

# BANCROFT CENTER

BERKELEY, CA

Tom Southern  
510.220.6336  
tom@chromataRE.com  
DRE 01808807

CHROMATA



# BANCROFT CENTER

**ADDRESS** Sixth Street @ Bancroft Way, Berkeley CA

**AVAILABLE SPACE** 2,580 SF - 5,180 SF

**RENTAL RATE** \$2.95 per square foot per month Modified Gross

## HIGHLIGHTS

- New life sciences projects nearby: The Lab Berkeley by Steel Wave and Berkeley Commons by Lane Partners
- Lovely mature landscaping
- Onsite parking spaces
- West Berkeley Shuttle to Ashby BART Station
- Restaurants/Cafes nearby such as Tomato Cafe, Viks Chaat, and Co-Ro Coffee
- Located just off Interstate 80 at University Avenue
- Space plans are mostly open and have operable windows, high ceilings and abundant natural light



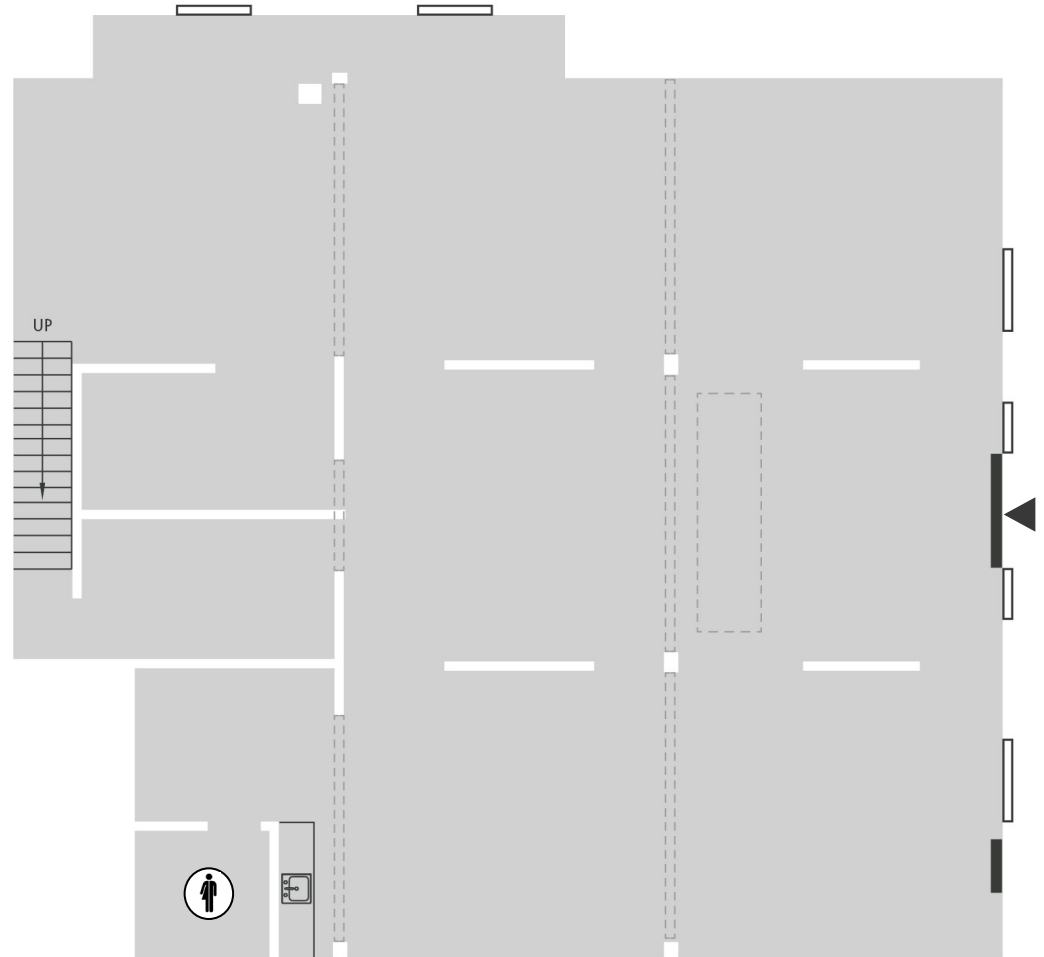
SITE PLAN





## 817 BANCROFT WAY

- 2,600 Sq. Ft.
- \$2.95 per sq. ft. per month IG
- Comes with three reserved parking spaces
- Suites 809 and 817 can be combined for a 4,535 sq. ft. suite

