



PROPERTY DESCRIPTION

2020 Milvia St., Tioga Building, is located in the heart of Berkeley’s growing downtown within blocks from UC Berkeley, BART, AC Transit, and downtown retail stores and eateries including Freight & Salvage coffeehouse and the Rep Theater. This building is 5 Stories, and was built 1956. Typical floor size is near 8,336 SF. Public garages available on Addison St and Center St.

Suite 400 is on the 4th floor consisting of 6 private offices, a break area, a copy room and open areas. Ideal and nicely set up for administrative office space. The office space is 3,850 SF with a great natural light and combination of open space and private offices.

FOR 3D TOUR PLEASE CLICK HERE:

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

OFFERING SUMMARY

| | |
|----------------|-------------------------------------|
| Property Type: | Office |
| Lease Rate: | \$3.00 SF/month (Industrial Gross) |
| Lease Term: | Negotiable |
| Space Size: | 3,850 SF |
| Building Size: | 43,268 SF |

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UNIT HIGHLIGHTS

- 6 Private Offices
- Kitchen
- Fully Carpeted
- Natural Lighting
- Mostly Open Floor Plan Layout
- Central Air Conditioning
- Print/Copy Room
- Downtown Berkeley

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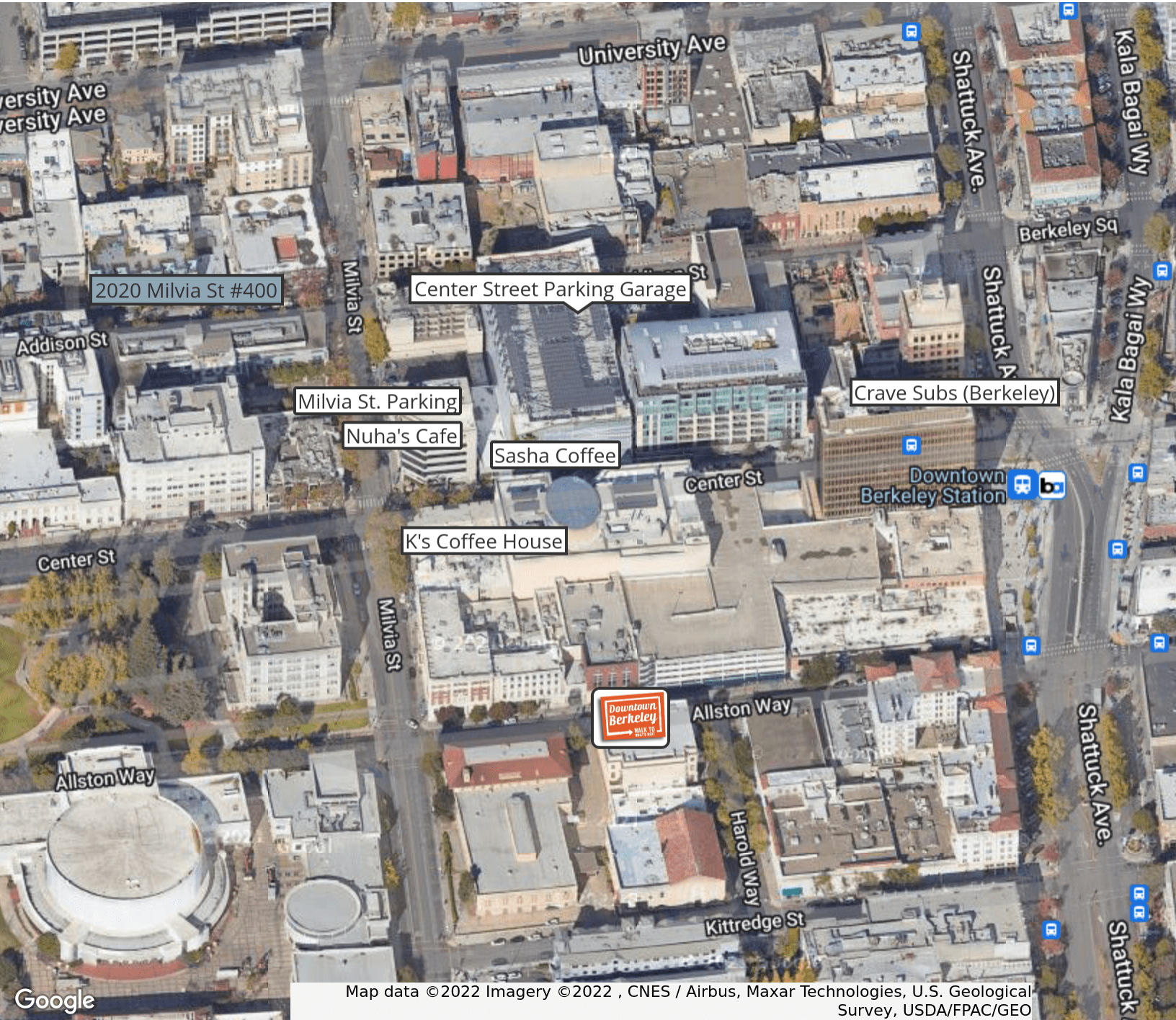




