

**FOR LEASE: PRIVATE OFFICE COTTAGE IN DOWNTOWN BERKELEY**

**:: 1960A UNIVERSITY AVENUE, BERKELEY, CA ::**



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### CENTRALLY LOCATED, SECOND-FLOOR OFFICE WITH 2 PRIVATE OFFICES + OPEN SHARED ROOMS

**SIZE:** ±850 rsf

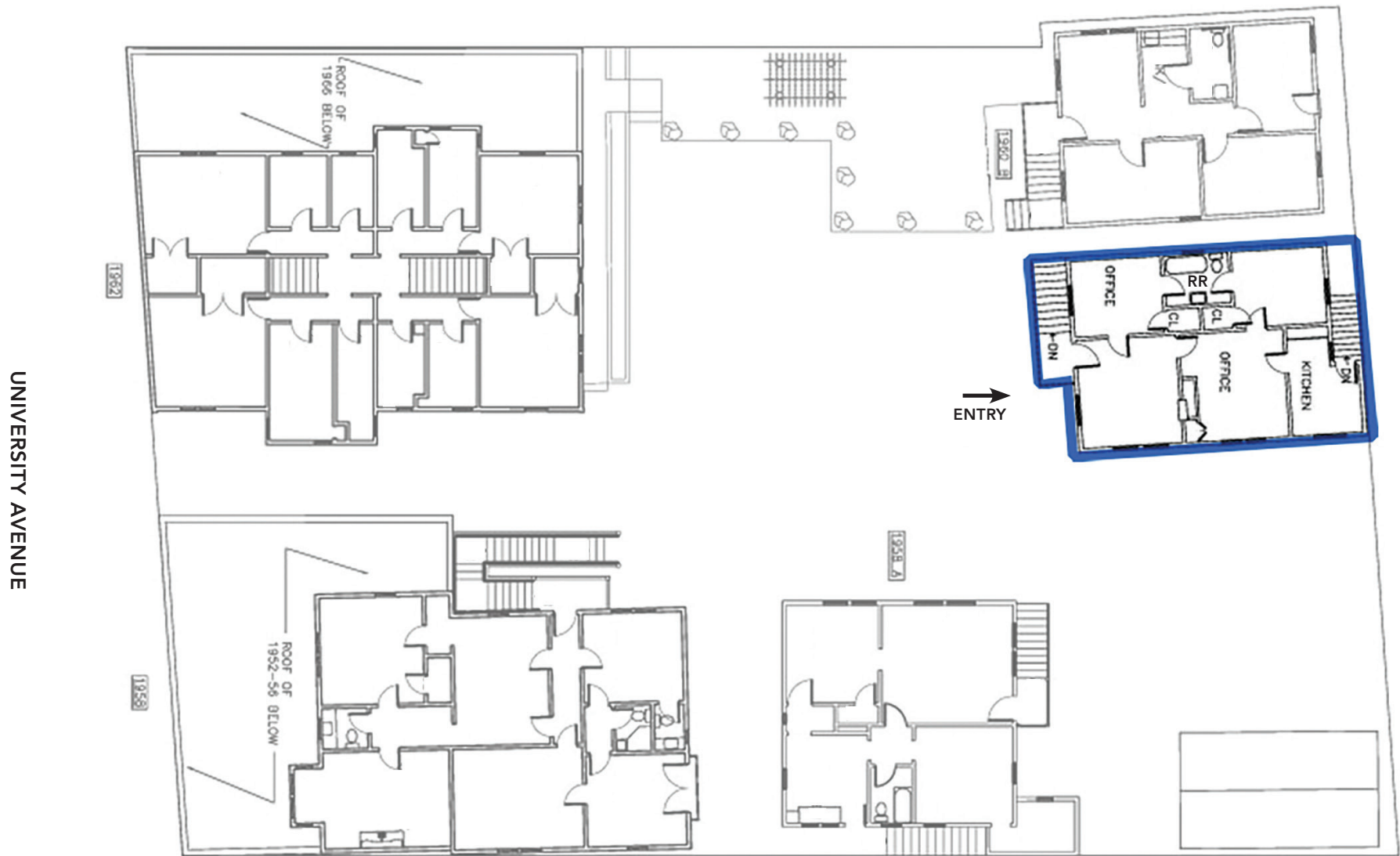
**ASKING RENT:**  
\$3.25 psf/month  
plus utilities + trash

