

FOR LEASE: 2 WEST BERKELEY SECOND FLOOR OFFICE SUITES

1117A Virginia Street and 1641 San Pablo Avenue, Berkeley, CA



GORDON
COMMERCIAL REAL ESTATE BROKERAGE

CONTACT: LORI ROSENTHAL

510 524-2344 • lori@gordoncommercial.com • DRE# 01946676

JUST OFF SAN PABLO AVENUE AT VIRGINIA STREET – ENTER THROUGH SIDE GATE

1117A VIRGINIA STREET

Units 203A/B: ±1,203 rsf
 Asking Rent: \$2.65 psf/month IG

- Open floor plan built out with reception desk, four cubicles, open space
- Conference room/additional workspace
- Existing furniture can be used or removed
- Small kitchenette
- Large windows throughout

- Carpeted space with nice, operable windows
- Open work area. Common area restrooms
- Easy street parking
- Tenant pays its own separately metered gas/electric
- Water and refuse/recycling included in base rent
- Neighborhood tenants include Whole Foods, REI, Office Depot, Road Runner Sports, Philz Coffee, many small retailers, and more!
- Close to numerous eateries, bars, retail shops, and fitness
- Berkeley is the SF Bay Area's academic, cultural haven, and foodie haven
- **Zoned:** C-W (West Berkeley Commercial)

1641 SAN PABLO AVE.

Unit 204: ±706 rsf
 Asking Rent: \$2.65 psf/month IG

- Open floor plan
- Kitchenette
- Lots of storage space
- Nice windows
- Skylight

