

FOR LEASE

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

2912 Telegraph Avenue Berkeley, California

High-End, Ground-Floor Service Commercial Headquarters

SIZE

± 1,005 RSF

LEASE RATE

\$4.25 psf/mo, IG

AVAILABILITY

Immediate

Kevin Gordon Exclusive Agent

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Property Overview

Recently renovated commercial space in Berkeley's landmark Yazdi Building, with a wood-frame and stucco exterior, professionally maintained landscaping, and residential apartments above. The suite features original steel-sash windows, natural light from multiple exposures, an in-suite restroom and kitchenette, and attractive central garden courtyard — with ground-floor co-tenant Scarlet Salon.

Highlights

- High visibility along busy Telegraph Avenue
- Setback entrance behind gated storefront
- Excellent signage opportunity
- Open floor plan with closets
- Metered and neighborhood street parking out front
- Radiant heat and operable windows
- Polished concrete and hardwood floors
- Central garden courtyard for added natural light
- Separate restroom, water heater, and PG&E metering
- Fully sprinklered building

Lease Terms

Asking Rent: \$4.25 per rentable square foot per month, Industrial Gross. Available immediately.

Location Highlights

- 1 block to Whole Foods Market
- Close to Alta Bates Summit Medical Center and surrounding medical offices
- Near AC Transit stops; walking distance to Ashby BART
- 5 blocks to the Elmwood Retail District

Zoning & Walkability

Zoned C-C (Corridor Commercial District).

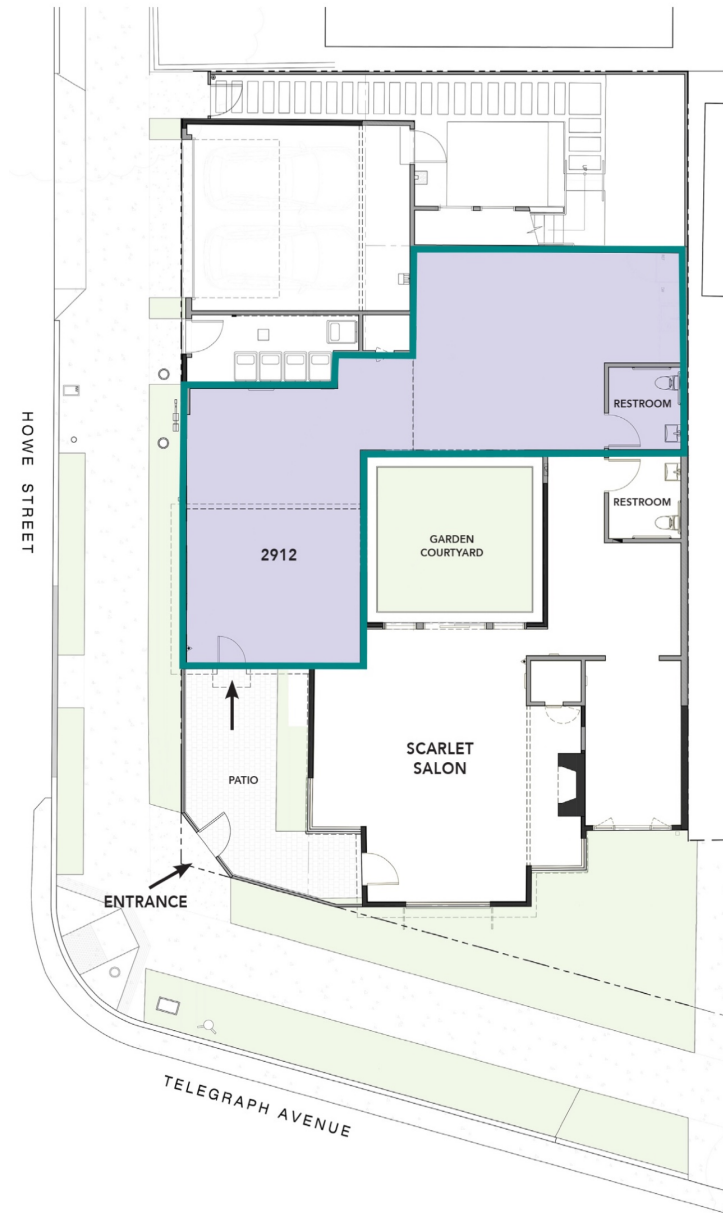
Tenant to confirm intended use with the City of Berkeley.

Walk Score 92 • Bike Score 99 (walkscore.com).

This information has been secured from sources we believe to be reliable, but we make no representations, or warranties, express or implied, as to the accuracy of the information. The information contained herein is not a substitute for a thorough due diligence investigation. Information to be verified by an interested party, and their advisors and consultants. By receiving these materials you are agreeing to the disclaimers set forth herein.







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.

Neighborhood

2912 Telegraph Avenue sits on a transit-oriented, high-traffic commercial corridor connecting Downtown Oakland to UC Berkeley, with AC Transit bus service along Telegraph Avenue and Ashby BART a half-mile away. Alta Bates Summit Medical Center, one of the Bay Area's busiest hospitals, anchors nearby employment, alongside numerous medical and health-related offices.

Area Highlights

- High car counts seven days a week — Telegraph Avenue links Downtown Oakland to UC Berkeley, intersecting Ashby Avenue (Hwy-13), Hwy-24, and Hwy-580
- Quick walk to Whole Foods Market; 5 blocks to the Elmwood Retail District's cafés, restaurants, shops, movie theater, and library
- 0.5 mile to Ashby BART and Berkeley Bowl Marketplace; 1 mile to UC Berkeley; 1.5 miles to the Rockridge District
- Established neighbors include Scarlet Salon, Whole Foods Market, Ashby Flowers, Berkeley Bowl Marketplace, Walgreens, CVS, Wells Fargo, Bluemercury, and Focal Point Opticians

Alta Bates Summit Medical Center

Two blocks east on Ashby Avenue, Alta Bates is one of the East Bay's busiest hospitals and the largest employment anchor in the immediate area. Its around-the-clock staffing, physician offices, outpatient services, and steady stream of patients and visitors generate consistent seven-day demand for nearby service businesses — and a natural referral base for health, wellness, and personal-care uses.

UC Berkeley

One mile north, the university brings tens of thousands of students, faculty, and staff into the corridor, plus year-round visitors for lectures, athletics, and performances. Telegraph Avenue is the direct route between campus and this block, keeping foot and vehicle traffic strong outside of standard business hours and through the summer.

Residential Density & Daily Traffic

- Dense, established residential fabric — Elmwood, Bateman, and North Oakland neighborhoods surround the site on all sides, with apartments directly above the suite
- Walk Score 92 and Bike Score 99: many neighbors run daily errands on foot or by bike, passing the storefront
- Long-tenured retail neighbors — Whole Foods, Berkeley Bowl, Walgreens, CVS, Wells Fargo, and the Elmwood shops — keep the trade area busy every day of the week



Inquire About This Listing

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