



PROPERTY DESCRIPTION

2020 Milvia St., Tioga Building, is located in the heart of Berkeley's growing downtown within blocks from UC Berkeley, BART, AC Transit, and downtown retail stores and eateries including Freight & Salvage coffeehouse and the Rep Theater. This building is 5 Stories, and was built 1956. Typical floor size is near 8,336 SF. Public garages available on Addison St and Center St.

Suite 250 is on the second floor, with approximately 3,119 SF available individually or together with suite 220. This is a rare opportunity to lease a second floor in the heart of Downtown Berkeley. The available office spaces, features floor to ceiling windows, a large open space, and private offices with an excellent condition and view..

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=Agzv9TFpSs6>

OFFERING SUMMARY

Property Type:	Office
Lease Rate:	\$3 SF/month (Industrial Gross)
Lease Term:	Negotiable
Space Size:	3,119 - 8,079 SF
Building Size:	43,268 SF

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BUILDING HIGHLIGHTS

- **Prime Location:** Sited in the Downtown Arts District, two blocks from UC Berkeley and the Downtown Berkeley BART station.
- **Building Features:** Completely retrofitted to exceed strict university seismic standards, featuring upgraded lobbies, automated security, and a tenant-accessible rooftop deck.
- **Suite Design:** Designed for high natural light with floor-to-ceiling windows, modern HVAC, and flexible turnkey layouts including private offices and kitchens.
- **Ground-Floor Anchor:** Home to a massive, highly accessible Berkeley Ace Hardware location.
- **Keypad Security:** Entries are protected via a programmable electronic entry system to secure after-hours access for all tenants.

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UNIT HIGHLIGHTS

- Space Size: +/-3,119 RSF
- Mostly open layout
- 5 Private Offices
- Central Air Conditioning
- Natural Light
- carpet Floor
- Easy access to shared restrooms
- Drop ceiling
- Retrofitted building
- One block away from downtown Berkeley BART Station

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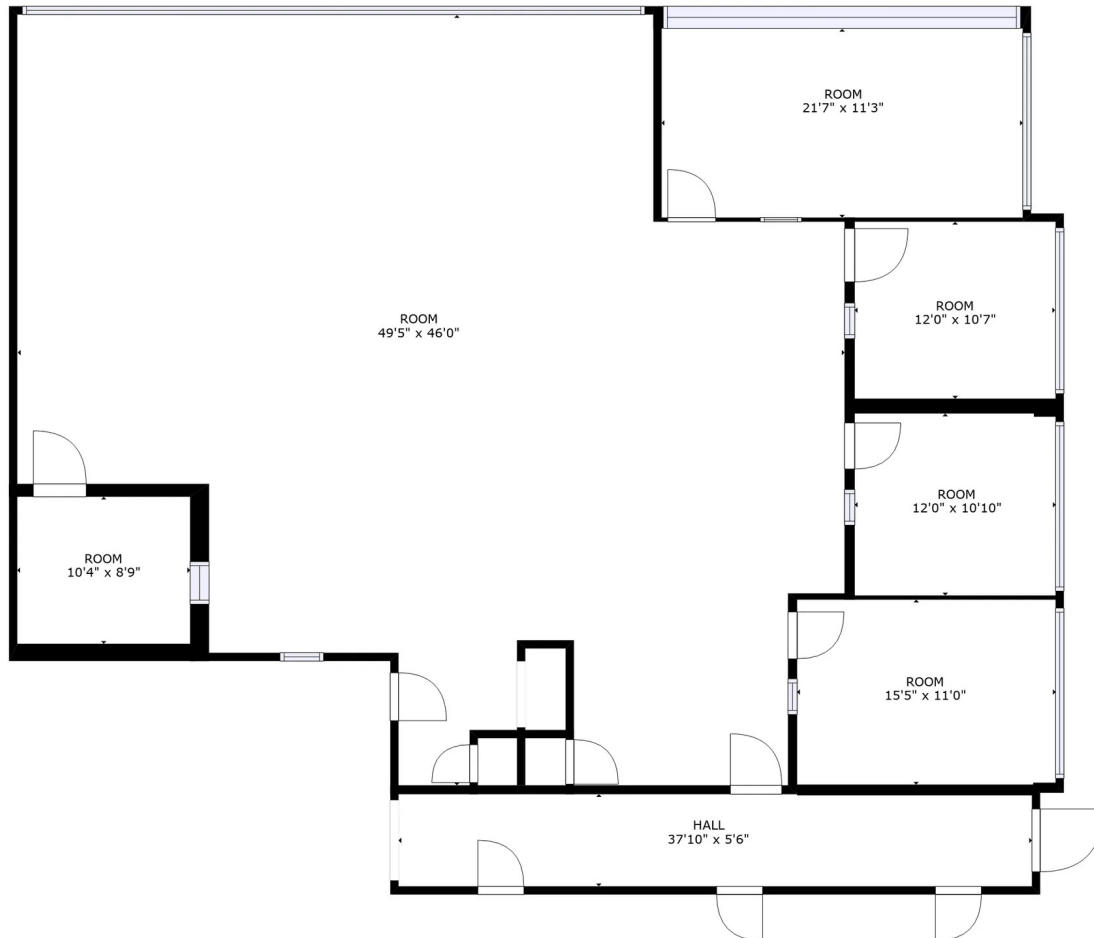




