

Introducing: 2081 Addison Street, Berkeley, CA

MAGNIFICENT THEATRE/EVENT SPACE • ALLOWED FOR HIGH OCCUPANCY



FOR LEASE
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OVERVIEW 2081 ADDISON STREET

HISTORIC THEATRE IN THE HEART OF DOWNTOWN BERKELEY'S ARTS DISTRICT

Step through the stunning clerestory entrance and into a space steeped in cultural significance. Inside, the entryway's exposed brick walls and prominent structural steel beams highlight the architectural character of the space, creating a dramatic and memorable first impression. The two-story, light-filled lobby serves as a vibrant gathering space, complete with a ticket booth, concession stand, staircase, and elevator access to the upper level. Feel the anticipation in the air as you enter the main stage theatre or rehearsal room – spaces designed to inspire both performers and audiences. Recent upgrades include modern code compliance and reinforced structural enhancements, along with the following amenities:

Impressive brick exterior with clerestory window entrance

•
150 audience seating in performance theatre

•
High ceilings, accent lighting, ceiling fans

•
Flex rehearsal, performance, exhibit space occupancy 49

•
5 offices and conference room with kitchenette

•
High potential for shared space

•
Easy accessibility

•
1200 AMPS power

•
Major build-out completed by previous tenant with intact lighting/sound equipment and set fabrication workshop – ready for immediate operation

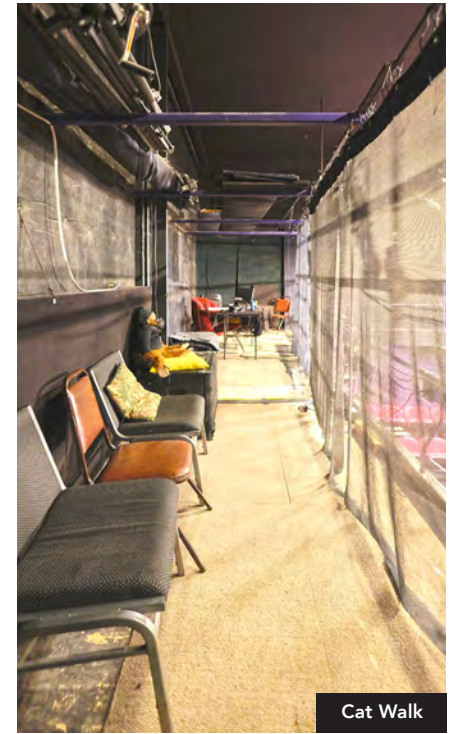


PHOTO TOUR 2081 ADDISON STREET

INSPIRATION FOR ANY CREATIVELY-
INCLINED USER ENVISIONING
A THEATRE, LECTURE SPACE,
EDUCATIONAL SPACE,
EXHIBIT SPACE, GALLERY,
GATHERING SPACE,
MUSEUM, EVENT VENUE,
WORKSHOP SPACE, AND MORE!



