

2023

8th Street

BERKELEY, CA 94710

FOR LEASE/ FOR SALE
28,800 SF BUILDING

CBRE



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Executive Summary

The Offering

CBRE, Inc. is please to present the opportunity to lease or acquire an extremely rare building located in Berkeley. Previous approved uses of the building have been Lab Space, Office Space and a Charter School. The Building is approximately $\pm 28,800$ square feet. Parking is available across the street and the buildings can possibly accommodate additional parking via a roll up door.

PROPERTY ADDRESS	2023 8th Street, Berkeley, CA 94710
PROPERTY USERS	Lab, office, charter school
ASSESSOR'S PARCEL NUMBER	056-1972-016
COUNTY	Alameda
RENTABLE AREA	$\pm 28,800$ square feet
YEAR BUILT	1956 (Upgrades in 2000/2011/2013)
CONSTRUCTION TYPE	Masonry
SITE AREA	± 0.34 acres



Executive Summary

Investment Highlights

GREAT VALUE

The property is being offered for lease at \$2.50 psf full service! This is a bargain relative to the Berkeley market where Class A office rents are \$4.37 psf per month full service. The overall vacancy rate in Berkeley for fourth quarter 2019 is 1.3%.



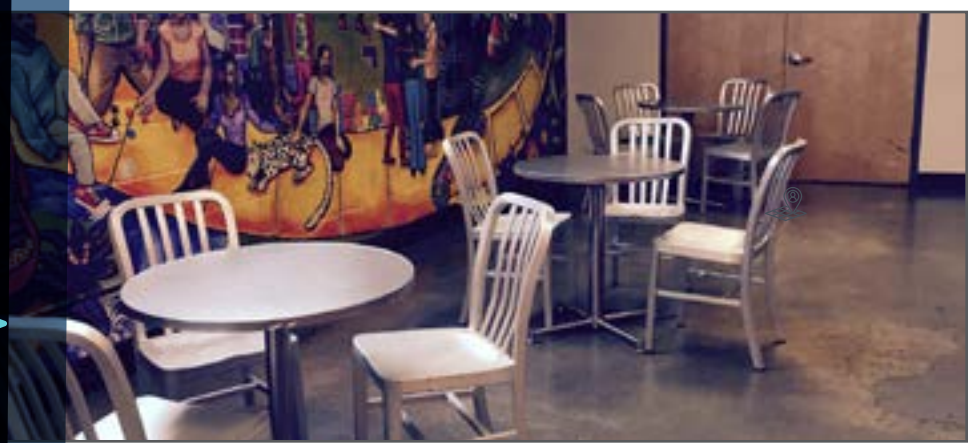
IDEAL LOCATION

The property is located in West Berkeley, one of the most desirable office/R&D market in the East Bay. It has convenient access to Interstate 80/580 & 880, as well as A/C Transit and BART (1 mile away). The Property has immediate access into the Greater Bay Area and is close to both Oakland International and San Francisco International Airport.



TECHNOLOGY CLUSTER

The number of emerging companies and the diversity of industries in the West Berkeley and Emeryville sub-markets ensure a constant supply of growth companies with office, R&D and manufacturing space needs. Collectively, the emerging market companies noted herein have raised over \$5B.





