



PROPERTY DESCRIPTION

2020 Milvia St., Tioga Building, is located in the heart of Berkeley's growing downtown within blocks of 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 in 1956. Typical floor size is near 8,336 SF. Public garages available on Addison St and Center St.

Suite 400 is on the 4th floor, consisting of 6 private offices, a break area, a copy room, and open areas. Ideal and nicely set up for administrative office space. The office space is 3,850 SF with great natural light and a combination of open space and private offices.

FOR 3D TOUR PLEASE CLICK HERE:

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

OFFERING SUMMARY

Property Type:	Office
Lease Rate:	\$3 SF/month (Industrial Gross)
Lease Term:	Negotiable
Space Size:	+/- 3,850 SF
Building Size:	+/- 43,268 SF

Moji Morovvat
 VP of Brokerage
moji@sgrealestateco.com
 510.987.8944
 Cal DRE #02034867



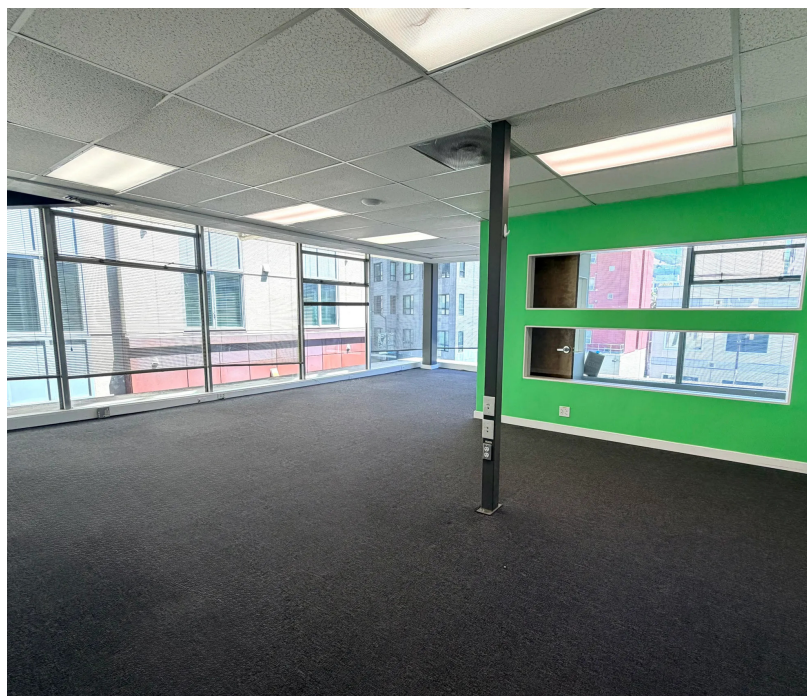


BUILDING HIGHLIGHTS

- **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: +/- 3,850 RSF
- 6 Private Offices
- Kitchen
- Natural Lighting
- Mostly Open Floor Plan Layout
- Central Air Conditioning
- Print/Copy Room
- Natural Light
- carpet Floor
- Drop ceiling
- One block away from downtown Berkeley BART Station

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Neighborhood

2020 Milvia St, Ste 400, Berkeley, CA 94704



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SG Real Estate | Regional Real Estate Experts

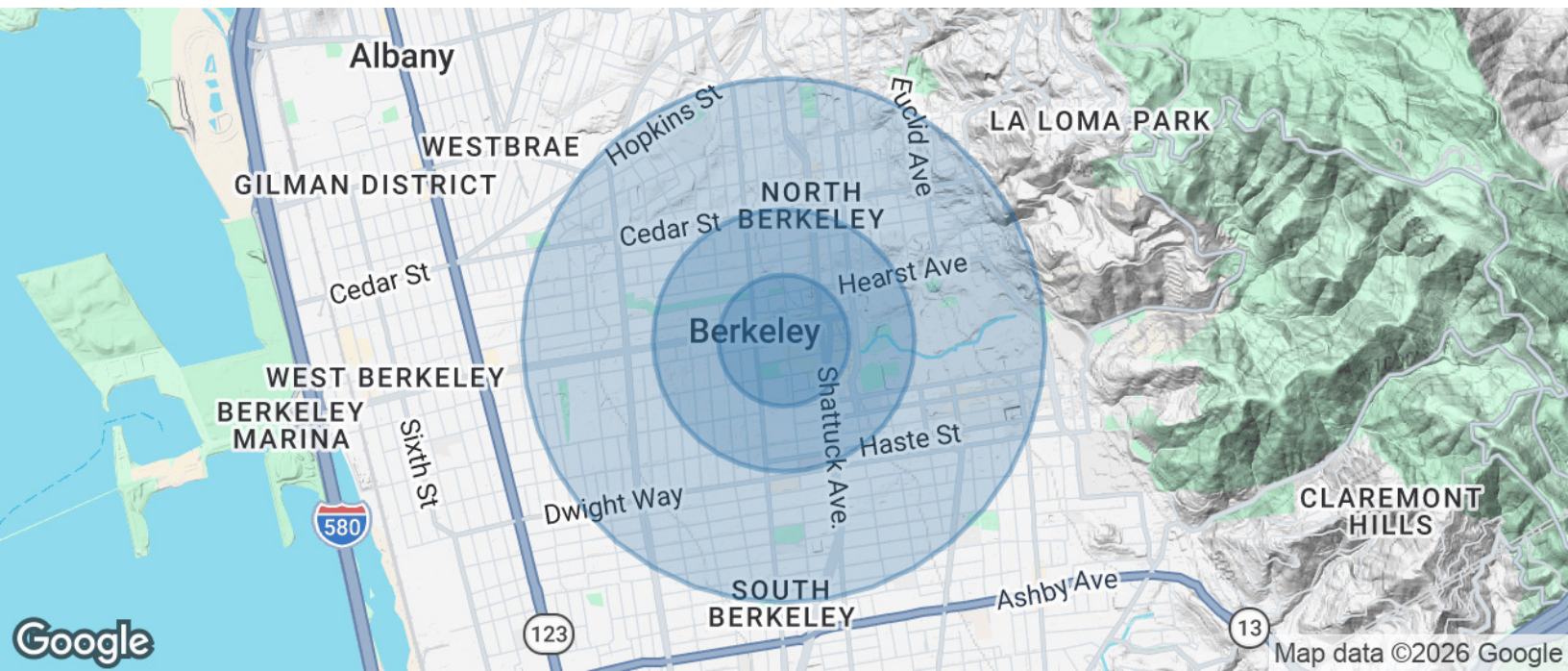
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Demographics

2020 Milvia St, Ste 400, Berkeley



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,029	15,649	59,346
Average Age	27.8	29.9	31.4
Average Age (Male)	30.0	31.1	31.7
Average Age (Female)	29.5	30.6	32.2

* Demographic data derived from 2020 ACS - US Census

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