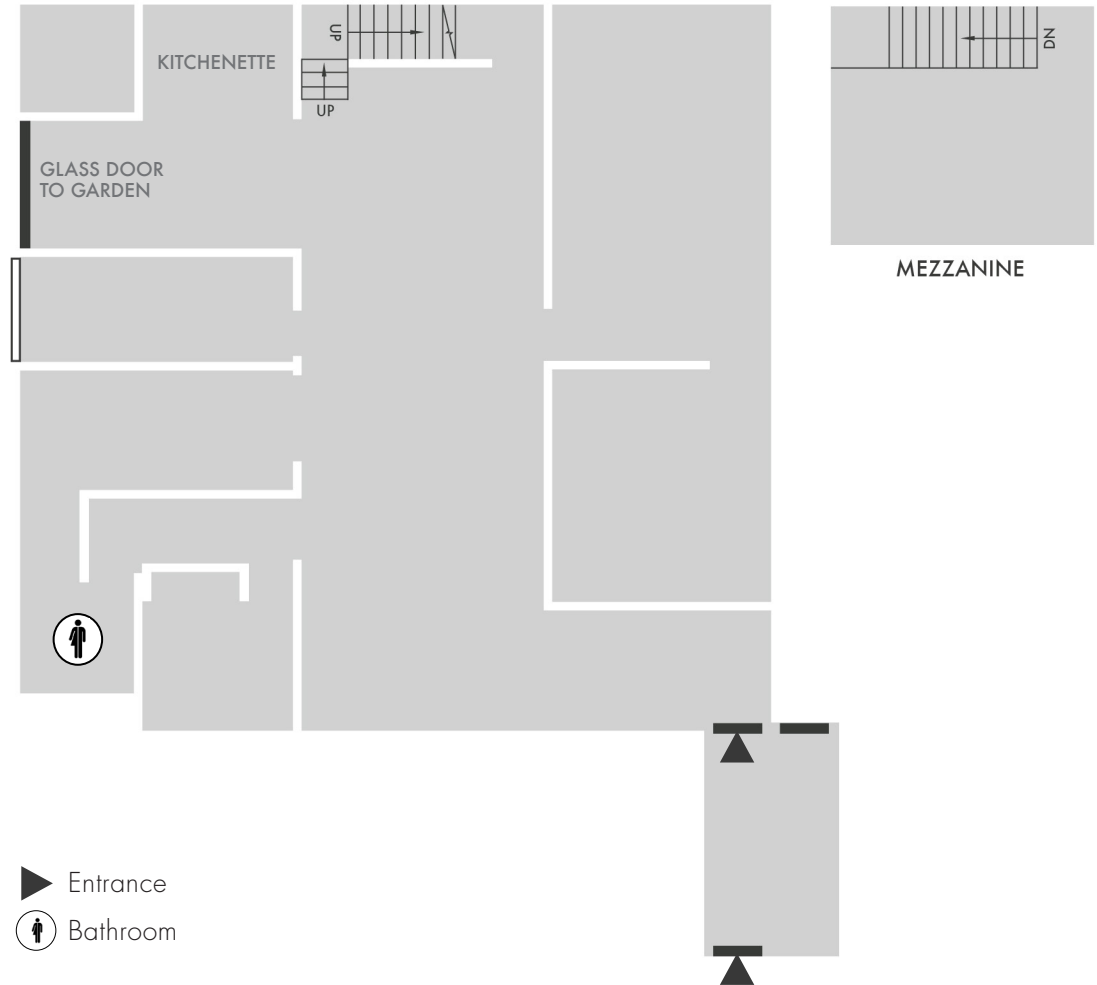


▶ Entrance (♿) Bathroom



## 2225 FIFTH STREET

- 2,580 Sq. Ft.
- \$2.95 per sq. ft. per month IG
- Comes with two reserved parking spaces



# BANCROFT CENTER





Tom Southern  
510.220.6336  
tom@chromataRE.com  
DRE 01808807

CHROMATA