

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**2ND FLOOR OFFICE SPACE FOR LEASE** :: 1405-1417 ADDISON STREET, BERKELEY, CA

NEXT TO TARGET WITH ON-SITE PARKING AND EASY FREEWAY ACCESS



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## OFFICE SPACE WITH ON-SITE PARKING, CENTRALLY LOCATED OFF UNIVERSITY AVENUE – BERKELEY’S MOST-TRAVELED CORRIDOR

### SIZE AVAILABLE

- ±5,710 rsf total
- Office suite sizes available, from ±892 to ±3,888 rsf

### LEASE RATE

- \$2.75-\$2.85 psf/month FS, depending on office
- See floor plan with pricing on following page

### PROPERTY OVERVIEW

- Elevator and stairway to second floor offices
- Excellent window frontage with operable windows
- Abundant natural light, HVAC, new carpet
- ADA restrooms
- Newly painted, well-maintained building
- Fully-sprinklered

- Intercom buzz-in entry system
- 5 blocks to North Berkeley BART
- 1/2 mile to Trader Joe’s
- 1 mile to Downtown Berkeley amenities
- 1 mile to UC Berkeley
- AC Transit bus stops all along University Avenue
- Zoned C-C (Corridor Commercial District)



## FLOOR PLAN - 2nd FLOOR

### OFFICE SUITES

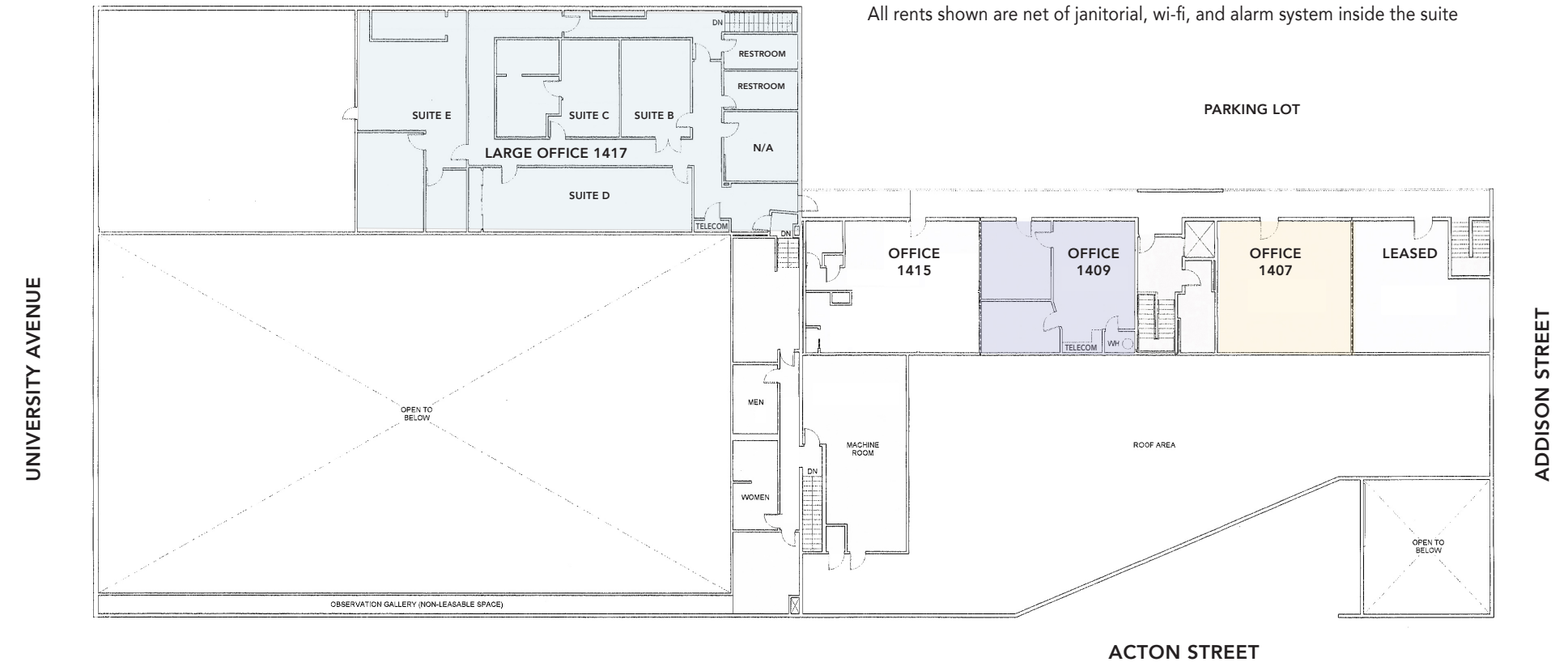
- OFFICE 1407: ± 892 rsf, \$2.75 psf/month FS
- OFFICE 1409: ± 930 rsf, \$2.85 psf/month FS
- OFFICE 1415: ± 1,083 rsf, \$2.75 psf/month FS

