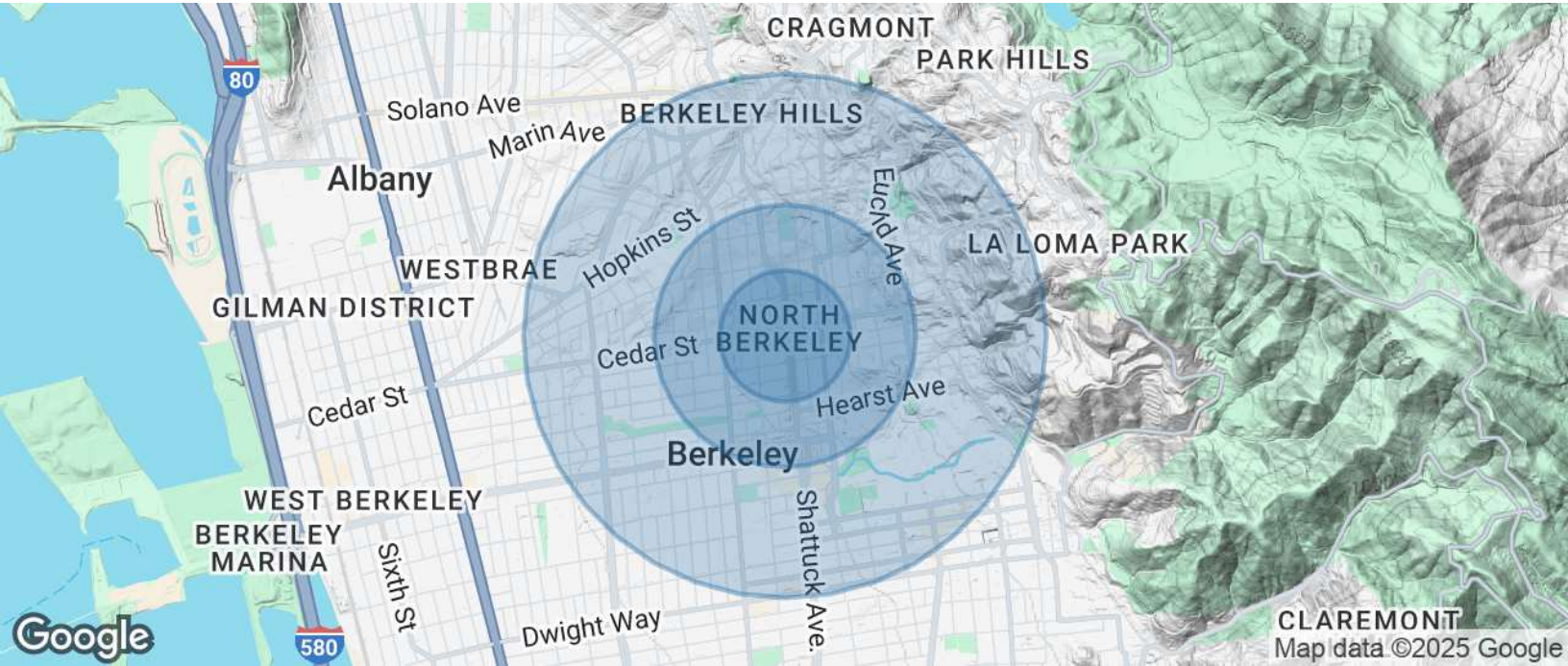
Neighbourhood

1600 Shattuck, Ste. 212, Berkeley



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,651	13,912	45,361
Average Age	33.8	34.6	35.1
Average Age (Male)	35.2	35.6	35.2
Average Age (Female)	32.1	34.4	35.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,337	6,732	18,969
# of Persons per HH	2.0	2.1	2.4
Average HH Income	\$91,632	\$100,110	\$110,765
Average House Value	\$970,658	\$798,323	\$783,817

2020 American Community Survey (ACS)

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