



**PROPERTY DESCRIPTION**

Roos Bros Building which is a mixed-use commercial building is located two blocks away from Downtown Berkeley Bart station, and was originally designed in 1926 by James Miller and Timothy Pfluger, and was built in 1937. This is a peak A+ location with high visibility on Shattuck between Addison and University Ave and Kala Bagai Way, where the first impressions matter the most. Just one block away from UC Berkeley, and the thriving Berkeley Art District. Fabulous location.

2021 Shattuck Ave. Suite 200 (formerly known as 64 Shattuck Square) is located in the heart of downtown Berkeley. This unit is on the second floor facing Kala Bagai St. and has approximately 1,950 SF consisting of 4 private offices and an open area with great natural light.(The adjacent unit with approximately +/- 1050 SF can be added)

**3D TOUR LINK:**

<https://my.matterport.com/show/?m=EZ4Bda5dME3>

**OFFERING SUMMARY**

Premises Type:	Office
Lease Rate:	\$3.00 per SF/Mo/ MG
Lease Term:	Negotiable
Space Size:	1,950 SF (contiguous up to +/- 3,000 SF)
Building Size:	18,000 SF

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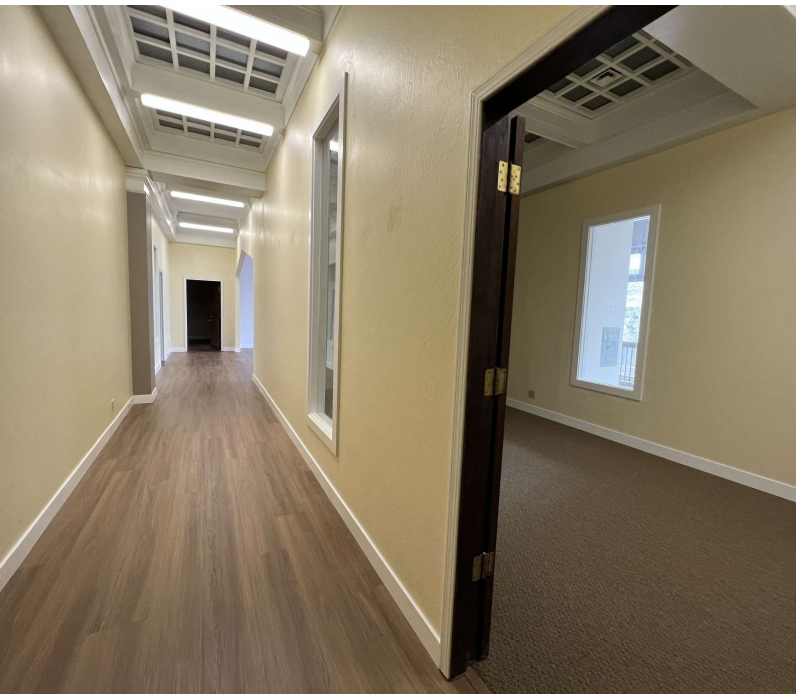


**BUILDING HIGHLIGHTS**

- Downtown Berkeley
- Office/Studio Space
- Walking Distance To Downtown BART Station
- Part of Downtown Berkeley Landmarks
- Lease term: Negotiable (minum of 1 year)
- Recently renovated
- Shared restrooms
- Walking distance to public garages

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**UNIT HIGHLIGHTS**

- Great Natural Light
- 4 Private Offices
- One Open Area
- Storage Room
- Laminate and carpet floor
- Shared restrooms on the second floor