- OFFICE 1417:
  - Entire Suite: ± 3,888 rsf, \$2.75 psf/month FS
  - Suite B: ± 422 rsf, \$2.85 psf/month FS
  - Suite C: ± 738 rsf, \$2.85 psf/month FS
  - Suite D: ± 884 rsf, \$2.85 psf/month FS
  - Suite E: ± 1,507 rsf, \$2.85 psf/month FS

PARKING LOT ENTRY FROM UNIVERSITY →

← PARKING LOT ENTRY FROM ADDISON

All rents shown are net of janitorial, wi-fi, and alarm system inside the suite

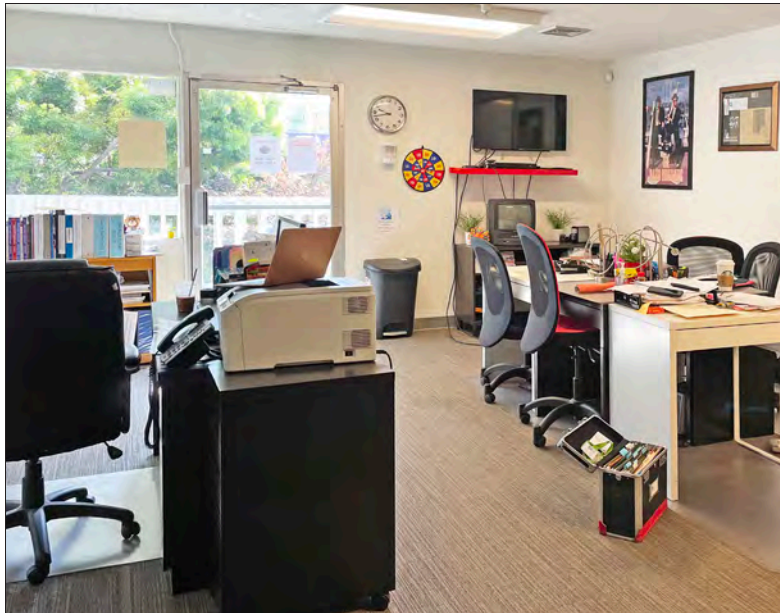


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

**PHOTO TOUR**  
**1407 >**

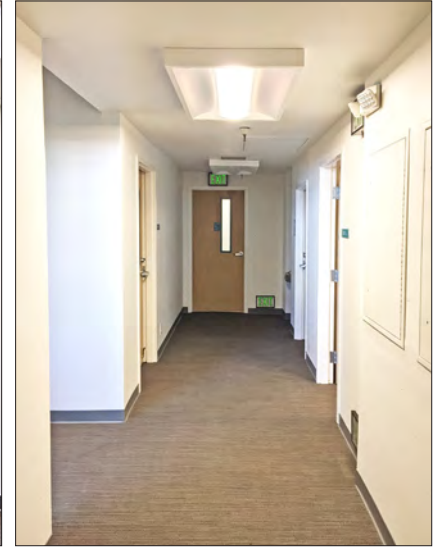
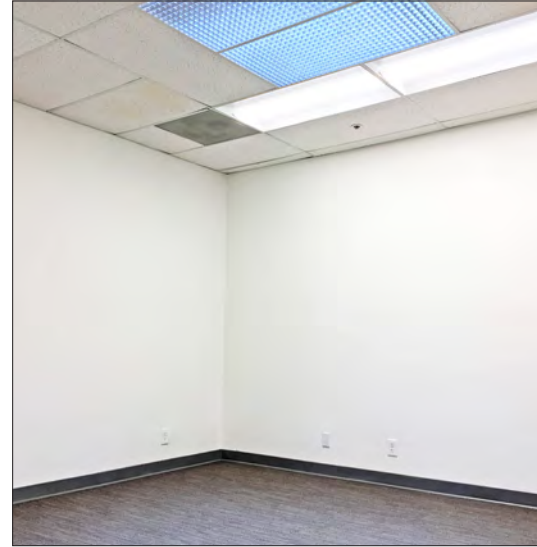


**PHOTO TOUR**  
**1409 >**



## PHOTO TOUR 1417

Suite B >



Suite C >



## PHOTO TOUR 1417

Suite D >



Suite E >



### LOCATION OVERVIEW

- Adjacent to Target with in-house CVS and Starbucks
- Entry from University Avenue or Addison Street
- On-site parking
- Across from La Mission, Bangkok Thai Cuisine, Taqueria Monte Cristo, Bay Strength Fitness, and Lee's Florist & Nursery