Concession Area

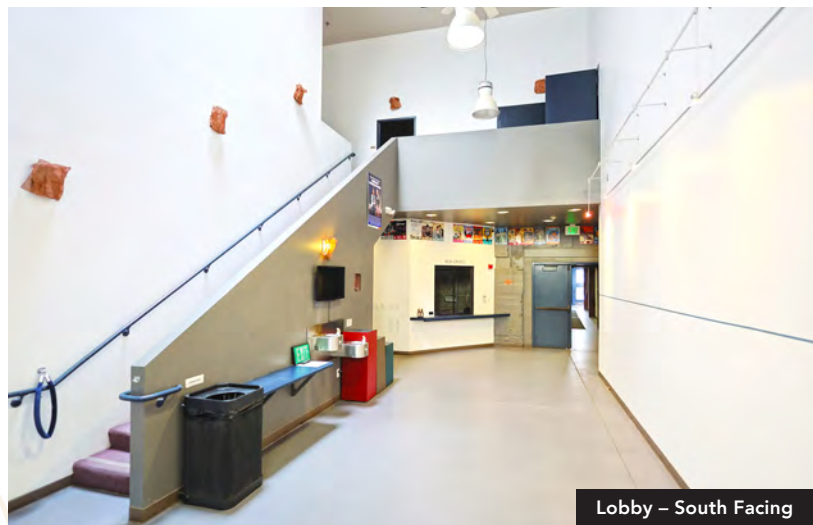


Cat Walk

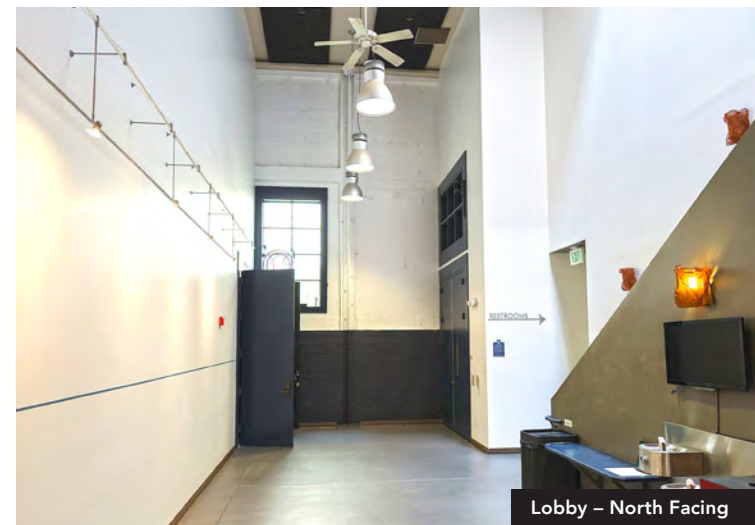
SIZE: ±10,067 RSF

LEASE RATE: Contact Broker

ZONED: C-DMU
(Downtown Mixed-Use)



Lobby – South Facing



Lobby – North Facing



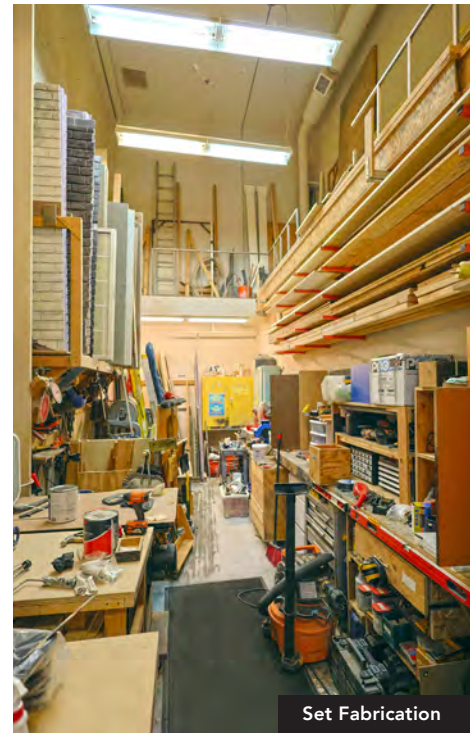
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Rehearsal/Secondary Performance Space



Set Fabrication Entry



Set Fabrication



Dressing Room



Conference Room with Kitchenette

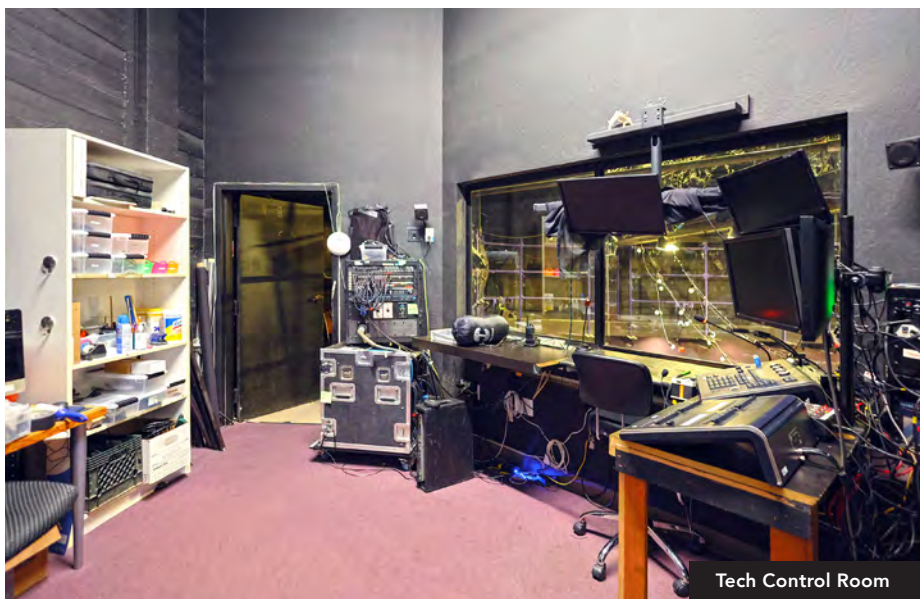
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Rehearsal/Secondary Performance Space



