



PROPERTY DESCRIPTION

1900 Addison, situated in the Arts District, on the corner of Addison St and MLK Jr. Way is a seismically retrofitted three-story office building with a beautiful brick exterior and stands as a Berkeley landmark.

This office space enjoys a prime location in one of Berkeley’s most desirable neighborhoods, with convenient access to downtown Berkeley and nearby freeways. The building fosters a dynamic internal environment, hosting a diverse array of professional tenants.

Suite 101, located on the ground floor, offers approximately 2650 square feet of office space, featuring two private offices, a kitchen, and an open area, with excellent visibility and accessibility.

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=Y98T8cfY5vr>

OFFERING SUMMARY

Property Type:	Office
Lease Rate:	\$3.20 per SF (MG)
Lease Term:	Negotiable
Space Size:	+2,650 SF
Building Size:	15,254 SF

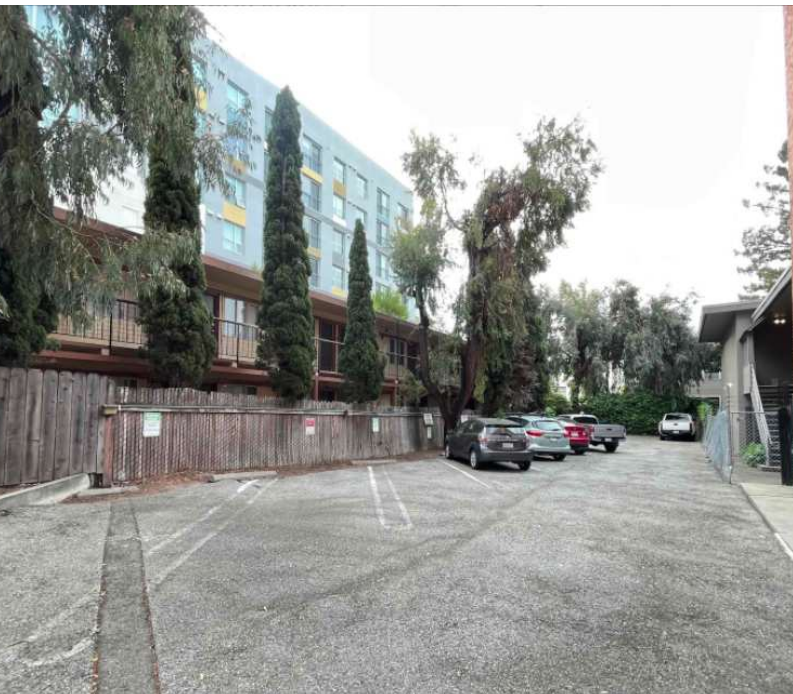
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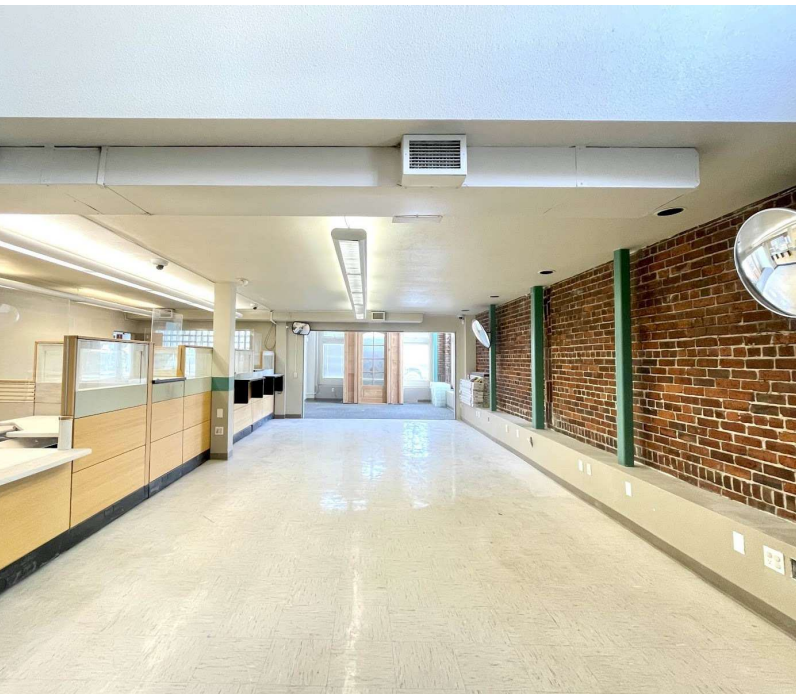