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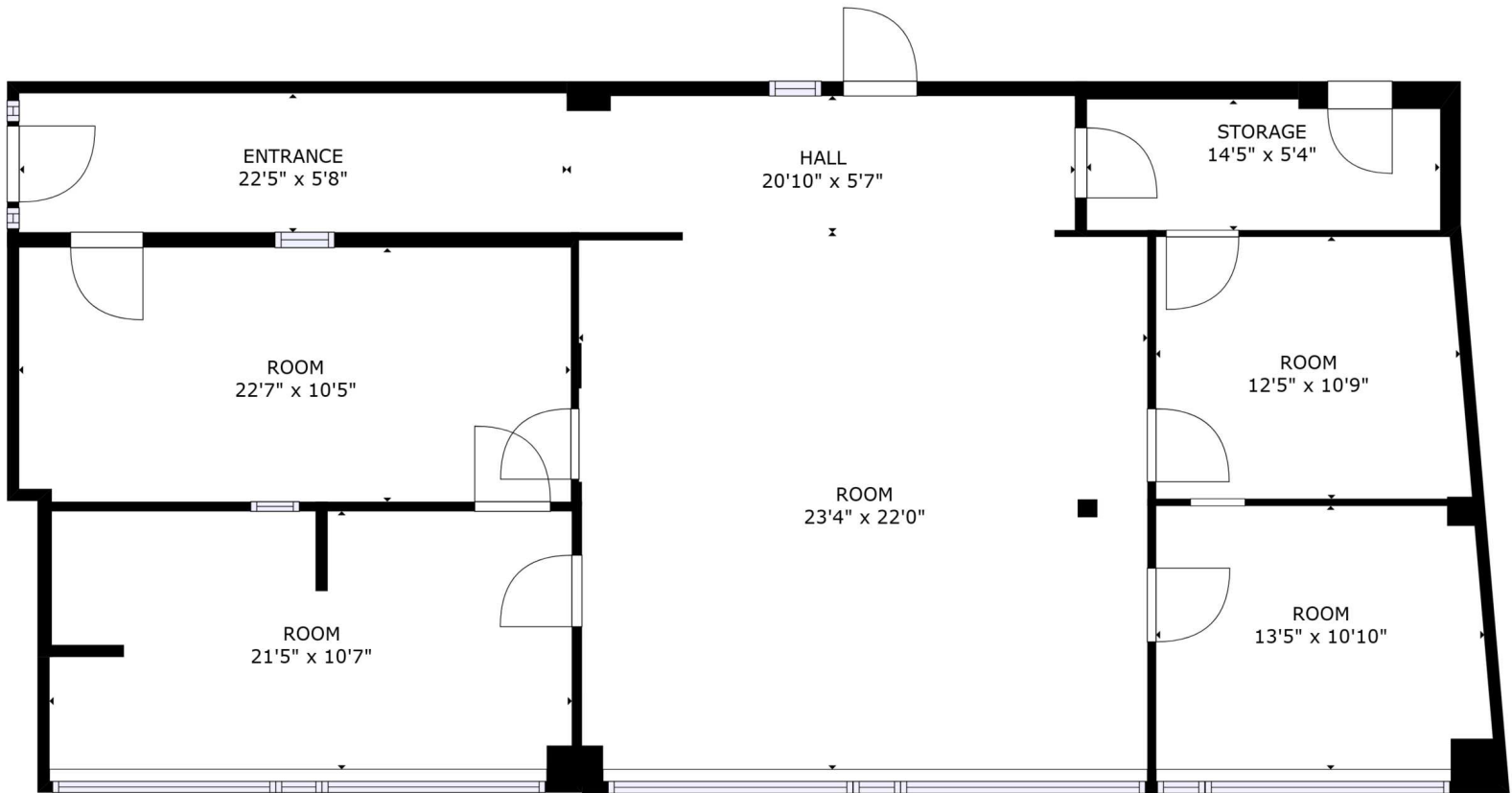