Prop and Costume Storage

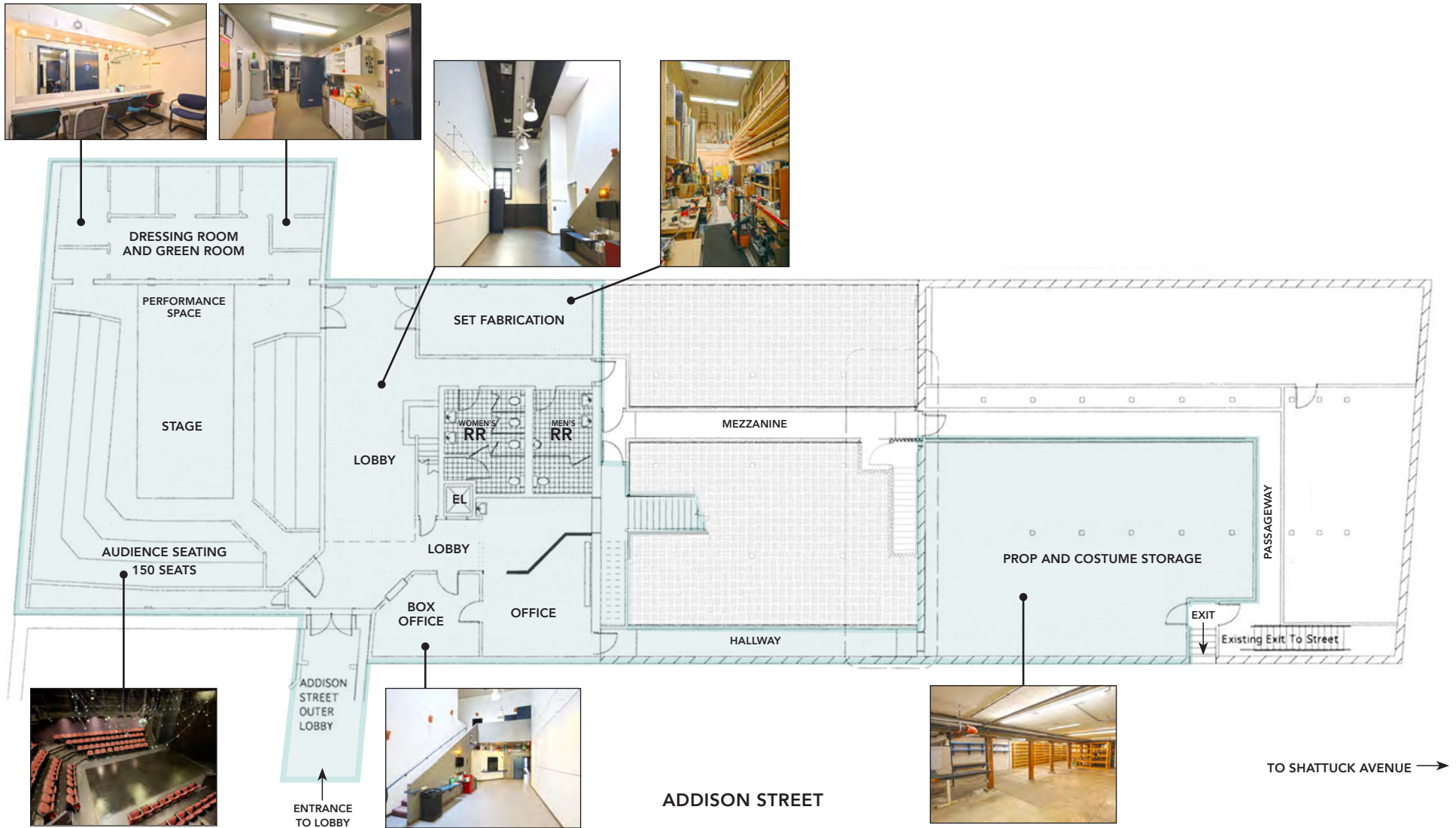


Tech Control Room



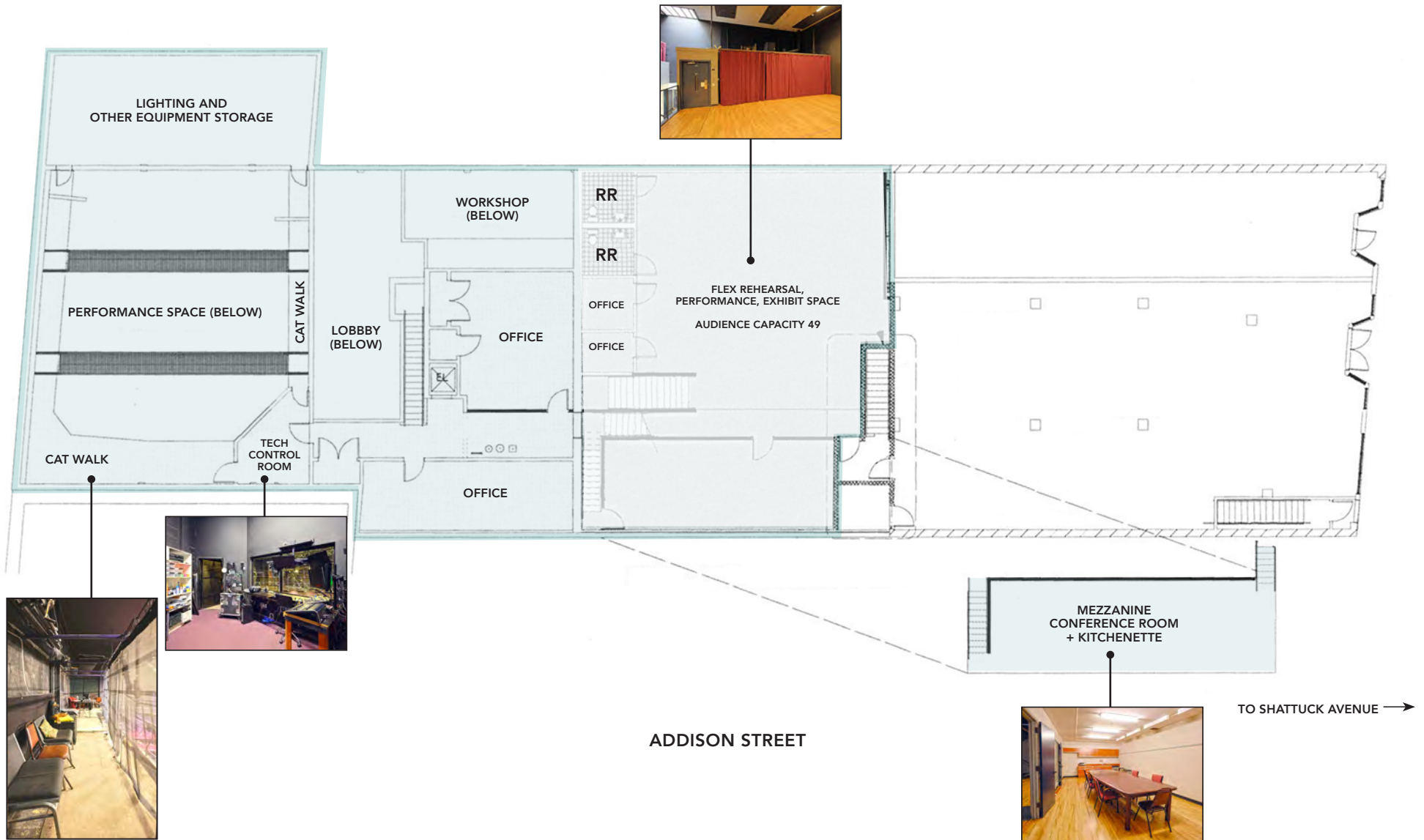
Green Room

1st FLOOR PLAN 2081 ADDISON STREET



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.

2nd FLOOR PLAN 2081 ADDISON STREET



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NEARBY ENTERTAINMENT SEATS 2081 ADDISON STREET

LIVE THEATRE AND MUSIC VENUES

California Jazz Conservatory	100
Berkeley Repertory Theatre	1,164
The Freight	440
The Marsh Arts Center Theater Space	120
Cabaret	60
The Back Room	100
Berkeley Community Theatre	3,500
UC Theatre	1,400
UC Berkeley Campus Zellerbach Hall	2,689
Zellerbach Playhouse	547
Wheeler Hall Auditorium	705
University Club	150
Hearst Greek Theatre	8,500

TOTAL - LIVE THEATRE AND MUSIC VENUES 20,465

Berkeley Art Museum and Pacific Film Archive 200

SPORTS VENUES NUMBER OF SEATS

Haas Pavilion	11,877
California Memorial Stadium	63,000
Edwards Stadium	22,000

TOTAL - SPORTS VENUES 96,877

GRAND TOTAL 117,692



LOCATION OVERVIEW 2081 ADDISON STREET

- In the heart of the Downtown Berkeley Arts District, next to the Berkeley Repertory Theatre, across from The Freight music venue, The Jazzcafé, and the 720-car Center Street parking garage – including parking for 350 bicycles
- 1 block to UC Berkeley 2 blocks to Target
- Steps away from Downtown Berkeley BART Plaza and Transit area – a large open space with bistro tables and chairs, ambient sound system, and public art

- Quick walk to Berkeley's North Shattuck culinary district
- Close to BAMPFA, The Greek Theatre, ACCI Gallery, Zellerbach Hall, Hertz Hall, and several sports venues
- Surrounded by an array of dining options, with cuisine from all over the world
- Just 2 blocks from both the highly rated Residence Inn by Marriott and Hotel Shattuck Plaza

DEMOGRAPHICS

WITHIN 3 MILES

Population **212,725**

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

Daytime Employees **142,939**

Source: CoStar



NEIGHBORHOOD 2081 ADDISON STREET



100 WALK SCORE
97 BIKE SCORE



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.