

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 1533 SHATTUCK AVENUE, SUITE D, BERKELEY, CA
:: ZONED FOR MEDICAL USE IN NORTH BERKELEY ::



CONTACT: LORI ROSENTHAL

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

SITUATED ON NORTH SHATTUCK'S CULINARY CORRIDOR, NEAR RESTAURANTS TOPPING THE "BEST OF" LISTS NATIONWIDE

SIZE AVAILABLE

±800 rsf - Suite D

LEASE RATE

\$3.50 psf/month IG

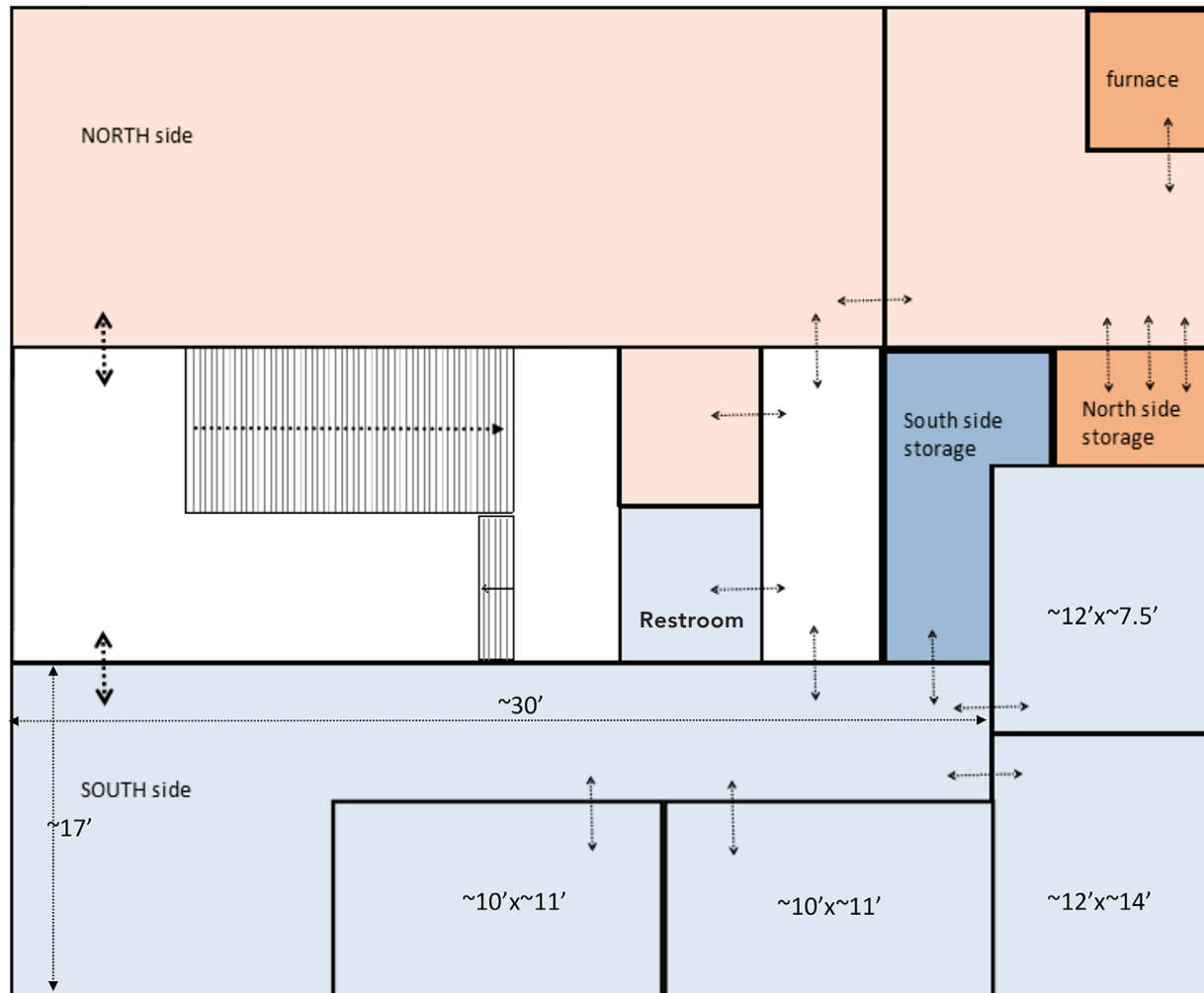
PROPERTY OVERVIEW

- Second floor office space
- Plug and play for massage therapy
- Reception area and 4 private offices
- In suite restroom
- Lots of storage
- Parking included
- Zoned C-NS (North Shattuck Commercial)
- Strong pedestrian foot traffic
- Outstanding public transportation with AC Transit, BART, Bikeshare
- 15 minute walk to Downtown BART; 17 minute walk to UC Berkeley
- Across from Andronico's Market
- Steps to the Post Office, Chez Panisse, Grégoire, and Peet's Coffee



FLOOR PLAN

SHATTUCK AVENUE



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

RESTAURANTS, CAFÉS AND BARS

Chez Panisse	Blue Bottle Coffee	Comal
The Cheeseboard	Sweetgreen	Ippudo
Grégoire Restaurant	Milkbomb Ice Cream	Jupiter
César	Starbucks	Gather
Corso	Asha Tea House	Bobby G's Pizzeria
Caravaggio Gelateria Italiana	Victory Point Cafe	Agrodolce Osteria
Triple Rock Brewery	Crepevine	Spats
Epicurious Garden Food Hall	Guerilla Cafe	Poulet
Saul's Deli	Victory Point Cafe	Arinell Pizza
The Local Butcher Shop	Bear's Food Court	Passione Gelato
Fava	Revival Bar + Kitchen	Tender Greens
Peet's Coffee	Eureka!	

RETAIL

Andronico's Market
 Books Inc.
 Safeway
 CVS
