

# 2023 8th Street

BERKELEY, CA 94710

TWO STORY LAB/OFFICE SPACE

RENTAL ASKING RATE  
\$2.50 FULL SERVICE PSF PER MONTH  
SHORT TERM AND/OR LONG TERM  
LEASES CONSIDERED

FOR LEASE/ FOR SALE  
DIVISIBLE ± 26,300 SF BUILDING

**CBRE**

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# Executive Summary

## The Offering

CBRE, Inc. is pleased 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  $\pm 26,300$  square feet. Parking is available across the street and the buildings can possibly accommodate additional parking via a roll up door.

<b>PROPERTY ADDRESS</b>	2023 8th Street, Berkeley, CA 94710
<b>PROPERTY USERS</b>	Lab, office, charter school
<b>ASSESSOR'S PARCEL NUMBER</b>	056-1972-016
<b>COUNTY</b>	Alameda
<b>RENTABLE AREA</b>	$\pm 26,300$ square feet
<b>STORIES</b>	2
<b>STAIR CASES</b>	2 over 6' wide
<b>ELEVATOR</b>	1
<b>DRIVE IN ROLLUP DOORS</b>	1
<b>YEAR BUILT</b>	1956 (Upgrades in 2000/2011/2013)
<b>CONSTRUCTION TYPE</b>	Masonry
<b>SITE AREA</b>	$\pm 0.34$ 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

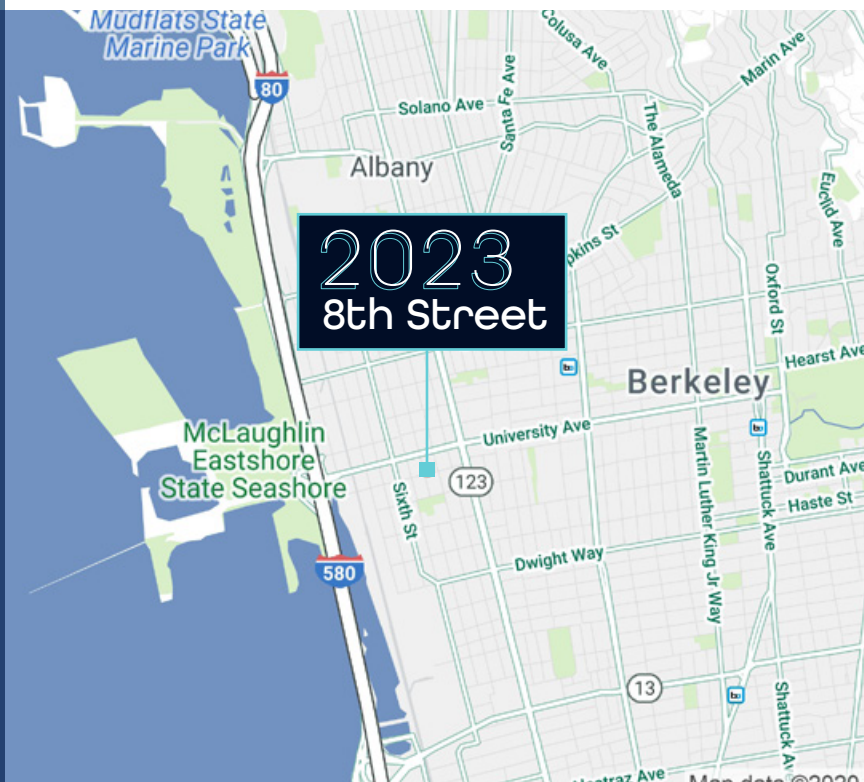
The number of emerging companies and the diversity of industries in the West Berkeley and Emeryville sub-markets ensure a constant supply of growth companies with office, R&D and manufacturing space needs. Collectively, the emerging market companies noted herein have raised over \$5B.