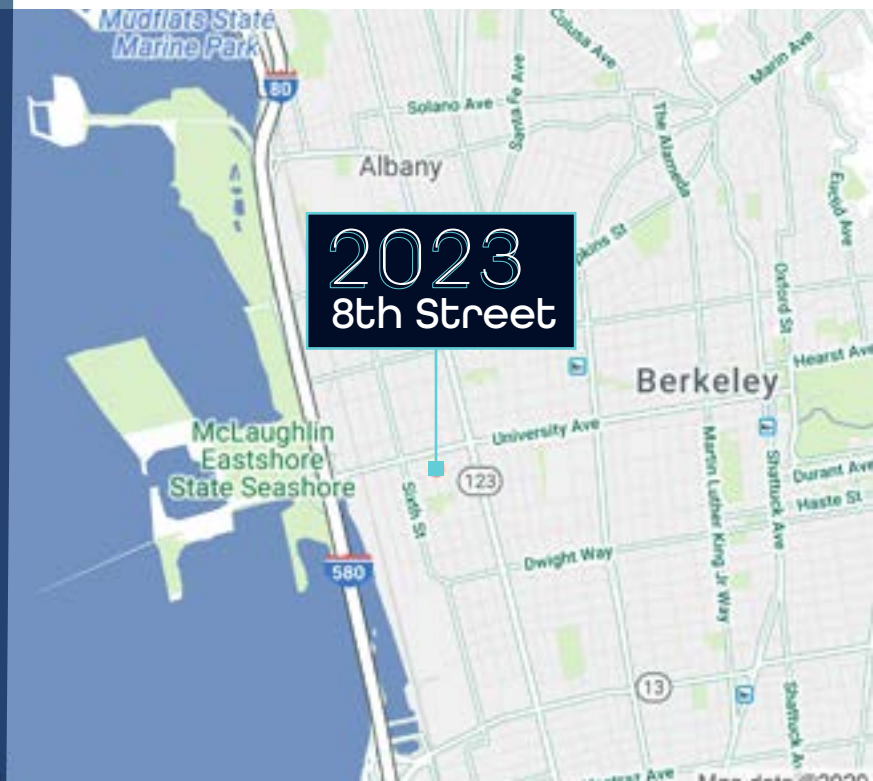
CLOSE PROXIMITY TO THE UNIVERSITY OF CALIFORNIA

The University of California is within 2.5 miles of the University of California. Founded in 1868 as the flagship campus of the University of California, UC Berkeley has a long history of academic excellence and groundbreaking research. The campus is 1,232 acres with enrollment of over 37,000 undergraduate and graduate students. The daytime population in the campus is estimated to be 50,000.