**ZONING:**  
C-DMU (Downtown  
Mixed-Use District)

- Well-suited for non-profits and other small office users
- Victorian charm with natural light and operable windows for airflow
- Private restroom and kitchenette
- Upstairs from beautiful courtyard with lovely rose garden
- Bike parking out front; short walk to BART; monthly car parking nearby
- Parklet in front of building, along University Avenue
- Strong co-tenants – next to The Butcher’s Son, Rose Pizzeria, Anja’s, and Chocolaterie
- Across street from UC Berkeley Extension
- Less than 1 block to Trader Joe’s
- 1 block from Berkeley’s Downtown Arts District
- Quick walk to UC Berkeley campus
- Easy access to AC Transit buses with stops all along University Avenue
- Near North Shattuck culinary and shopping amenities
- Steps to live theater, music, and sports venues







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.

## RESTAURANTS, CAFÉS AND BARS

- |                             |                     |
|-----------------------------|---------------------|
| Rose Pizzeria               | Blue Bottle Coffee  |
| The Butcher's Son           | Triple Rock Brewery |
| Anja's                      | Platano             |
| Chocolaterie                | Jupiter             |
| Café Etoile                 | Bobby G's Pizzeria  |
| Las Cabañas Mexican Grill   | Spats               |
| Bench Café                  | Crepevine           |
| Berkeley Social Club        | Via Del Corso       |
| Nation's Giant Hamburgers   | Grégoire            |
| Imm Thai Street Food        | Eureka!             |
| Chipotle Mexican Grill      | Sliver Pizza        |
| Cupcakin' Bake Shop         | Tender Greens       |
| Sweetgreen                  | Comal               |
| Barney's Gourmet Hamburgers | Lucia's             |
| Chez Panisse                | Ippudo              |
| The Cheese Board Collective | Cholita Linda       |

## RETAIL

- Trader Joe's
- Stone Room 2
- Shop College Wear
- Target
- FedEx Ship Center
- Berkeley Ace Hardware
- Mike's Bikes
- Model Shoe Renew
- Lhasa Karnak Herb Company
- Andronicos
- Walk Shop Shoes
- A Priori Gift Shop
- Healthy Spot Pet Store

## ENTERTAINMENT

- Berkeley Repertory Theatre
- The Freight
- The Back Room
- UC Theatre
- California Jazz Conservatory
- The Marsh Arts Center
- BAMPFA

## FITNESS

- Downtown YMCA
- Cyclebar
- Orangetheory Fitness



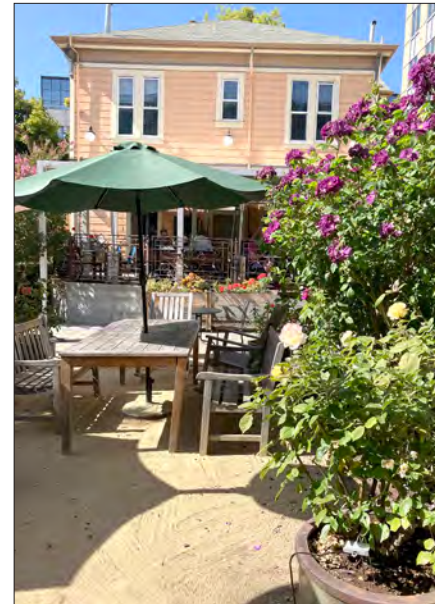
# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1960A UNIVERSITY AVENUE, BERKELEY, CA  
LOCATION



OFFICE SUITE is located on University Avenue, through the courtyard opening between Rose Pizzeria and The Butcher's Son – at back of garden.



# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1960A UNIVERSITY 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.