UNIT HIGHLIGHTS

- 3 blocks from downtown Berkeley BART Station
- 1 Block to University Ave.
- Proximity to the 80 Freeway
- Natural lighting
- Office on the First Floor
- Located in Arts District
- 1 Open Space
- 2 Private Offices
- 1 Kitchenette
- 1 Block to Trader Joe's
- Parking Stalls (Subject to Availability)

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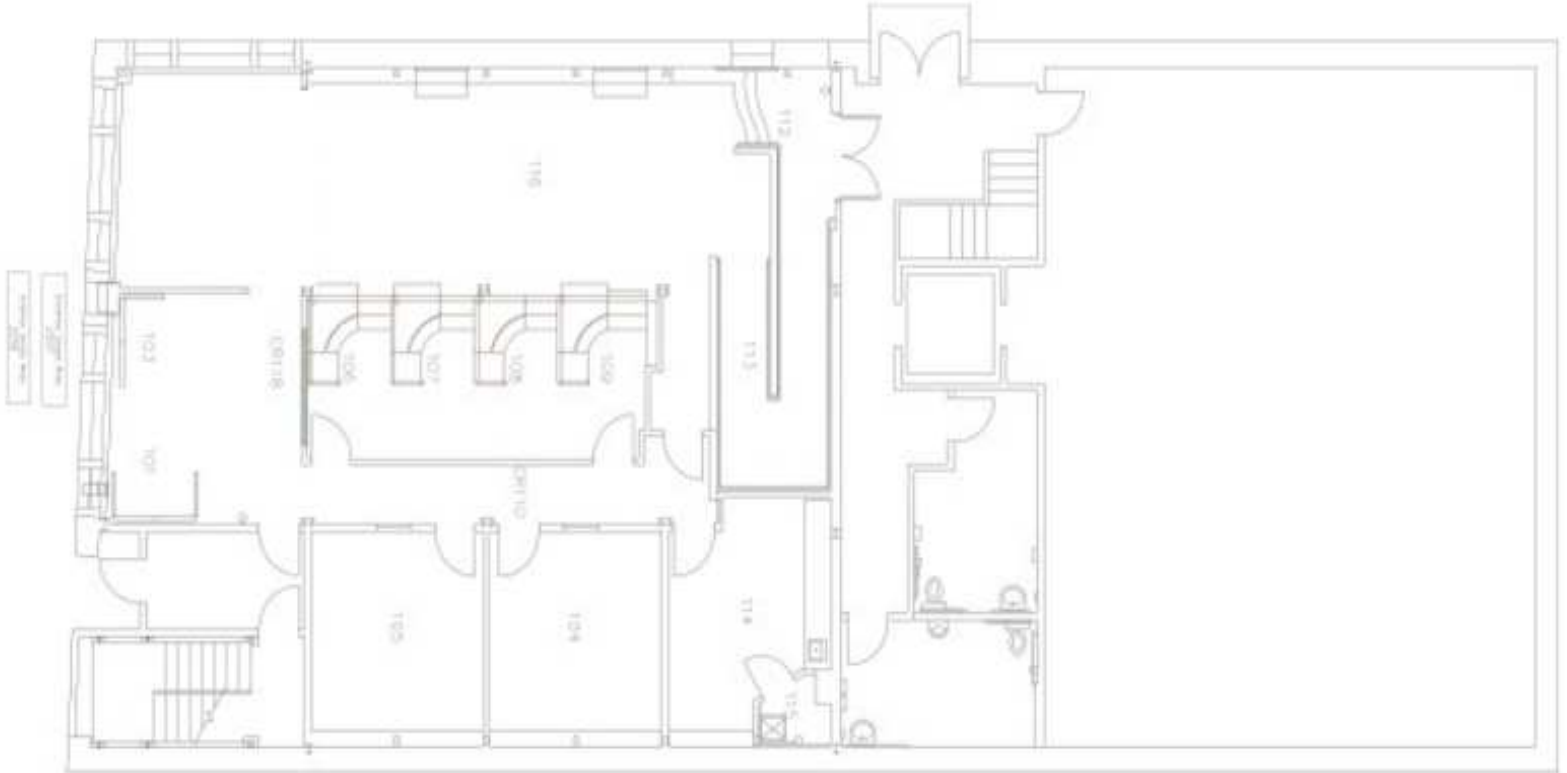