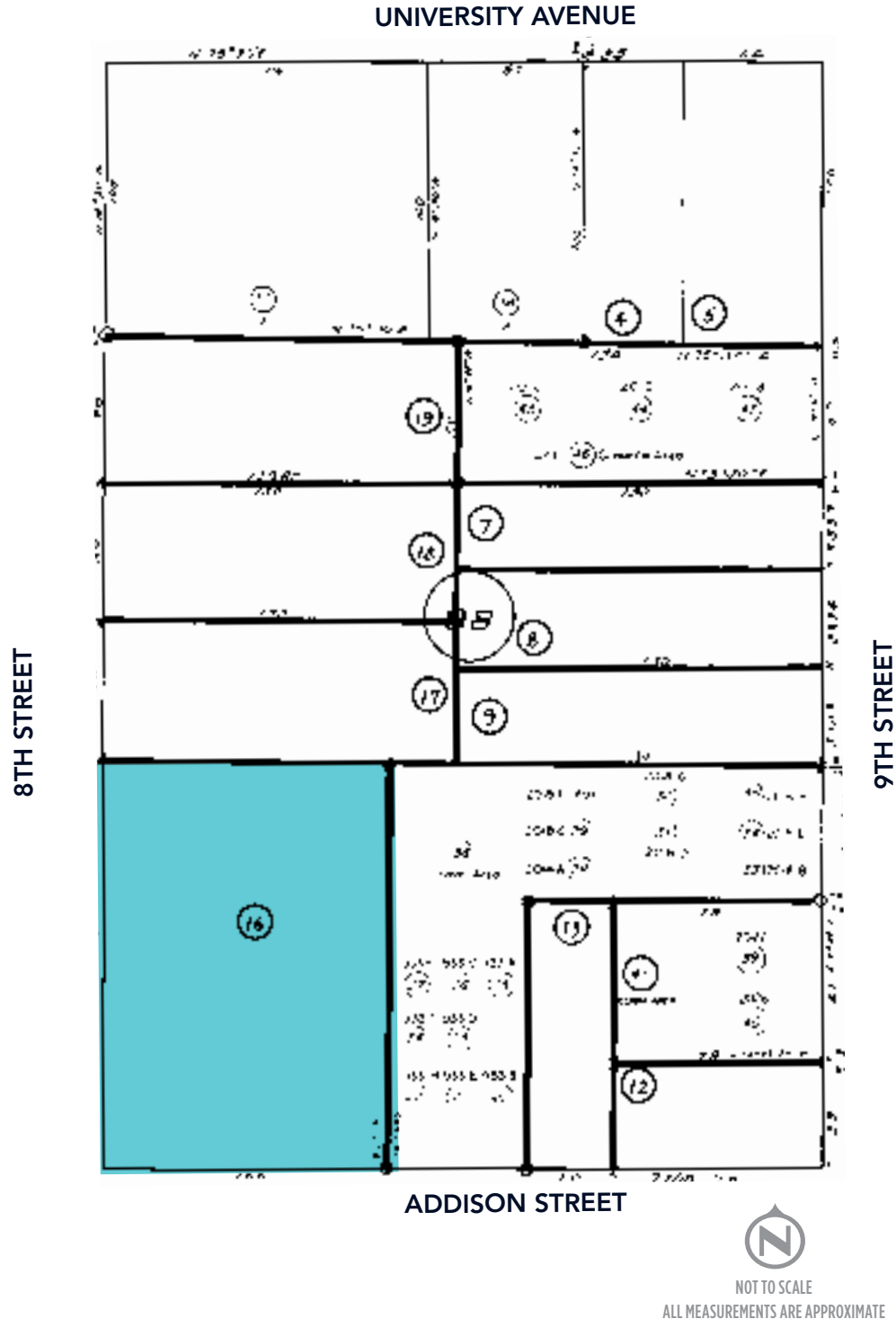
THE BERKELEY UNIFIED SCHOOL DISTRICT

The highly rated Berkeley Unified School district mission statement is to enable and inspire the diverse student body to achieve academic excellence and make positive contributions to our world. There are 9,410 students enrolled in grades K-12. The district is rated #6 in Alameda County. REALM Charter School occupied the property for nearly ten years and was apart of the Berkeley Unified School District.



