



**PROPERTY DESCRIPTION**

Elevate your business with this outstanding second-floor office space at 2750 Adeline St, Suite C in Berkeley, CA. Boasting central air and heating, two private offices, storage, a reception area, and a private restroom. This property sets the stage for productivity and professionalism. Natural light floods the space, creating an inviting and energizing environment. Enjoy the convenience of being just a 5-minute walk from Ashby BART Station, with proximity to the Berkeley Bowl Marketplace. With easy access to public transportation and bike routes, this property offers an unbeatable combination of comfort, functionality, and accessibility for your business.

**OFFERING SUMMARY**

Property Type:	Office Space
Lease Rate:	\$3.00 Per SF/M (MG)
Lease Term:	Negotiable
Space Size:	+/- 1,500 SF
Building Size:	+/- 12,417 SF

**Moji Morovvat**  
VP of Brokerage  
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**BUILDING HIGHLIGHTS**

- 5 Minutes Walk to Ashby BART Station
- Proximity to Berkeley Bowl Marketplace
- Abundant Natural Light
- Convenient public transportation access
- Proximity to bike routes
- Positioned directly on the Adeline Corridor, giving tenants quick street access to both Downtown Berkeley and Oakland

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**UNIT HIGHLIGHTS**

- Central Air and Heating
- Spacious interiors with a large room
- Two Private Offices
- Storage
- Reception Area
- Abundant Natural Light
- Private Restroom
- Laminate floor
- HVAC

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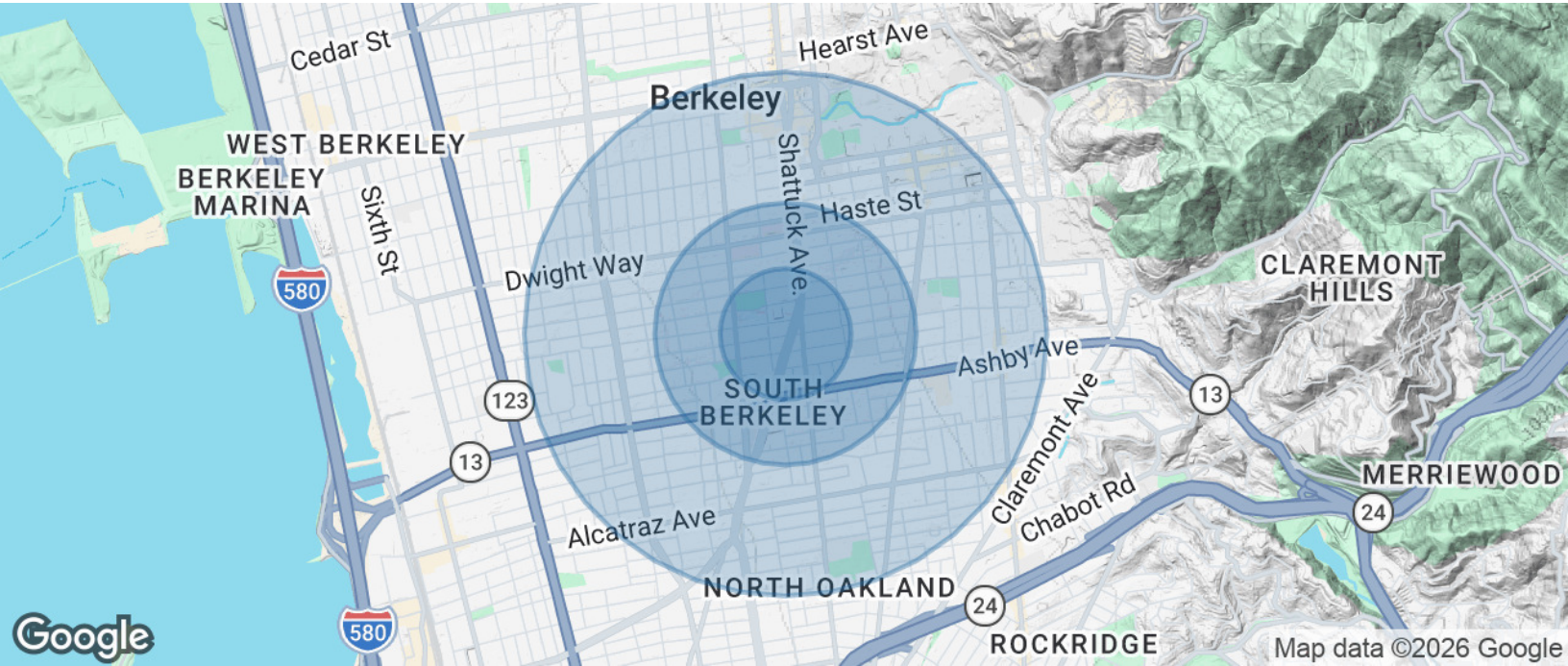
# NEIGHBORHOOD

2750 Adeline St, Suite C, Berkeley



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,800	14,371	59,367
Average Age	37.4	33.7	32.2
Average Age (Male)	37.8	33.9	31.7
Average Age (Female)	41.2	35.8	33.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,214	5,931	22,451
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$161,853	\$145,269	\$139,226
Average House Value	\$1,141,966	\$1,143,224	\$1,269,168

2023 American Community Survey (ACS)

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