REAL ESTATE

Floor Plan

1900 Addison St. Ste, 101, Berkeley



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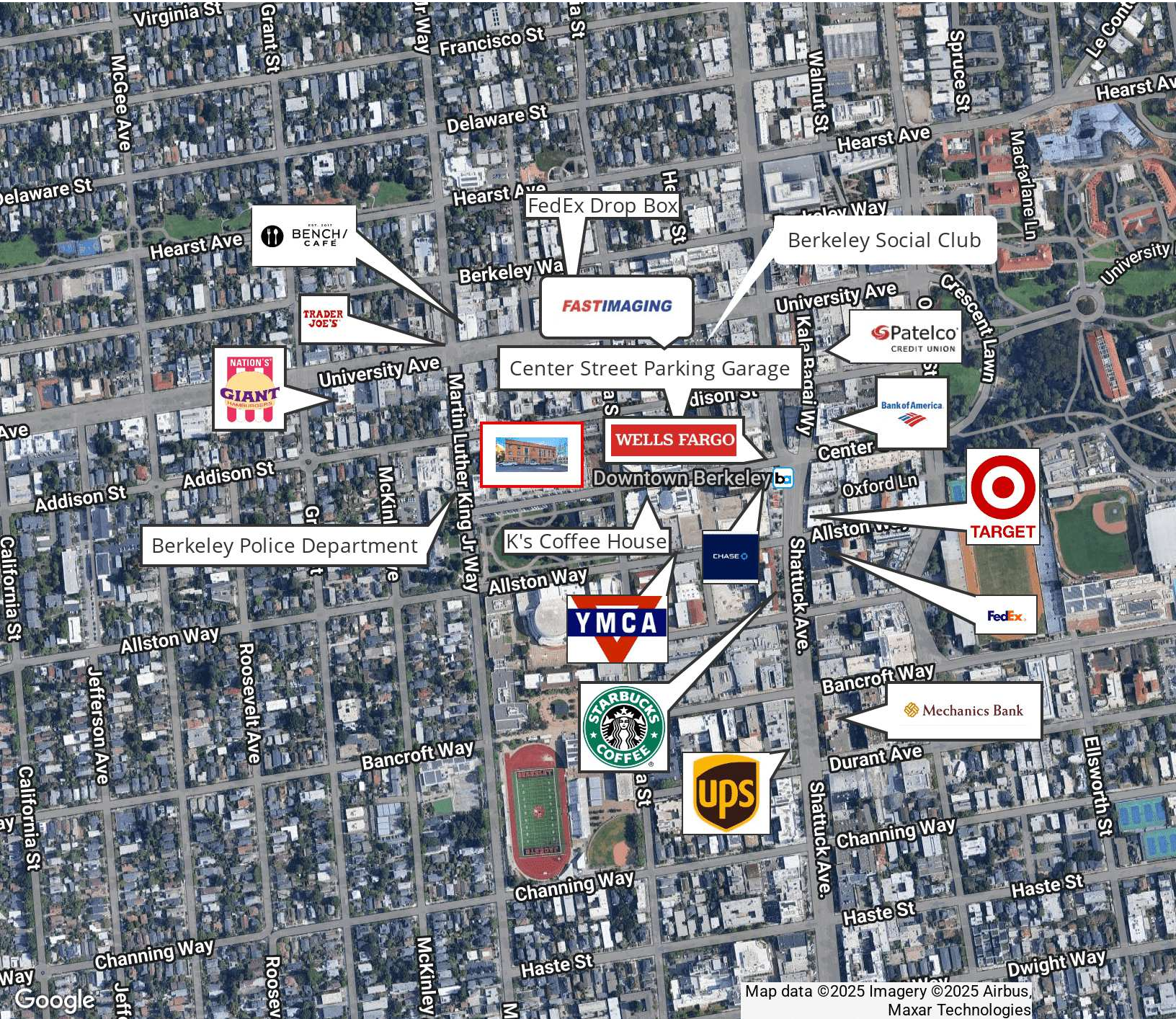