ACROSS FROM BERKELEY ADULT SCHOOL, NEAR ACME BREAD, AND BARTAVELLE CAFE



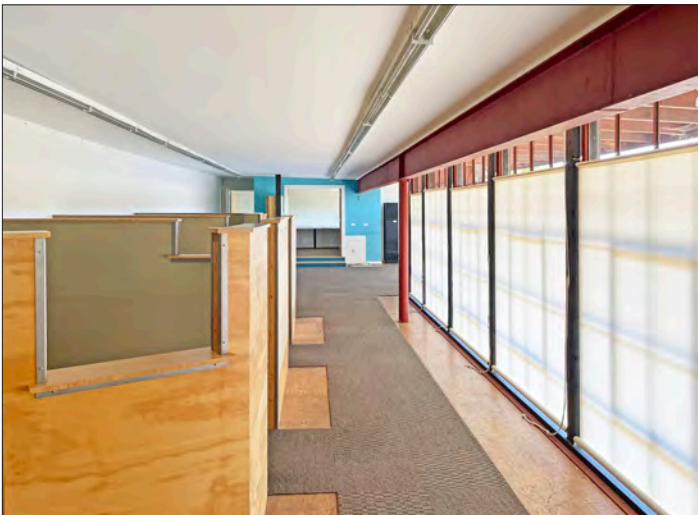
1117A VIRGINIA STREET



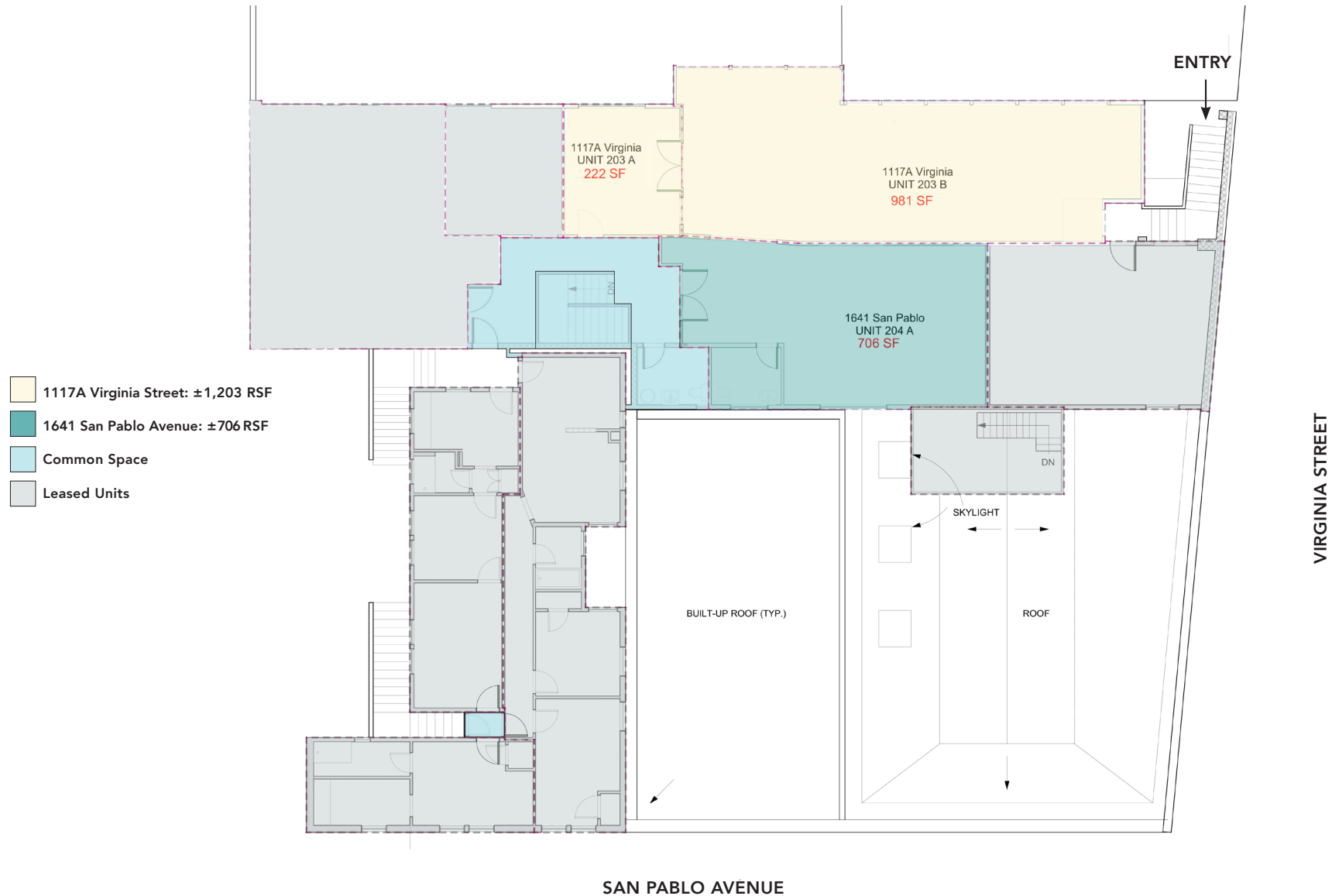
DEMOGRAPHICS

| | 1 MILE | 3 MILE |
|--------------------|---------------|---------------|
| Population | 31,836 | 196,305 |
| Average HH Income: | \$128,147 | \$131,321 |
| Median Home Value: | \$1,001,873 | \$995,870 |
| Daytime Employees | 17,158 | 140,061 |

Source: CoStar/Loopnet







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.

FOOD AND DRINKS

- | | |
|--------------------------------|-------------------------------------|
| Acme Bread | Picante Mexican Restaurant |
| Bartavelle Cafe | Starbucks |
| Café Leila | The Habit Burger Grill |
| Chipotle Mexican Grill | Broc Cellars |
| Gilman Brewing Company | Lusu Cellars |
| Philz Coffee | Blue Ox Wine Company |
| Funky Elephant Thai Restaurant | Donkey & Goat Winery & Tasting Room |
| Boichik Bagels Factory | Lama Beans Mediterranean Restaurant |
| Gioia Pizzeria | Pâtisserie Rotha |
| Espresso Roma Café | Potala Organic Café |
| Berkeley Bagels | Bartavelle Coffee & Wine Bar |
| Kiku Sushi | Yo Sushi |
| Donut Farm Berkeley | Mountain Mike's Pizza |
| Coffee Conscious | Casa Latina Bakery |
| Fonda Restaurant | La Marcha Tapas Bar |
| Fieldwork Brewing Company | Everett & Jones Barbeque |

RETAIL

- | | |
|----------------------------|----------------------------------|
| Tinsel Trading Co | Target |
| Favor & Hotcakes Design | Sprouts Farmers Market |
| Blick Art Materials | Fenton MacLaren Home Furnishings |
| Whole Foods Market | Berkeley Natural Grocery |
| Kermit Lynch Wine Merchant | Monterey Market |
| REI-Coop | Westbrae Nursery |
| The North Face Outlet | Flowerland Nursery |
| Pet Food Express | Berkeley Horticultural Nursery |
| Office Depot | Magnanis Poultry |
| Soccer Pro | Blue Heron Bikes |
| Road Runner Sports | California Ski Company |
| Berkeley Lighting Co | Dave's Record Shop |
| Berkeley Cycle Works | Brushstrokes Studio Inc |
| Emerald City Gowns | The Spanish Table |
| Walgreens | Safeway |



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1117A VIRGINIA STREET + 1641 SAN PABLO AVENUE, 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.