



PROPERTY DESCRIPTION

Located in one of Berkeley's most recognizable landmark buildings, 1900 Addison Street is a beautifully restored, seismically retrofitted three-story office building that preserves its classic brick architecture while offering modern functionality. Situated in the heart of the vibrant Arts District. The property is within walking distance of Downtown Berkeley, a wide variety of restaurants and amenities, public transportation, and provides convenient access to the I-80 freeway. Suite 250 offers approximately 1,700 rentable square feet of well-designed office space on the second floor. The suite features: Five private offices, one private restroom, Spacious open work area. For businesses requiring additional space, Suite 250 may be leased individually or combined with the adjacent Suite 200 (±3,550 RSF), creating a contiguous office suite of approximately 5,250 rentable square feet.

This flexible office opportunity is ideal for a wide range of users, including professional services firms, technology companies, architects, designers, creative agencies, engineering firms, consulting and other office-based businesses

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=6DzXsrP122v>

OFFERING SUMMARY

Property Type:	Office
Lease Rate:	\$3.20 SF/month (MG)
Lease Term:	Negotiable
Space Size:	+/- 1,700 Rentable SF
Building Size:	+/- 15,254 SF
2nd Floor Available Units:	
- Suite 250	1,700 SF
- Suite 200	3,550 SF
Total	+/-5,250 SF

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LOCATION 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: $\pm$ 1,700 RSF
- Can be combined with adjacent space up to 5,250 RSF
- Spacious Staircase
- Elevator
- Gated Office Building
- 5 Private Offices
- Storage Area
- Natural Light
- private Restroom
- HVAC
- Carpeted Floor

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Neighborhood

1900 Addison St. Ste, 250, Berkeley



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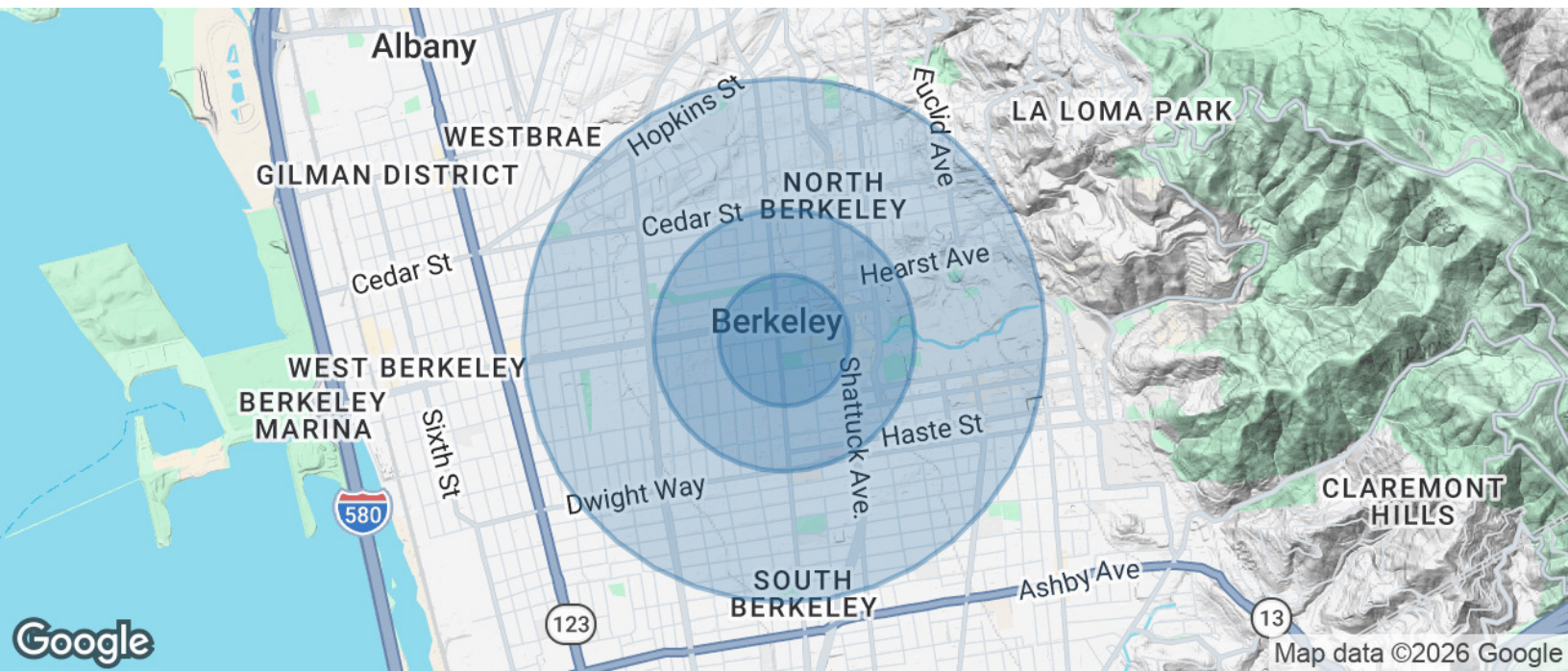
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Demographics

1900 Addison St. Ste, 250 , Berkeley



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	3,722	15,631	57,983
Average Age	29.3	31.0	31.9
Average Age (Male)	30.5	32.0	32.2
Average Age (Female)	30.7	32.0	32.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	1,656	7,297	23,975
# of Persons per HH	2.2	2.1	2.4
Average HH Income	\$81,021	\$85,309	\$94,550
Average House Value	\$419,304	\$582,113	\$709,167

2020 American Community Survey (ACS)

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