REAL ESTATE

Neighborhood

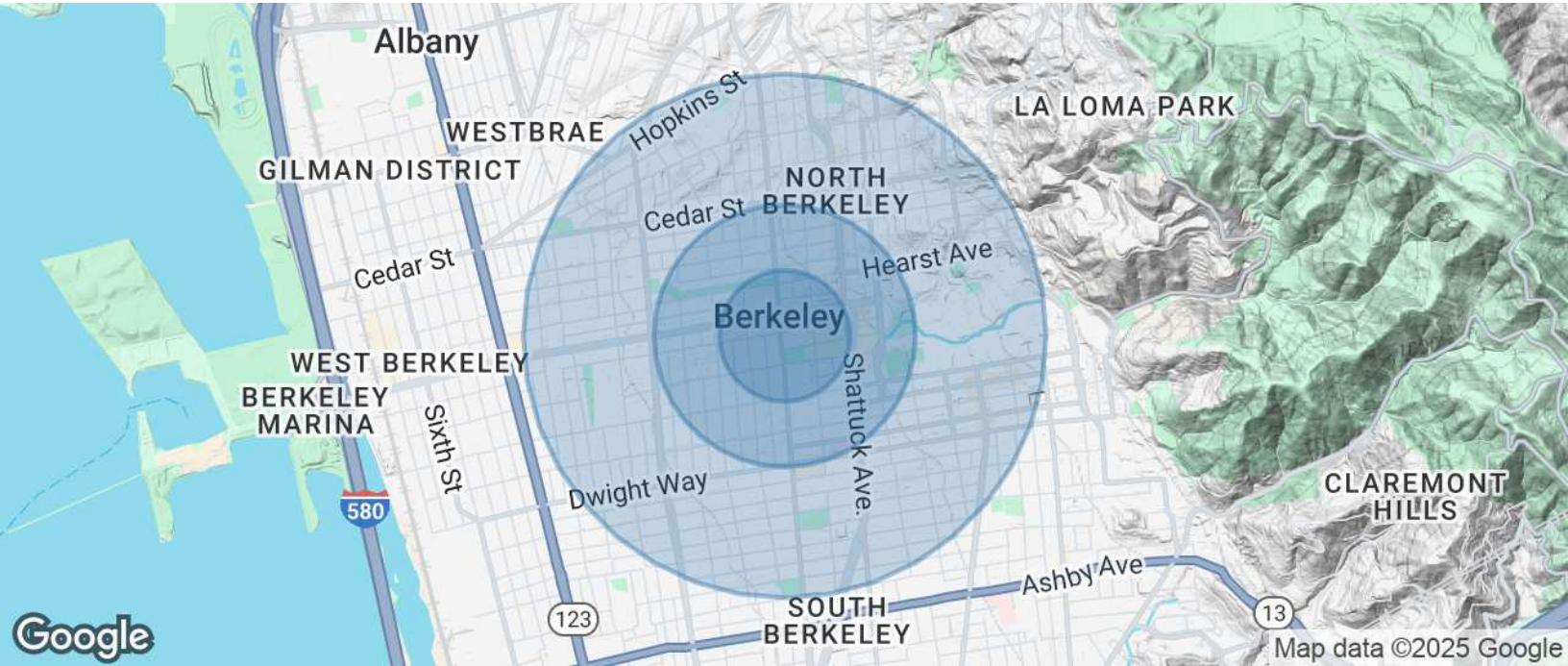
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,711	15,624	57,845
Average Age	29.4	31.1	32.0
Average Age (Male)	30.6	32.1	32.2
Average Age (Female)	30.9	32.1	32.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,647	7,294	23,979
# of Persons per HH	2.3	2.1	2.4
Average HH Income	\$82,427	\$85,859	\$94,621
Average House Value	\$443,693	\$587,740	\$709,946

* Demographic data derived from 2020 ACS - US Census

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