



PROPERTY DESCRIPTION

1901 Fairview St. is located in the heart of West Berkeley and offers approximately 5,000 square feet of highly functional commercial space with a flexible open floor plan and multiple private offices, restrooms, a kitchen, and storage which is ideal for a wide range of office, creative, educational, or service-oriented professionals.

1901 Fairview is designed to accommodate both collaborative and private work environments, providing excellent adaptability for growing businesses. Its efficient layout allows for easy reconfiguration to meet operational needs, while existing private offices support focused work, meetings, or client-facing functions.

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=GFgPkm52c6X>

OFFERING SUMMARY

Property Type:	Retail/ Office
Lease Rate:	\$2.30 SF/month (MG)
Lease Term:	Negotiable
Space Size:	+/- 5,000 SF
Building Size:	14,810 SF + Mezz (C-SA Zoning)

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SPACE HIGHLIGHTS

- Space size ± 5,000 SF (Possibility to add more space)
- Multiple private offices (10 offices) & Partitioned Offices
- One Kitchen
- 3 Private Restrooms
- High Ceilings
- Great lighting
- Central Heating and cooling (2 zones)
- 24 Hour Access
- 2 Skylights
- On-Street Parking
- Proximity to Ashby BART Station (0.1 mile), Adeline Corridor, I-80 highway
- Retrofitted Building

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1901 Fairview St., Berkeley CA



Plan not to scale

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REAL ESTATE

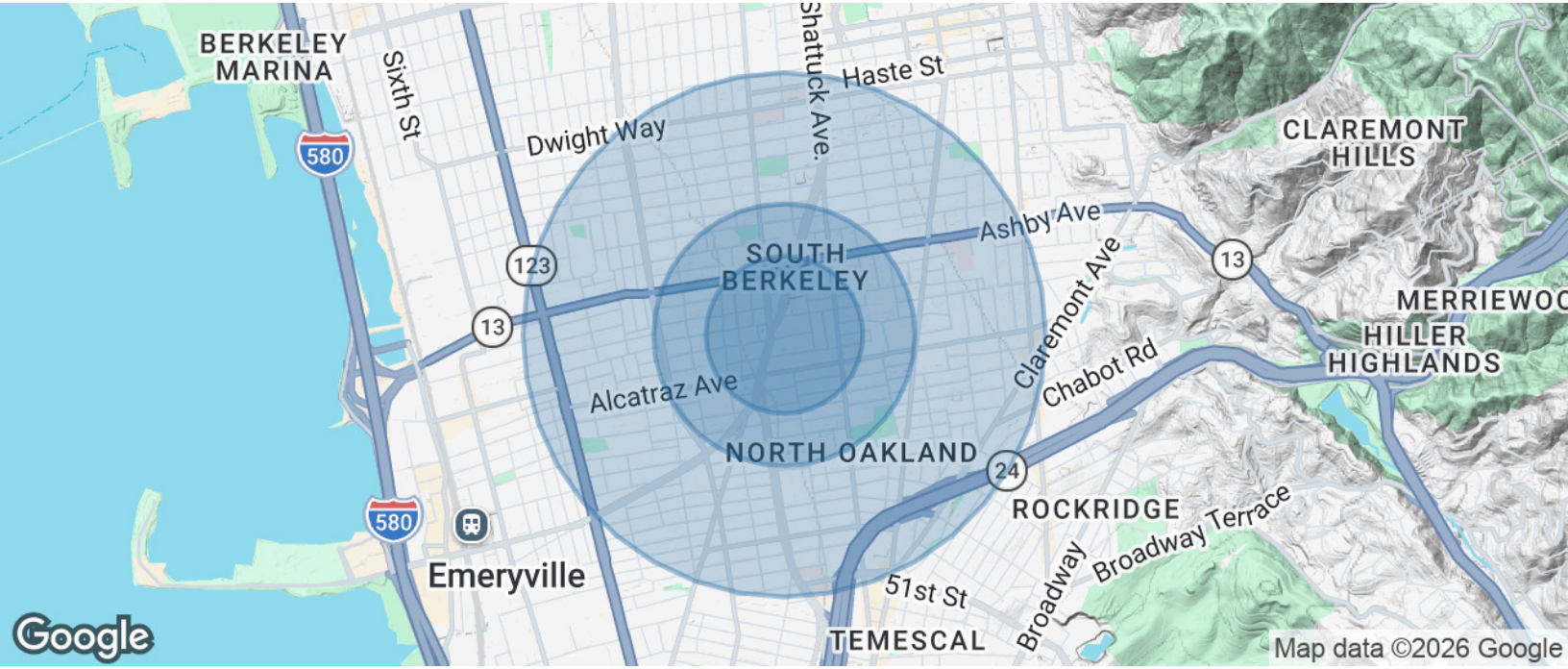
The Neighborhood

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,713	13,754	47,681
Average Age	39	39	39
Average Age (Male)	39	39	39
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,126	5,732	20,331
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$145,577	\$153,533	\$159,969
Average House Value	\$1,304,690	\$1,324,483	\$1,364,632

Demographics data derived from AlphaMap

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