- 2 blocks to West Campus Swim Center
- 3 blocks to vibrant San Pablo Avenue with US Post Office, and popular eateries including La Marcha, Babette Restaurant, Everett & Jones Barbeque, Lavender Bread & Café, El Patio, Luca Cucina Italiana, Rainbow Donuts, Califa's Greens, and Highwire Coffee



### EATERIES

Starbucks  
 Taqueria Monte Cristo  
 Fellini Coffeebar  
 Bangkok Thai Cuisine  
 North Beach Pizza  
 Three Stone Hearth  
 Garden Variety  
 La Mission  
 Merchant Logo  
 States Coffee x Bread  
 Long Life Vegi House  
 Café Etoile  
 Bench Café - Pâtisserie

Nation's Giant Hamburgers  
 Rose Pizzeria  
 The Butcher's Son  
 Subway  
 The Hidden Cafe  
 Babette Restaurant  
 Highwire Coffee Roasters  
 Luca Cucina Italiana  
 La Marcha Tapas Bar  
 Everett & Jones Barbeque  
 Acme Bar & Company  
 Califa's Greens  
 Gaumenkitzel

### FITNESS

Berkeley Barbell Conditioning  
 Fitness  
 Cyclebar West  
 Bay Strength Fitness  
 West Campus Swim Center