Property Description

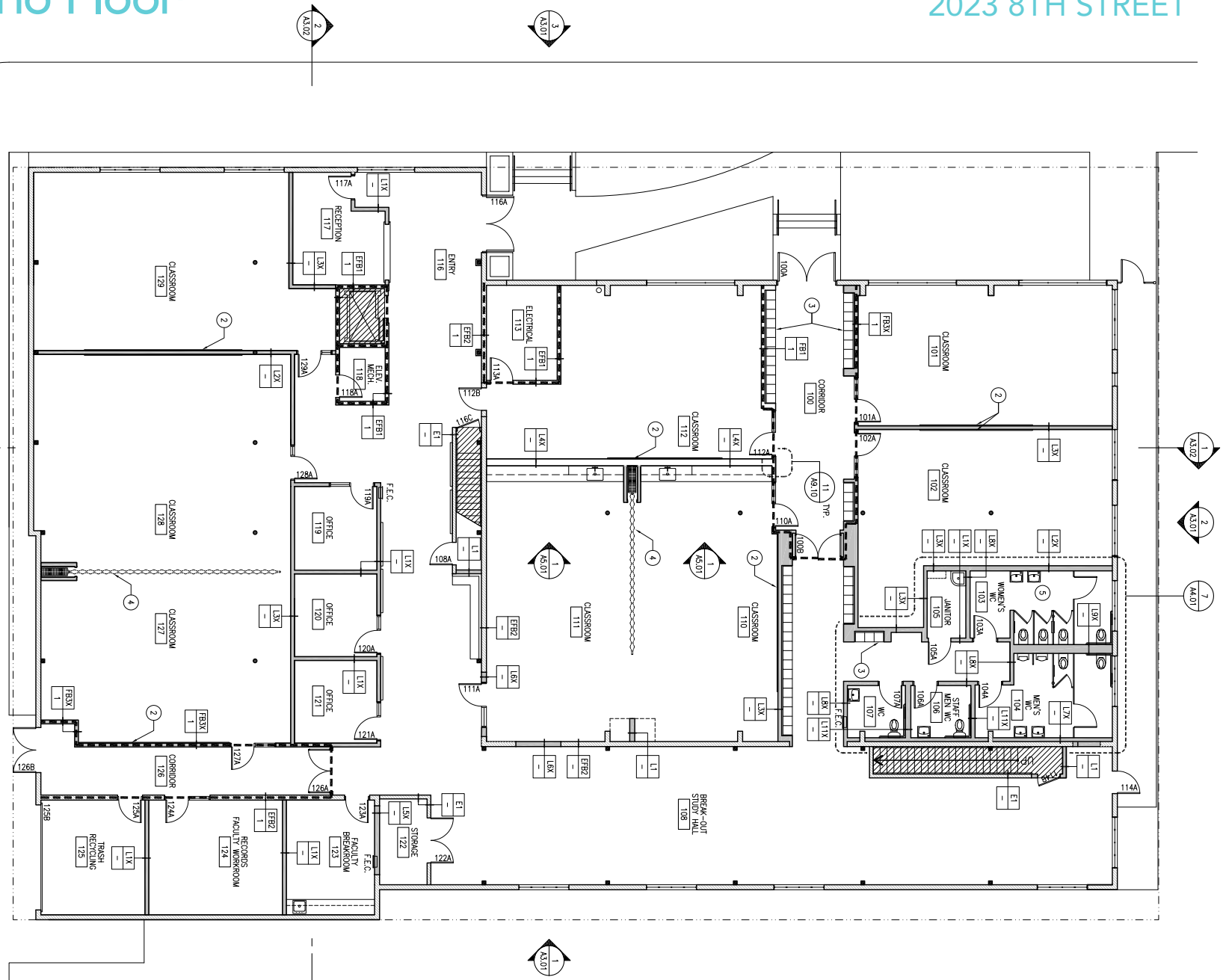
Parcel Map



Floor Plans

Ground Floor

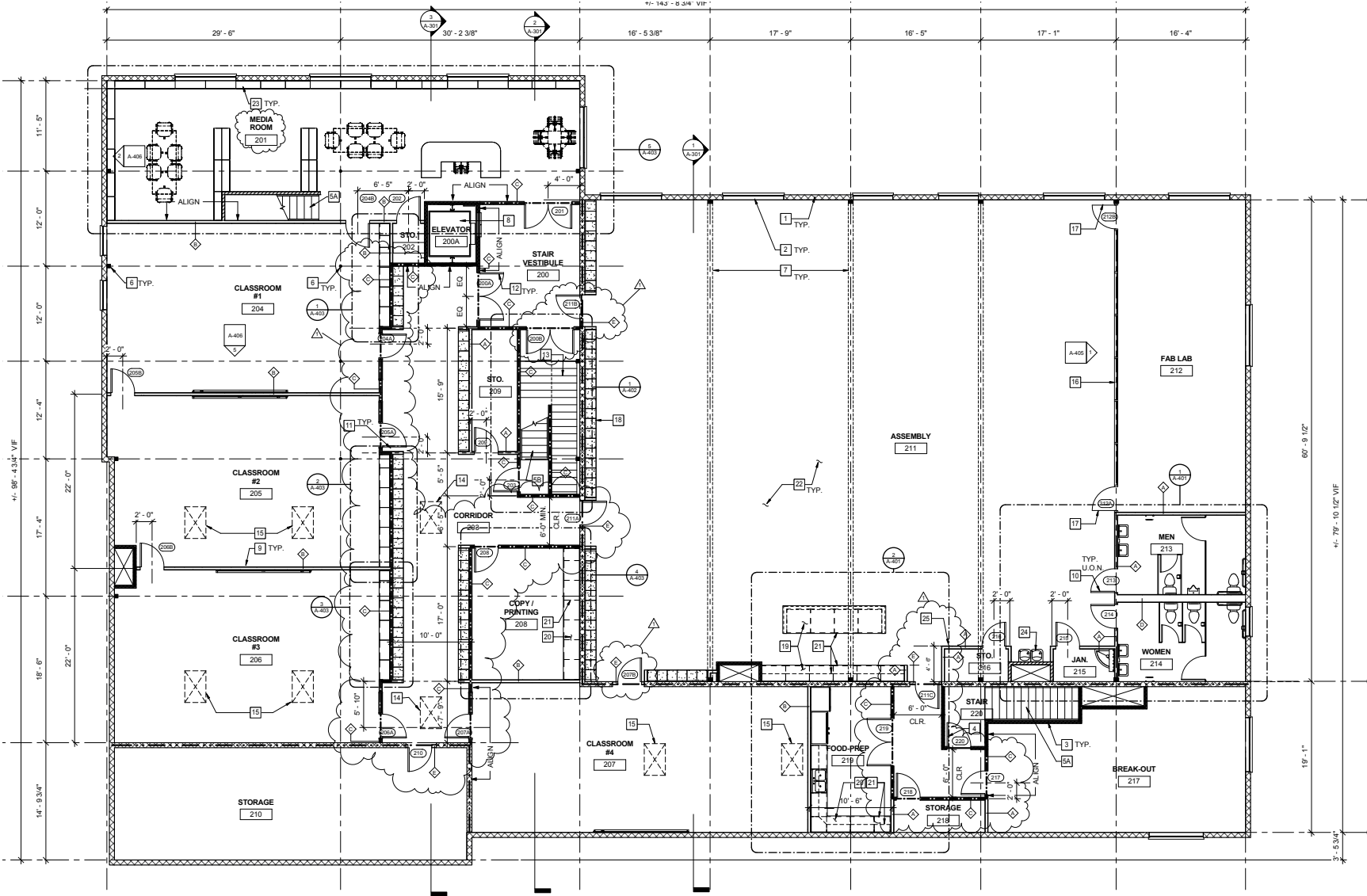
2023 8TH STREET



Floor Plans

Second Floor

2023 8TH STREET

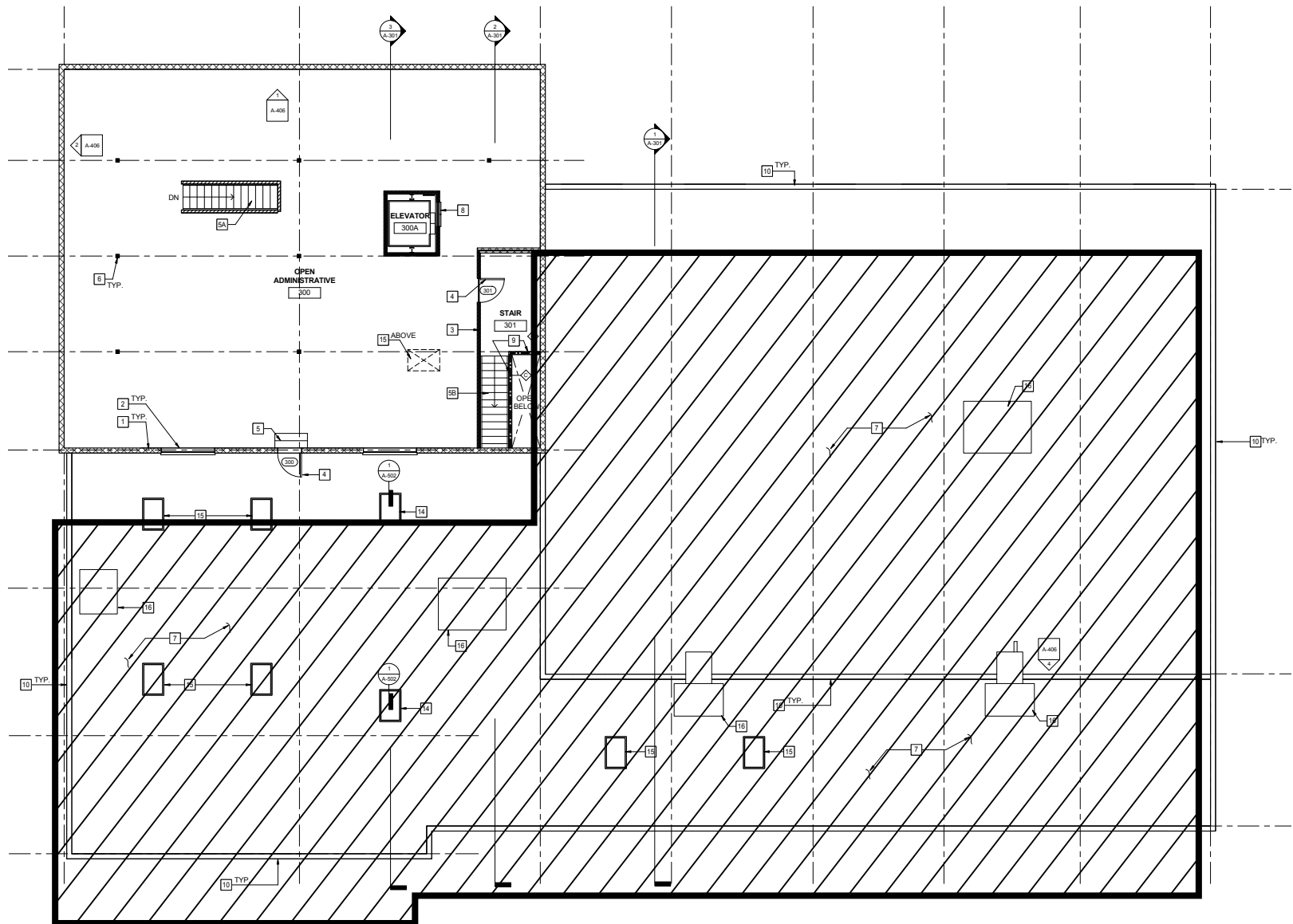


NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE

Floor Plans

Third Floor

2023 8TH STREET



NOT TO SCALE
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