REAL ESTATE

Neighborhood

2020 Milvia St, Ste 400, Berkeley, CA 94704



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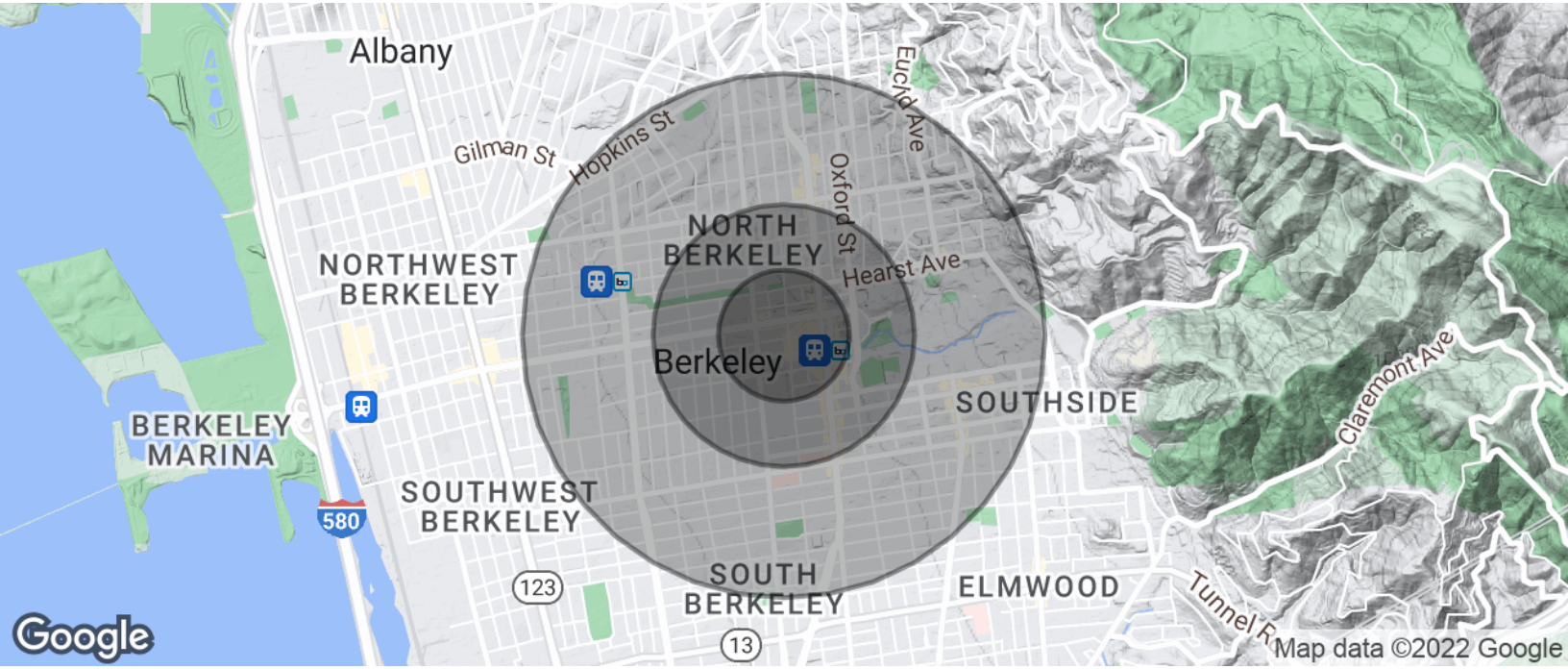




REAL ESTATE

Demographics

2020 Milvia St, Ste 400, Berkeley, CA 94704



POPULATION

0.25 MILES

0.5 MILES

1 MILE

| | | | |
|----------------------|-------|--------|--------|
| Total Population | 4,029 | 15,649 | 59,346 |
| Average Age | 27.8 | 29.9 | 31.4 |
| Average Age (Male) | 30.0 | 31.1 | 31.7 |
| Average Age (Female) | 29.5 | 30.6 | 32.2 |

* Demographic data derived from 2020 ACS - US Census

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