



REAL ESTATE

For Lease

2020 Milvia St, Ste 250, Berkeley, CA 94704



PROPERTY DESCRIPTION

2020 Milvia St., Tioga Building, is located in the heart of Berkeley's growing downtown within blocks from UC Berkeley, BART, AC Transit, and downtown retail stores and eateries including Freight & Salvage coffeehouse and the Rep Theater. This building is 5 Stories, and was built 1956. Typical floor size is near 8,336 SF. Public garages available on Addison St and Center St.

Suite 250 is on the second floor, with approximately 3,119 SF available individually or together with suite 220. This is a rare opportunity to lease a second floor in the heart of Downtown Berkeley. The available office spaces, features floor to ceiling windows, a large open space, and private offices with an excellent condition and view..

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=Agzv9TFpSs6>

OFFERING SUMMARY

Property Type:	Office
Lease Rate:	\$3.00 SF/month (Industrial Gross)
Lease Term:	Negotiable
Space Size:	3,119 - 8,079 SF
Building Size:	43,268 SF

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SG Real Estate | Regional Real Estate Experts

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UNIT HIGHLIGHTS

- Central Air Conditioning
- Natural Light
- Mostly open layout
- Downtown Berkeley

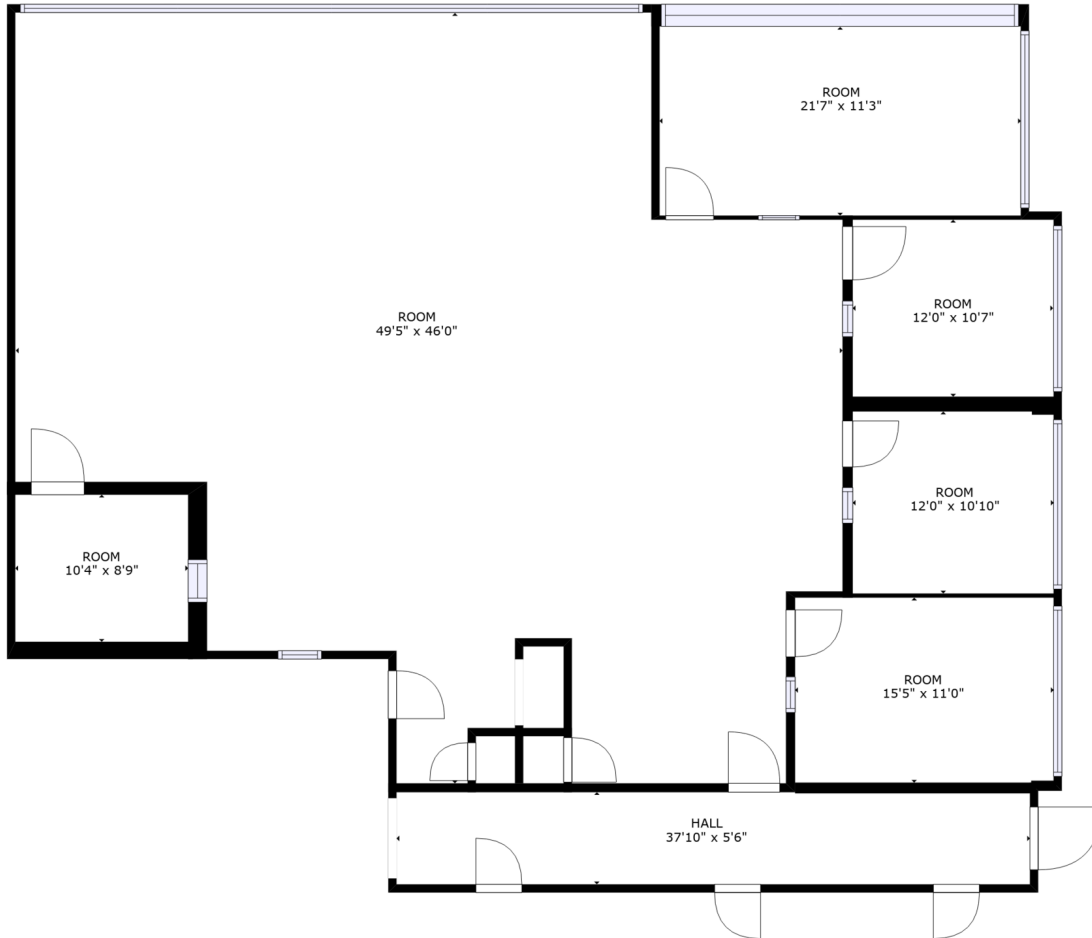
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GROSS INTERNAL AREA
 FLOOR 1: 2833 sq. ft
 TOTAL: 2833 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

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Demographics

2020 Milvia St, Ste 250, Berkeley, CA 94704



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	4,043	15,682	59,295
Average Age	27.8	29.9	31.4
Average Age (Male)	30.0	31.1	31.7
Average Age (Female)	29.5	30.6	32.1

* Demographic data derived from 2020 ACS - US Census

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