

FOR LEASE: SECOND FLOOR OFFICES WITH PARKING

:: 1656 + 1658 UNIVERSITY AVENUE, BERKELEY, CA ::



GORDON
COMMERCIAL REAL ESTATE BROKERAGE

JONATHAN NEWMAN • 510 898-2122 • jnewman@gordoncommercial.com • DRE# 02118083

CONVENIENT LOCATION, SHORT WALK TO DOWNTOWN AND NORTH BERKELEY BART

SIZE

Office 1656: ±1,254 RSF

Office 1658: ±760 RSF

LEASE RATE

\$2.50 psf/month

Gross + Utilities

- Second floor office space at the corner of University and Jefferson
- Private offices, storage room, kitchenette/break room and restrooms
- Double-paned windows, HVAC, high-speed data access
- Enter by a flight of stairs into an inviting foyer serving multiple tenants
- Parking available
- Walkable business district, lined on both sides with independent merchants, shops and cafés
- On main thoroughfare running from Fourth Street shopping district through Central and Downtown Berkeley to UC Berkeley campus
- Easy freeway access
- AC transit FS line has many stops along University Avenue in both directions

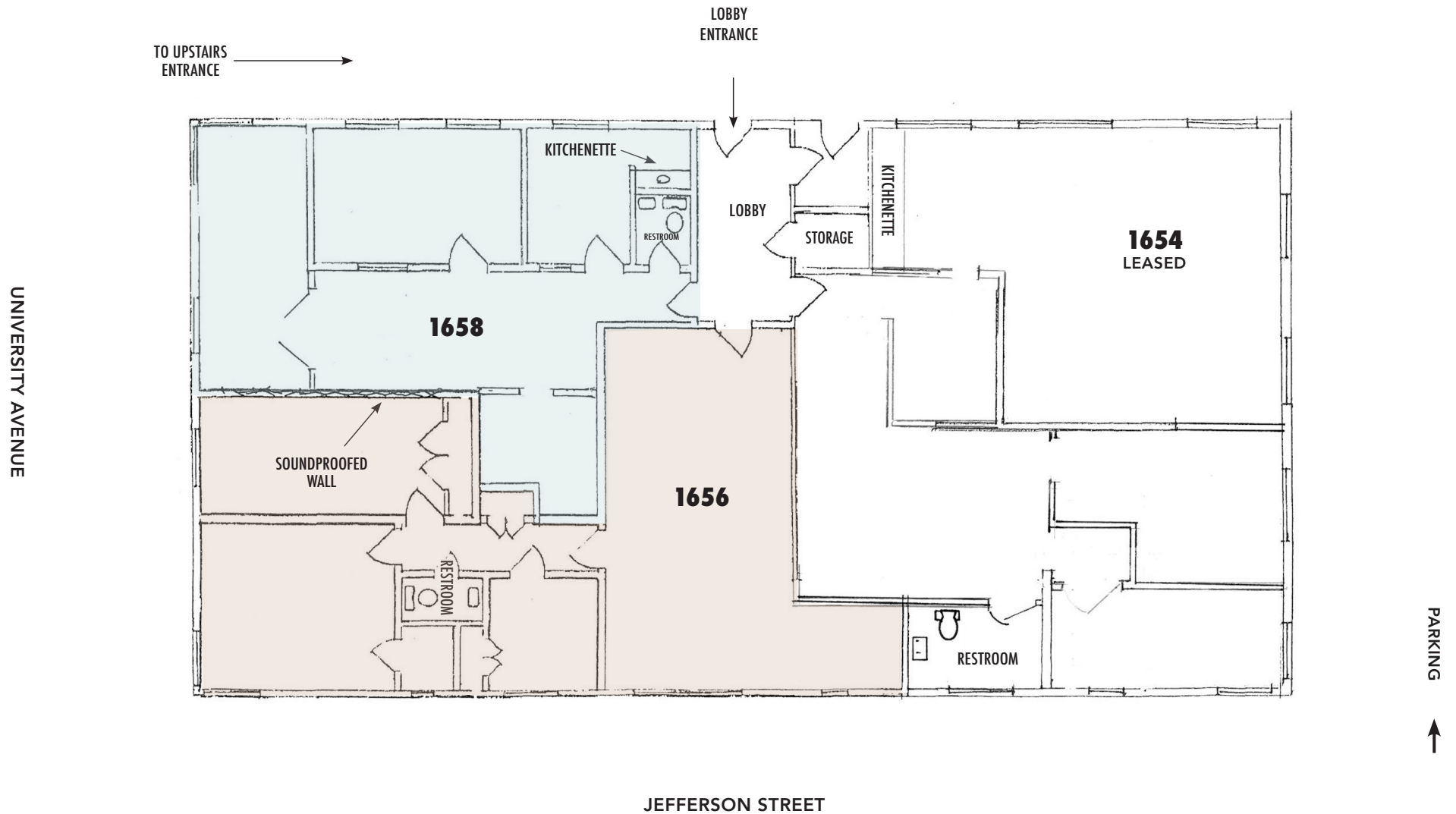
• Zoned: C-U (University Commercial District)