REAL ESTATE

# Floor Plan

2021 SHATTUCK AVE. SUITE 200



GROSS INTERNAL AREA  
FLOOR 1: 1649 sq. ft  
TOTAL: 1649 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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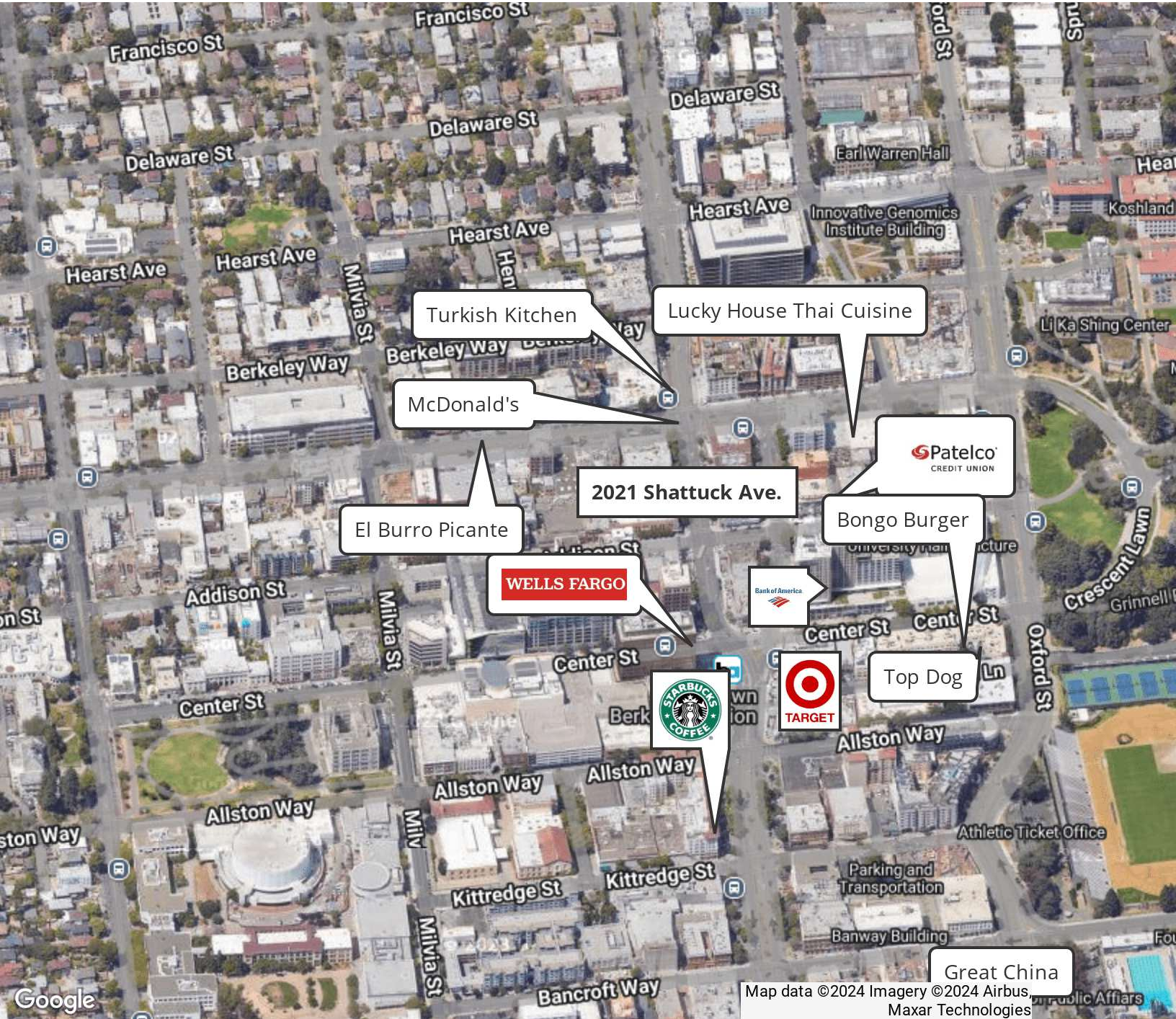
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REAL ESTATE

