

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 2820 ADELINE STREET, BERKELEY, CA**

**FIRST-FLOOR THERAPY OFFICE IN BEAUTIFUL VICTORIAN BUILDING**



**JOIN OUR QUIET  
FAMILY OF  
THERAPISTS!**

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## 3-STORY OFFICE BUILDING WITH INVITING EXTERIOR COURTYARD – IN CONVENIENT LOCATION

**OFFICE #2: ±247 RSF**  
**ASKING RENT:**  
**\$900/month FS**

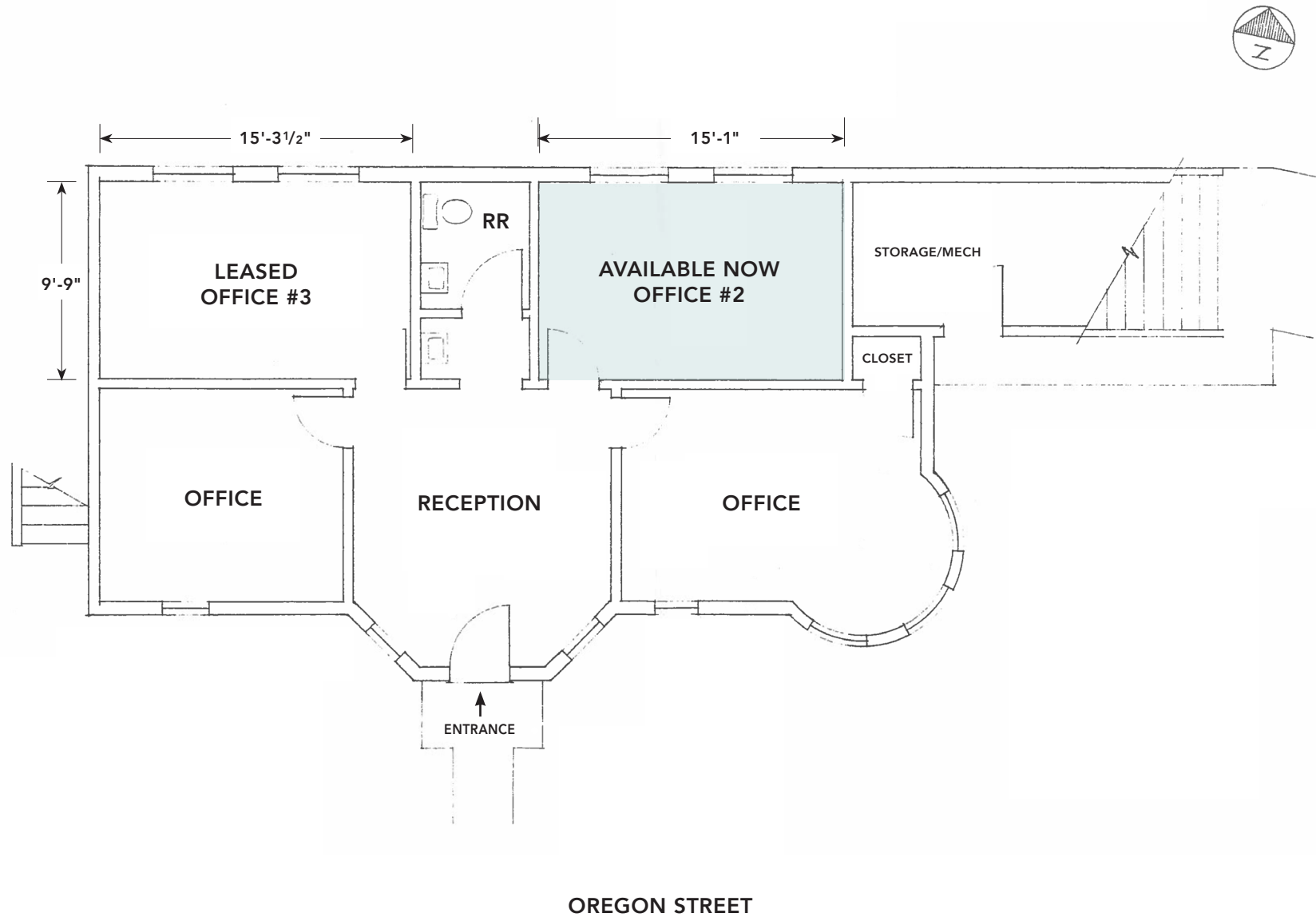
**OFFICE #3: ±252 RSF**  
**LEASED**

**ZONED: C-SA (South Area Commercial)**

- 1 private office available on first floor
- Unfurnished
- Shared waiting room, restroom, internet. Call lights
- Keypad entry through red door on Oregon Street
- Very cool in the summer, and very quiet
- Operable windows
- Easy street parking
- 2 blocks to Ashby BART with easy access to the entire SF Bay area
- Close to Downtown and UC Berkeley campus
- Walkable and bikeable neighborhood
- Steps to Berkeley Bowl Marketplace, Walgreen's, and Crixia Cakes
- Quick walk to Sconehege Bakery & Cafe, Kirala Japanese Restaurant, Mochinut, Cafe Buenos Aires, Taqueria La Familia, Sports Basement, Equinox Gym, and Innerstellar Pilates & Yoga Studio
- Excellent proximity to HWY-13 (Ashby Avenue), HWY-24, and HWY-580