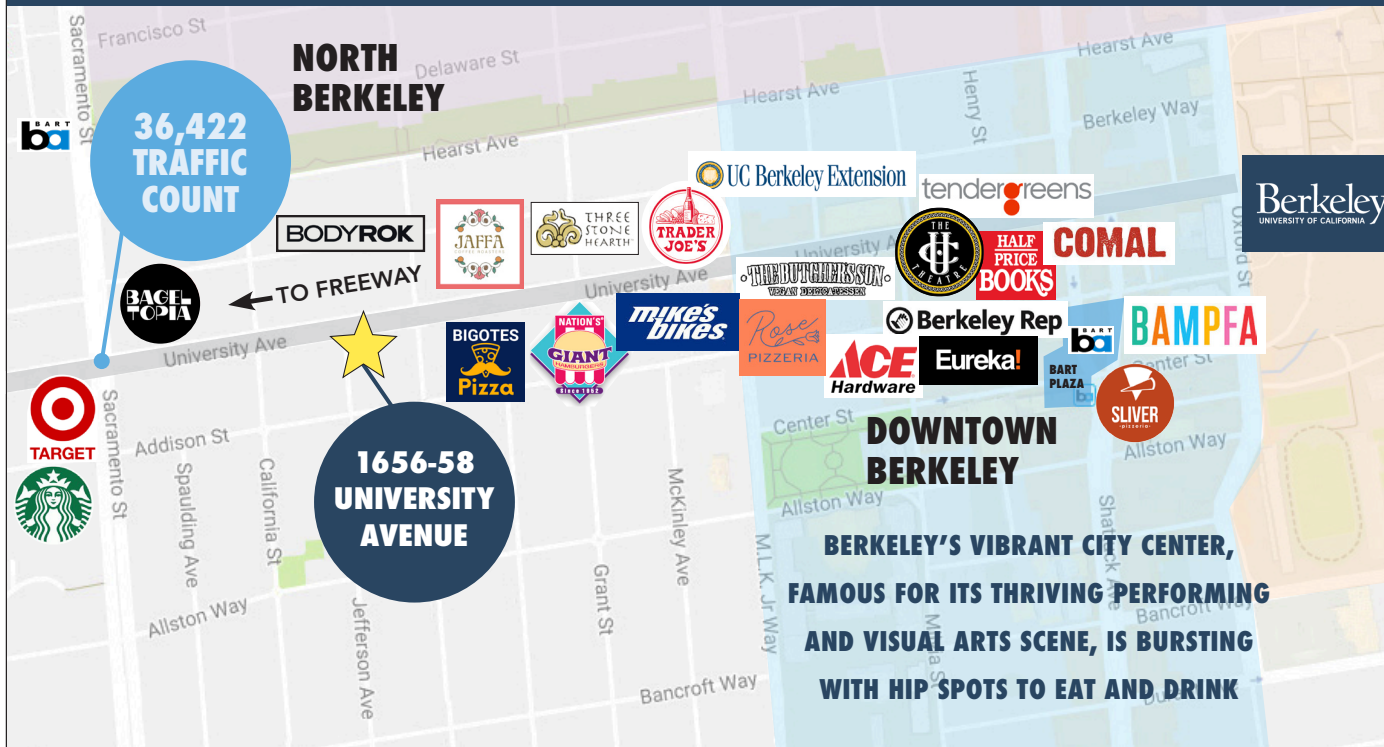








This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



- University Avenue is a main thoroughfare running from I-80 and Fourth Street shopping through Central and Downtown Berkeley to UC Berkeley
- Surrounded by many new mixed-use housing developments
- Near Trader Joe's, Target, Jaffa Coffee, Anja's, Nation's Giant Hamburgers, The Butcher's Son, Rose Pizzeria, Long Life Veggie House, and Bageltopia
- 7 blocks from UC Berkeley, and 5 blocks from North Berkeley BART and Downtown BART
- Quick walk to Downtown Berkeley's restaurants (over 150!), world-class theatre, arts, live music and sports venues
- Amidst an excellent public transportation network with AC Transit, BART and Bikeshare
- This diverse city is densely populated with a highly educated, high-income population
- UC Berkeley has a daily headcount of $\pm 69,000$ (students, faculty, academic staff and visitors)



DEMOGRAPHICS

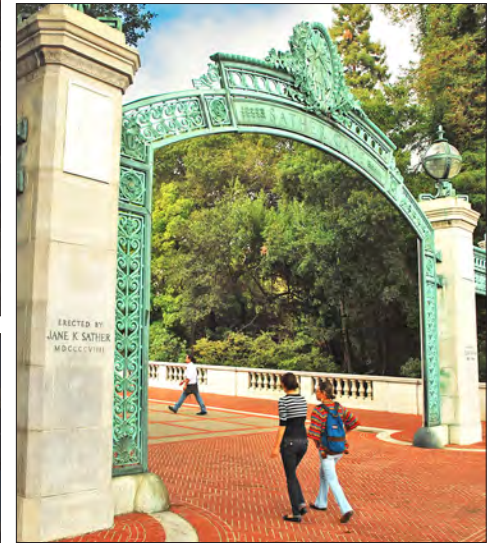
WITHIN
3 MILES

Population **211,983**

Average Household Income **\$142,014**

Daytime Employees **146,029**

Source: CoStar



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing..