



PROPERTY DESCRIPTION

Experience the perfect blend of historic character and modern performance in Berkeley's vibrant Arts District. 1900 Addison offers a rare opportunity to occupy $\pm 3,550$ SF remodeled, seismically retrofitted office space. Suite 200 features a spacious, airy layout with five private offices, high-end wood flooring, and full in-suite amenities. Located just steps from Downtown Berkeley BART and minutes from I-80, this landmark building provides a prestigious, accessible home for dynamic professional teams. The combination of wood flooring and a remodeled interior reduces startup friction. The "vibrant and diverse" tenant mix suggests a high-energy environment suitable for tech, legal, or creative agencies. The adjutant unit, unit 250 is also available.

The entire second floor with approximately 5,250 SF are available individually or altogether with the following specifications:

- Suite 250 with approximately 1,700 SF
- Suite 200 with approximately 3,550 SF

OFFERING SUMMARY

Property Type:	Office/ Commercial
Lease Rate:	\$3.20 Per SF/mo (MG)
Lease Term:	Negotiable
Space Size:	$\pm 3,550$ SF
Building Size:	$\pm 15,254$ SF

2nd Fl Available Units and Spaces

- Suite 250 with approximately	$\pm 1,700$ SF
- Suite 200 with approximately	$\pm 3,550$ SF
Total	$\pm 5,250$ SF

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BUILDING HIGHLIGHTS

- Architectural Style: Classical Revival brick construction with terra cotta detailing
- Transit Proximity: Only 3 blocks from the Downtown Berkeley BART station, making it highly accessible for commuters.
- I-80 Freeway easy access
- Secure Entry: Functioning as a gated office building, offering a higher level of security for tenants.
- Parking: Includes limited but dedicated parking spaces, which is a rare and high-value commodity in downtown Berkeley. (subject to availability \$150/Mo)
- Elevator Access

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UNIT HIGHLIGHTS

- Space Size: +/-3,550 SF
- 5 private offices
- One large open area
- Kitchennette
- Private Restroom
- Premium Finishes: (high-end wood flooring)
- HVAC
- Retrofitted Building
- Adjacent unit with additional 1,700 SF can be added
- Exposed Brick wall

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REAL
ESTATE

Floor Plan

1900 Addison St. Ste, 200, Berkeley



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The Neighborhood

1900 Addison St. Ste. 200, Berkeley



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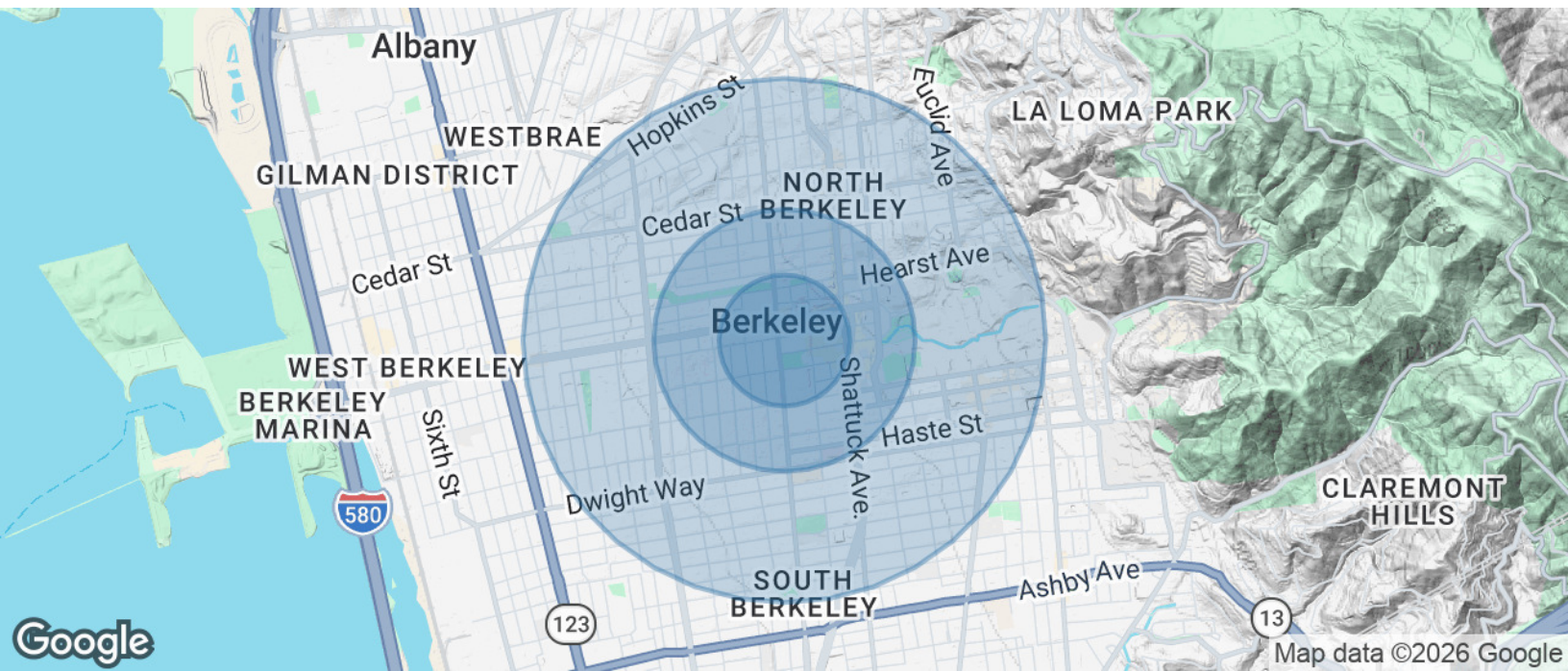
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REAL
ESTATE

Demographics

1900 Addison St. Ste, 200, Berkeley



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	3,112	13,575	55,520
Average Age	31.3	33.4	32.7
Average Age (Male)	29.0	32.7	32.3
Average Age (Female)	31.2	33.5	34.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	1,459	6,454	21,943
# of Persons per HH	2.1	2.1	2.5
Average HH Income	\$104,264	\$124,408	\$132,959
Average House Value	\$1,294,918	\$1,366,208	\$1,299,771

2023 American Community Survey (ACS)

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