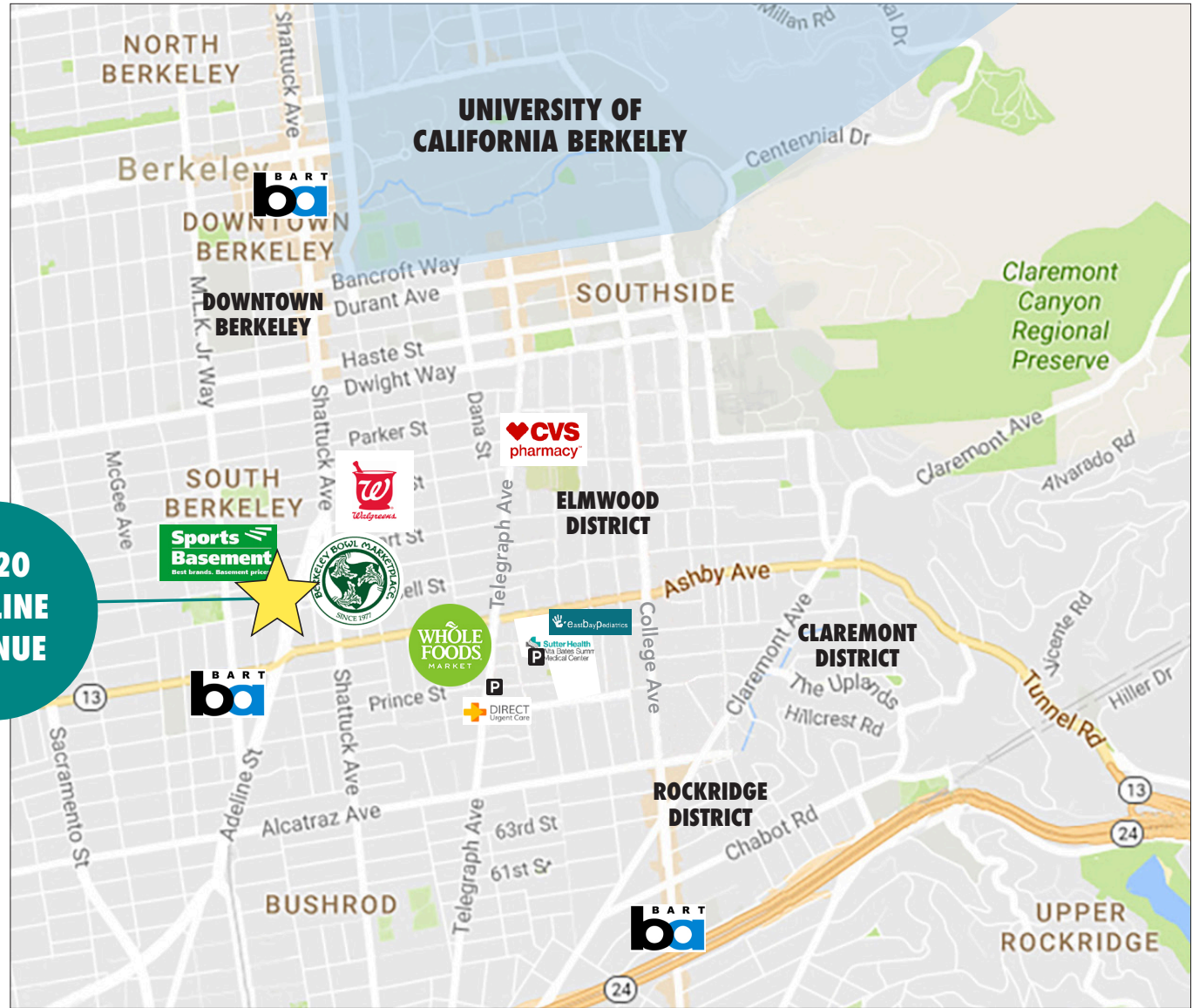


THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.



- Highly central location in South Berkeley
- Directly across from the original Berkeley Bowl Marketplace
- Near Walgreen's, Sports Basement, and a variety of popular eateries
- 2 blocks from Ashby BART
- Short distance to UC Berkeley
- Easy walk to the weekly Lorin District Farmer's Market – every Tuesday
- On high-traffic corridor from Downtown Berkeley to Bay Bridge and Oakland via I-80, I-580, I-980, CA-24, and SR-13
- Easy street parking

**2820  
ADELINE  
AVENUE**

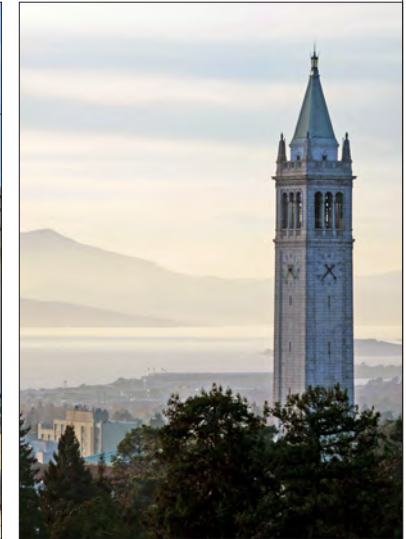




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2820 ADELINE STREET, BERKELEY, CA  
NEIGHBORHOOD



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.