 Foxglove Clothing
 Walgreens
 Celtic Jewelers
 Missing Link Bicycle Coop
 Trader Joe's
 Half Price Books
 Target
 FedEx Ship Center
 Berkeley Ace Hardware
 Scandinavian Designs
 Earthly Goods
 Walk Shop Shoes
 A Priori Gift Shop
 Holistic Hound Pet Store

ENTERTAINMENT

Landmark Shattuck Theatre
 UA Berkeley 7 Theatre
 California Theatre
 Berkeley Repertory Theatre
 Aurora Theatre Company
 Freight & Salvage
 UC Theatre
 The Marsh Arts Center
 Berkeley Art Museum and
 Pacific Film Archive (BAMPFA)

FITNESS

YMCA
 Yoga to the People
 Pure Barre
 Yoga Kula
 Cyclebar
 CorePower Yoga



EXCELLENT LOCATION

- Less than 1/2 mile to Downtown Berkeley, 5 blocks to UC Berkeley campus, and steps away from many artisan shops, boutiques and popular eateries
- Neighboring businesses include: Chez Panisse, The Cheeseboard, César, Crepevine, Grégoire, Andronico's, Corso, Missing Link Bicycle Coop, Saul's Deli, Books Inc, Poulet, Caravaggio Gelateria Italiana, and Epicurious Garden
- Near historic Walnut Square with several unique stores, and the original Peet's Coffee & Tea. Amidst many offices and services such as printing, banks, US Post Office, FedEx Ship Center, UPS Store, Walgreens and CVS
- Easy walk to numerous world-class theatre, arts, live music and sports venues
- Downtown Berkeley BART is a hub of major public transit with access from everywhere in the East Bay/San Francisco

DEMOGRAPHICS

	1 MILE	3 MILE
Population	49,336	204,147
Households	20,040	85,179
Median HH Income	\$91,253	\$107,527
Daytime Employees	43,385	136,710

(Source: CoStar)



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.