



PROPERTY DESCRIPTION

1600 Shattuck Ave located in premier north Berkeley area. There are multiple office configurations available at this wonderful building. The building itself is of wonderful architecture, and its vacant office space is newly refurbished, and in excellent condition. The building has a common courtyard and wide common area hallways. It is located in the same building as Barney's Burgers, Crepevine, The Local Butcher Shop, and across the street from Andronico's. Suite 204 is a private corner office space on the second floor with +/-340 SF office space. It has two skylights. This unit has a perfect setup for an administration office/ art studio / private office.

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=rtYK2R6ZjJe>

OFFERING SUMMARY

Property Type:	Office
Lease Rate:	Please Call
Lease Term:	Negotiable
Space Size:	+/- 340 SF
Building Size:	29,204 SF

Moji Morovvat
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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 : 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

- Private corner Studio / Office
- Great Size for a Private Practice
- Approximately 340 SF Office Space
- Hardwood Flooring
- 2 Skylights
- 2 Big Windows Towards the Hallway

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REAL ESTATE

Neighbourhood

1600 Shattuck, Ste. 204, Berkeley,



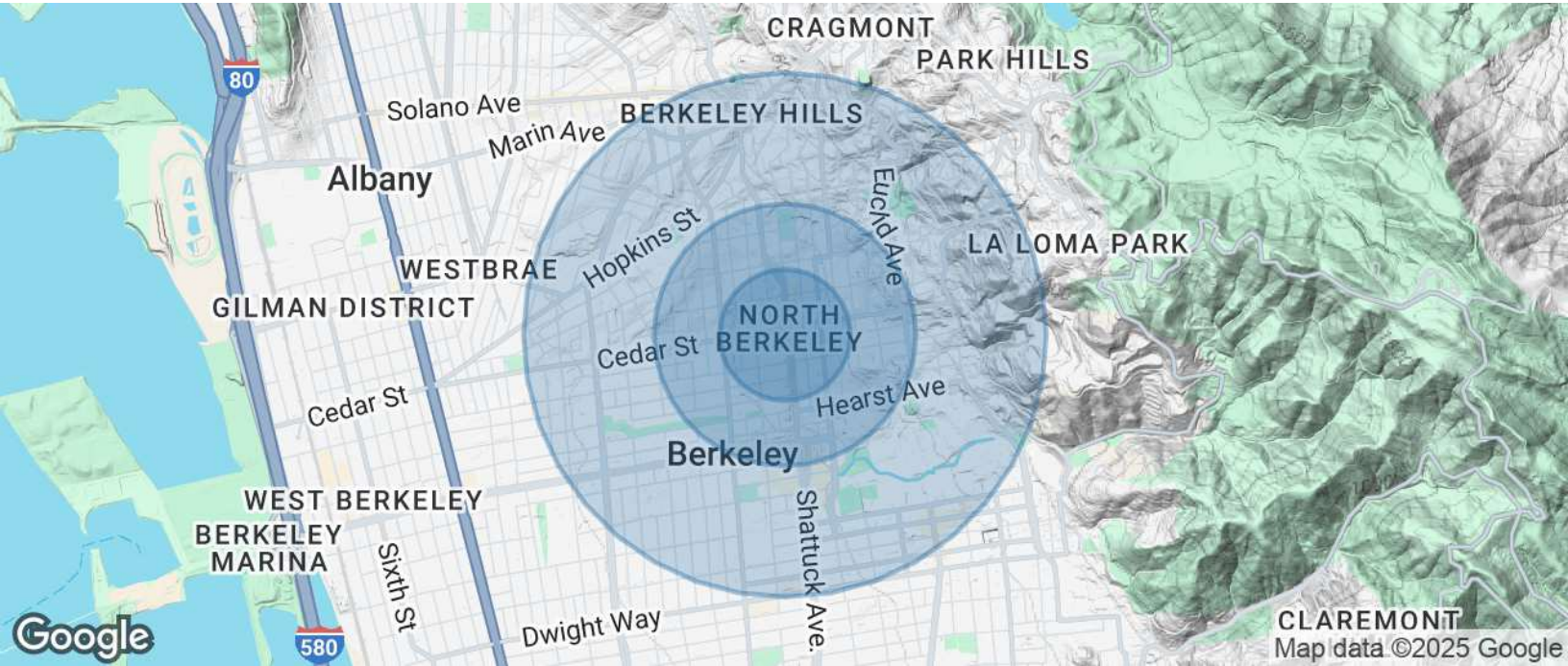
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,641	13,894	45,213
Average Age	33.9	34.6	35.2
Average Age (Male)	35.3	35.6	35.3
Average Age (Female)	32.2	34.5	35.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,329	6,722	18,936
# of Persons per HH	2.0	2.1	2.4
Average HH Income	\$92,284	\$100,440	\$111,038
Average House Value	\$975,655	\$801,279	\$785,289

2020 American Community Survey (ACS)

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