



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 +-1000 SF. Public garages available on Addison St and Center St.

Suite #220 is on the second floor of 2020 Milvia St, with approximately 4,960 SF, which is available individually or together with suite 200 and 250. Entire three suites together have approximately 10,000 SF space. The space has mainly open layout, a big Kitchen and multiple private offices.

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=A6e5sJWroTp>

OFFERING SUMMARY

Property Type:	Office
Lease Rate:	\$3.00 SF/month (MG)
Lease Term:	Negotiable
Space Size:	4,960 - 8,079 SF
Building Size:	43,268 SF

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UNIT HIGHLIGHTS

- Can be Combined with Additional space(s) for up to 8,079 SF
- Kitchen
- Central Air Conditioning
- Great Natural Light
- Mostly Open Layout
- 5 private offices
- 5 Minutes Walk to Downtown Berkeley Bart Station

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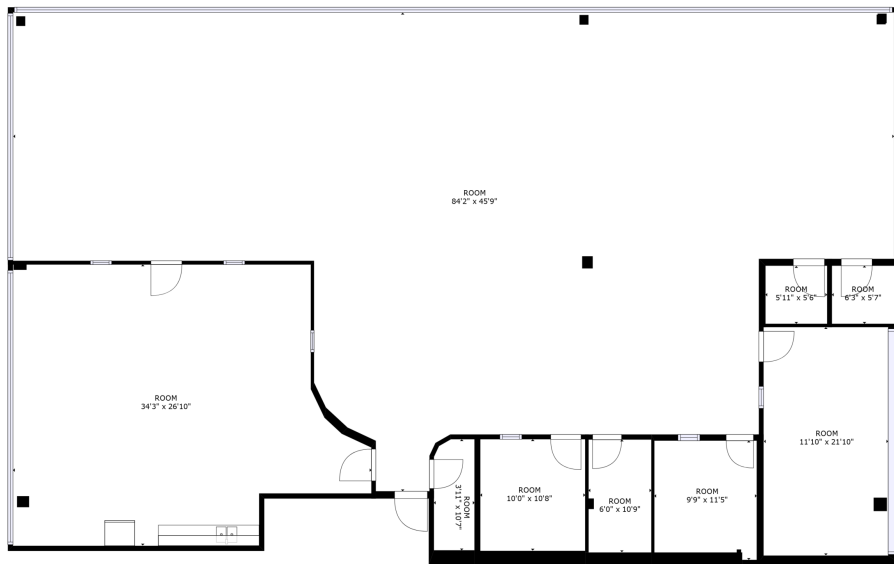


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360° VIRTUAL TOUR



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 4229 sq. ft.
TOTAL: 4229 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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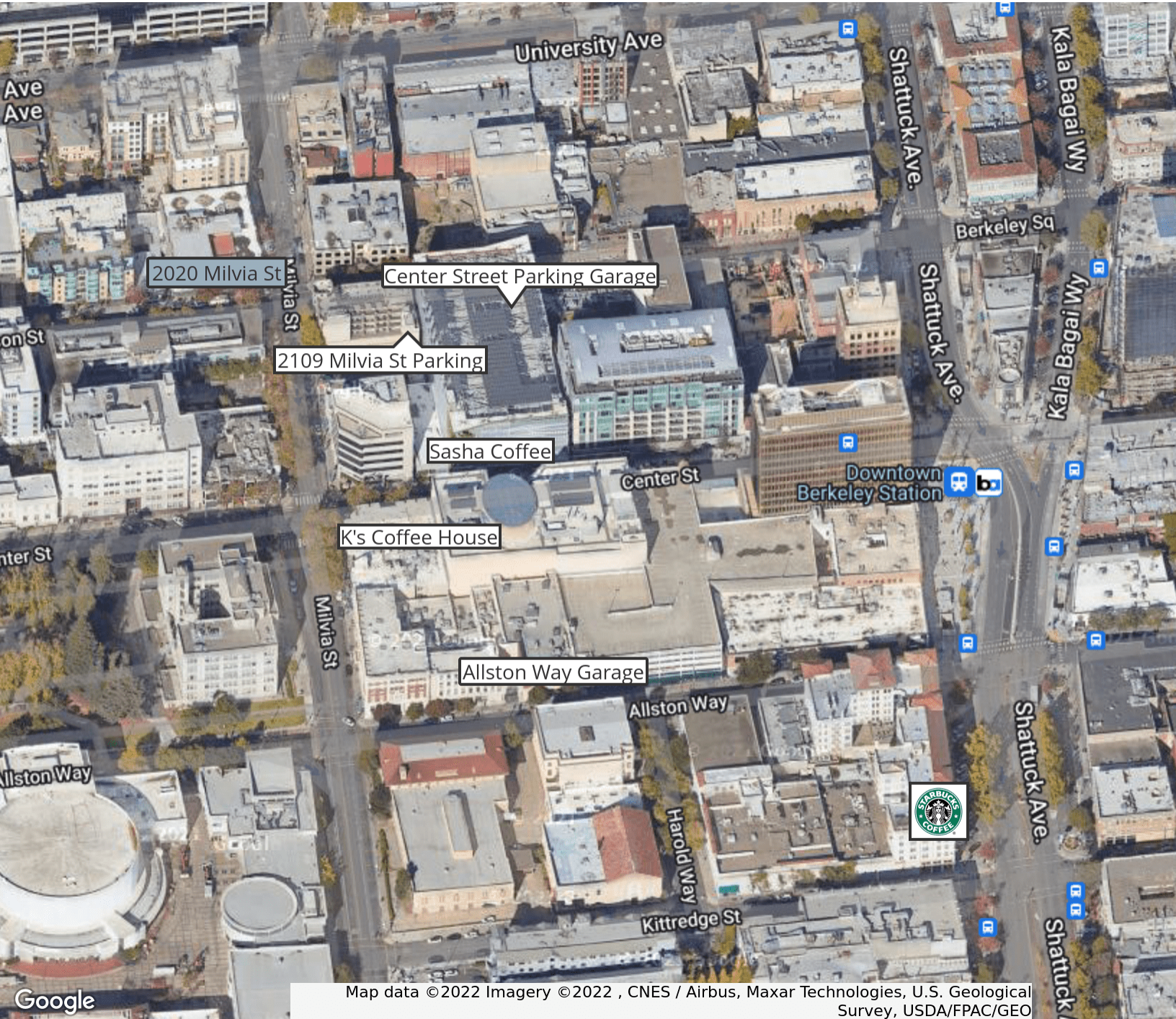




REAL ESTATE

Neighborhood

2020 Milvia St, Ste 220, Berkeley, CA 94704



Map data © 2022 Imagery © 2022, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	4,090	15,632	59,243
Average Age	27.8	29.9	31.4
Average Age (Male)	29.9	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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