



PROPERTY DESCRIPTION

Discover 1600 Shattuck Ave, nestled in the vibrant north Berkeley area. This premier location offers a variety of office configurations within a beautifully designed building. The recently refurbished office spaces are in pristine condition, featuring a common courtyard and spacious hallways. Located alongside Barney's Burgers, Crepevine, The Local Butcher Shop, and just across from Andronico's, convenience and amenities abound.

Suite 205, situated on the second floor, is a roomy corner office spanning approximately 779 SF. This well-appointed suite includes a reception area, two private offices (one smaller and one larger space accommodating four desks), a kitchenette, and storage area. It also has the potential to be combined with an adjacent unit, expanding the total office space to 1,989 square feet.

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=5HePwK7uPU7>

OFFERING SUMMARY

Property Type:	Office
Lease Rate:	please call
Lease Term:	Negotiable
Space Size:	+/- 779 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 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 : Available 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 hosts cultural events.
- Limited parking stalls

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UNIT HIGHLIGHTS

- Prime Corner Location
- Two Private Offices
- Welcoming Reception Area
- Convenient Kitchenette
- Storage
- Renovated recently with fresh paint and carpet
- Desirable space size; +/-779 SF
- Adjacent space with approximately 1,210 SF can be combined

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REAL ESTATE

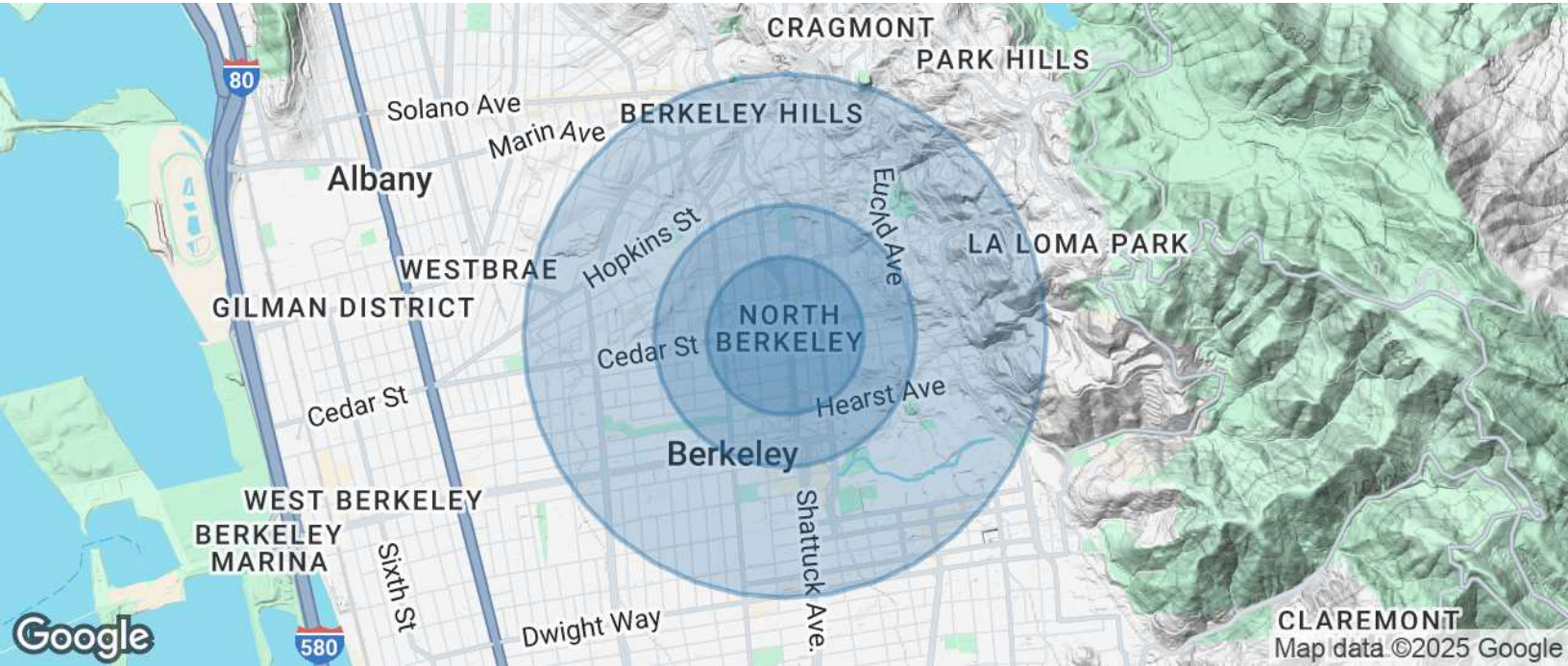
The Neighbourhood

1600 Shattuck, Ste. 205, Berkeley



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,828	13,494	45,319
Average Age	38	39	36
Average Age (Male)	37	38	36
Average Age (Female)	38	40	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,732	6,118	16,914
# of Persons per HH	2.1	2.2	2.7
Average HH Income	\$139,108	\$145,446	\$141,442
Average House Value	\$1,444,670	\$1,454,902	\$1,321,403

Demographics data derived from AlphaMap

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