

2000

HEARST AVENUE
BERKELEY, CALIFORNIA

NORTHSIDE BERKELEY · MULTI-TENANT OFFICE · 94.7% LEASED

Multi-Tenant Northside Berkeley Office

\$5,200,000

OFFERING GUIDANCE

\$500

PRICE / SF

10,406

RENTABLE SF

94.7%

OCCUPANCY

PROPERTY HIGHLIGHTS

- **SiFive technology anchor** — full fourth floor, 3,763 SF (36.2% of the building); tech & life-science tenants ≈ 59% of SF.
- **Durable occupancy** — 92% average since 2010; 94.7% leased today with a 6-year weighted-average tenancy.
- **Value-add rollover** — ~70% of leases expire by year-end 2027, allowing the new owner to mark below-market rents to market.
- **By-right residential potential** — high-density development under California's transit-oriented zoning overlays; yield study underway.
- **Transit-rich Northside location** — two blocks to UC Berkeley, the region's largest employer; three blocks to Downtown Berkeley BART; 26 gated on-site stalls.



YEAR BUILT

1965

STORIES

4

LAND AREA

0.22 AC

SUITES

16

SALE INTEREST

Fee Simple

PARKING

26 Stalls

Evan Rose

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**REQUEST THE
OFFERING
MEMORANDUM**