REAL
ESTATE

Floor Plans

2020 Milvia St, Ste 250, Berkeley



GROSS INTERNAL AREA
FLOOR 1: 2833 sq. ft
TOTAL: 2833 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

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Neighborhood

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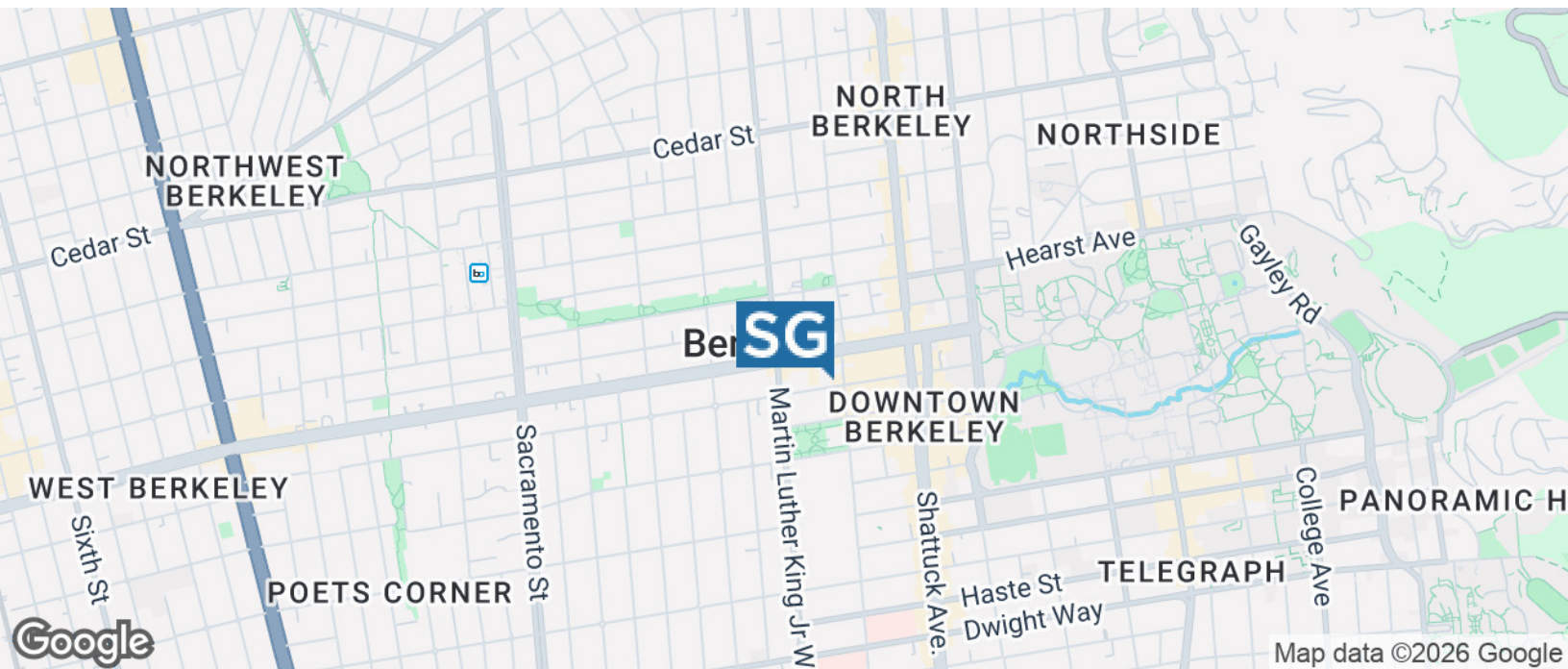
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Demographics

2020 Milvia St, Ste 250, Berkeley



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,043	15,682	59,295
Average Age	27.8	29.9	31.4
Average Age (Male)	30.0	31.1	31.7
Average Age (Female)	29.5	30.6	32.1

* Demographic data derived from 2020 ACS - US Census

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