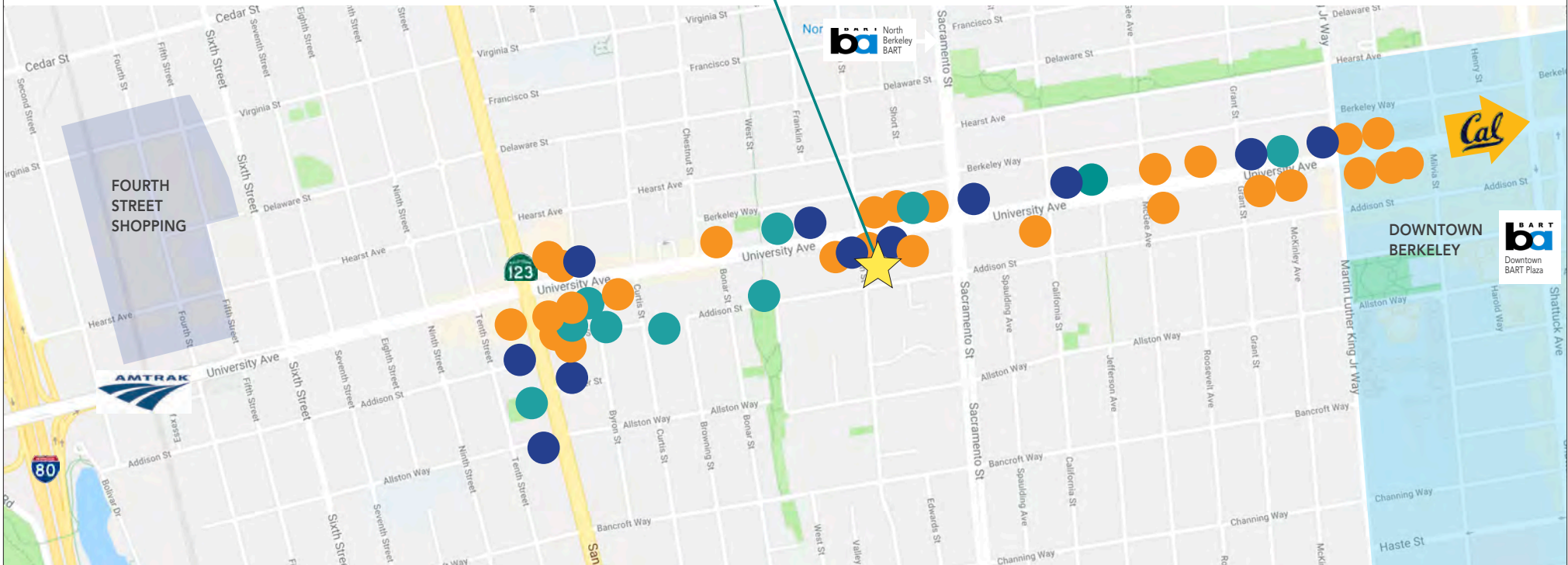
Bodyrok Berkeley  
 Aikido of Berkeley  
 Addison Yoga Loft  
 Berkeley Fencing Club  
 Berkeley Yoga Center

### RETAIL

Target  
 Lee's Florist & Nursery  
 Trader Joe's  
 Mike's Bikes of Berkeley  
 Mi Tierra Foods

Talavera Ceramics & Tile  
 Mi Tierra Foods  
 Omega Lighting & Design  
 Keetsa Mattresses  
 Halmar Work Clothes

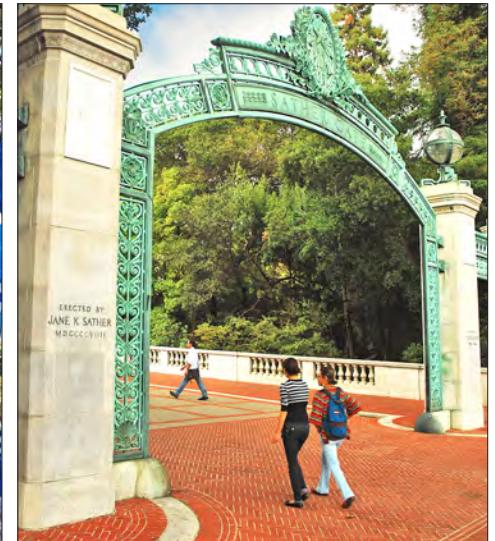
**1405-1417  
 ADDISON STREET,  
 BERKELEY**





## NEIGHBORHOOD

- Home to UC Berkeley
- Centrally located in the SF Bay Area, amidst an excellent transportation network
- According to Sperling's Best Places, Berkeley's future job growth over the next 10 years is estimated to be 41.43% (US is 37.98%)
- Exceptional arts and cultural activities, strong commercial/financial core
- Outstanding education and services
- Year-round mild climate
- Diverse community, vibrant location
- Easy freeway access to I-80 at University Avenue – to both SF Bay Bridge and Richmond San Rafael Bridge
- Near 2 major international airports (OAK and SFO)



Walk Score  
98



Near Popular  
Eateries



Bike Score  
97



Transit  
86

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.