



PROPERTY DESCRIPTION

This exceptionally creative and beautiful commercial space is part of a turn of the century historic building. It offers an excellent location near many shops and restaurants, such as Berkeley Bowl, Any Mountain, and Meymehr Bakery, in a rapidly growing area of Berkeley. The entrance to the office is a private gated walkway that features beautiful brick walls. This property also features a beautiful atrium and private garden.

Unit B is on the ground floor with approximately 1,520 SF, it has two spacious open work areas, a private office, a kitchenette, and a restroom. This classic and industrial suite features exposed brick walls and redwood accents, skylights and an atrium providing excellent natural light.

FOR 3D TOUR PLEASE CLICK HERE:

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

OFFERING SUMMARY

Property Type:	Commercial / Office
Lease Rate:	\$3.00 PSF/MO
Lease Term:	Negotiable
Space Size:	+/- 1,520 SF
Building Size:	6,324 SF

Moji Morovvat
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PROPERTY HIGHLIGHTS

- 5 Minutes walking distance to Ashby BART Station
- Ground Floor Space
- Private Entrance
- Interior Brick Natural Charm
- Charming Exterior and Cosy Patio
- Proximity to Downtown Berkeley, Berkeley Bowl, Sports Basement
- Great lighting
- Adeline Corridor (biking lane)
- Wide Street sidewalk

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UNIT HIGHLIGHTS

- Space size: 1,520 SF
- Ground Floor unit
- Heating System
- Private Office
- Kitchenette
- Private Restroom
- High Ceilings
- Natural Light
- Laminate and Carpet flooring

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REAL ESTATE

Neighbourhood

2748 Adeline St, Ste B

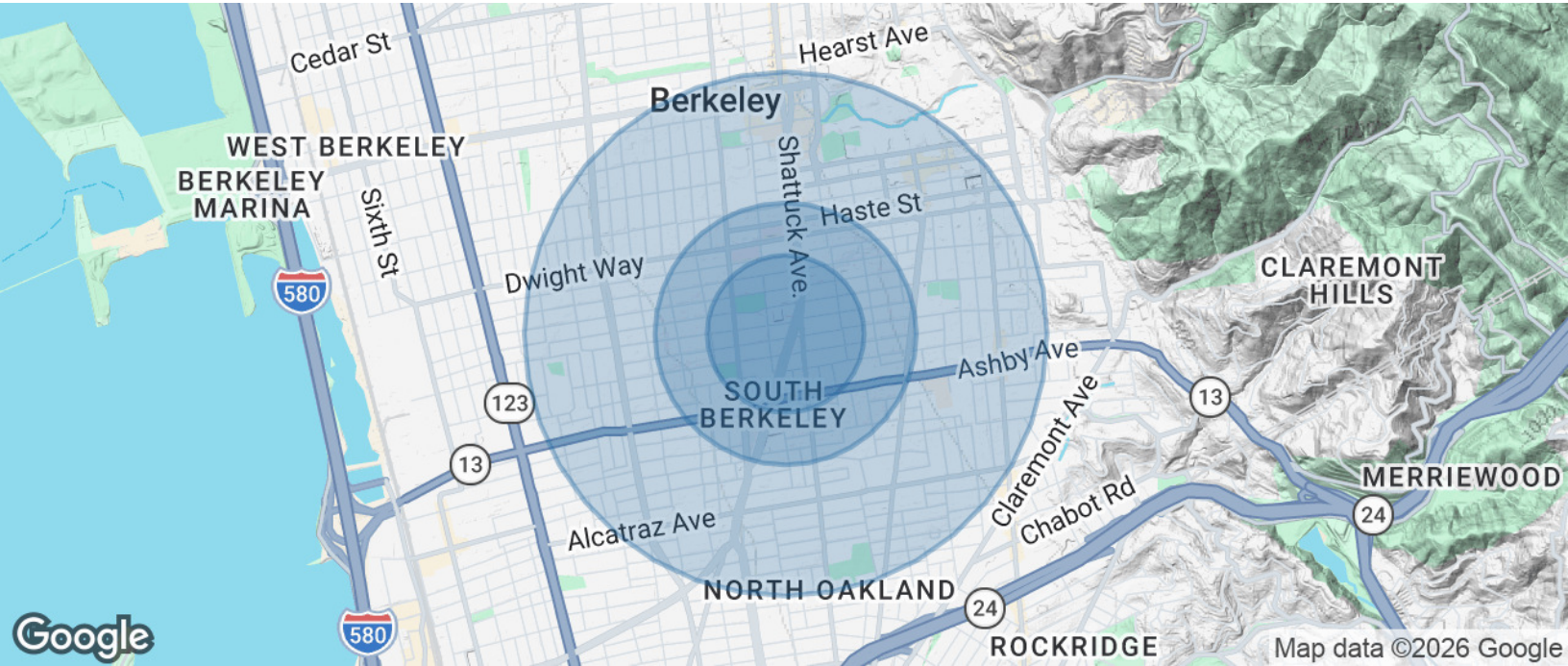


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,888	12,373	55,070
Average Age	41	38	35
Average Age (Male)	41	38	35
Average Age (Female)	41	38	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,659	5,322	20,769
# of Persons per HH	2.3	2.3	2.7
Average HH Income	\$164,422	\$143,820	\$123,988
Average House Value	\$1,418,402	\$1,341,021	\$1,228,736

2020 American Community Survey (ACS)

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