# Neighbourhood

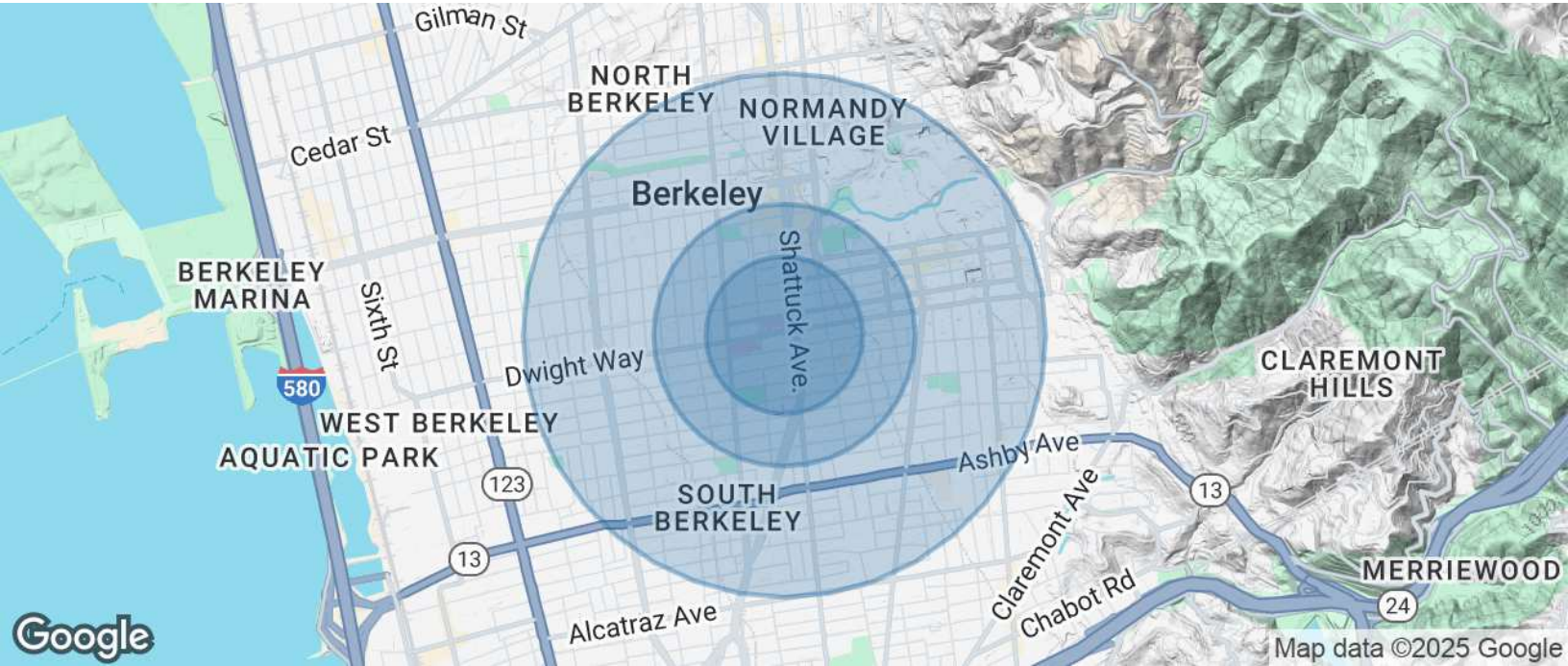
2021 SHATTUCK AVE. SUITE 200



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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	5,230	16,357	60,450
Average Age	34	34	34
Average Age (Male)	34	34	34
Average Age (Female)	33	34	34

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	2,290	6,690	22,586
# of Persons per HH	2.3	2.4	2.7
Average HH Income	\$99,332	\$108,455	\$116,738
Average House Value	\$1,328,296	\$1,183,570	\$1,220,954

Demographics data derived from AlphaMap

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