## 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.

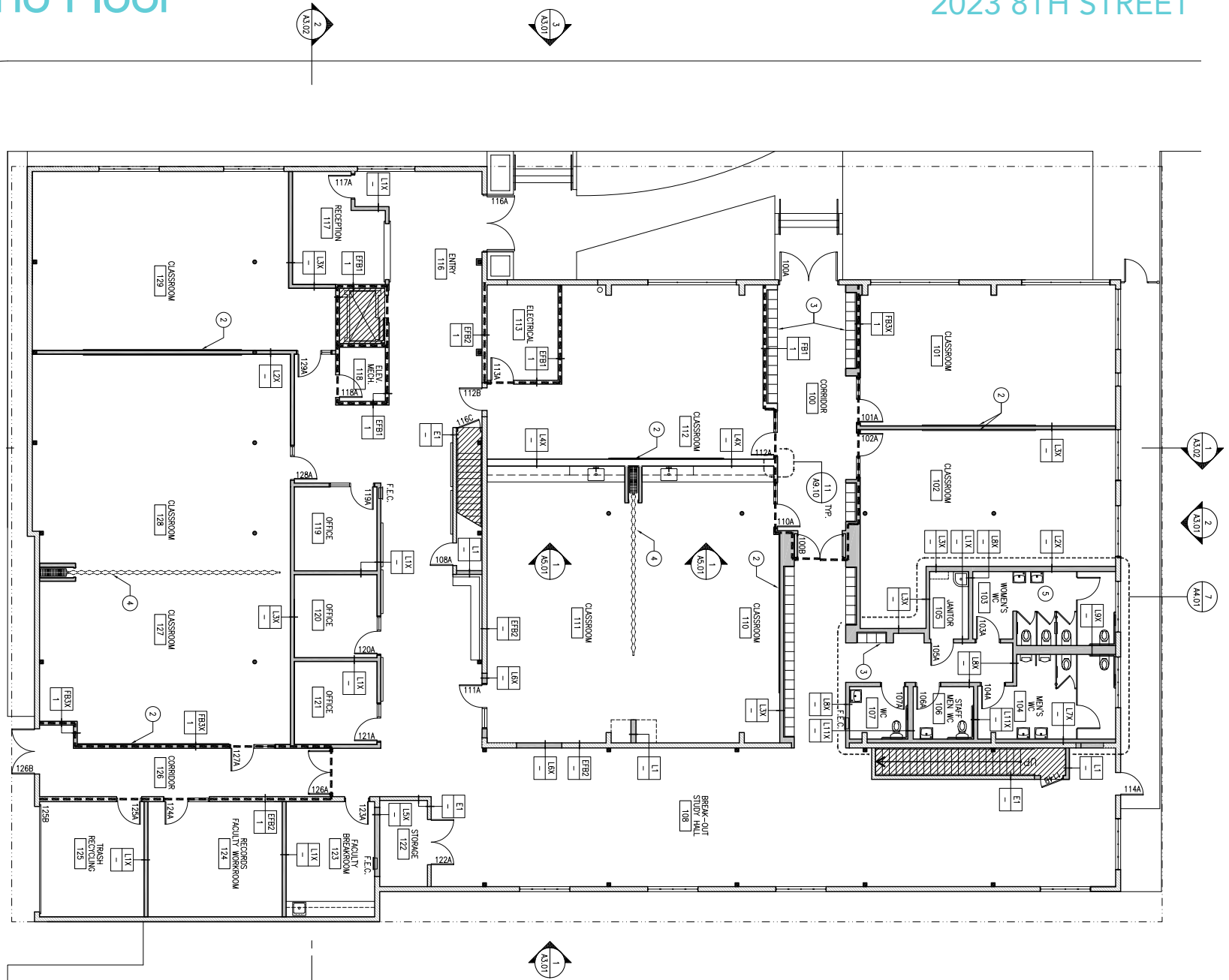




# Floor Plans

## Ground Floor

2023 8TH STREET



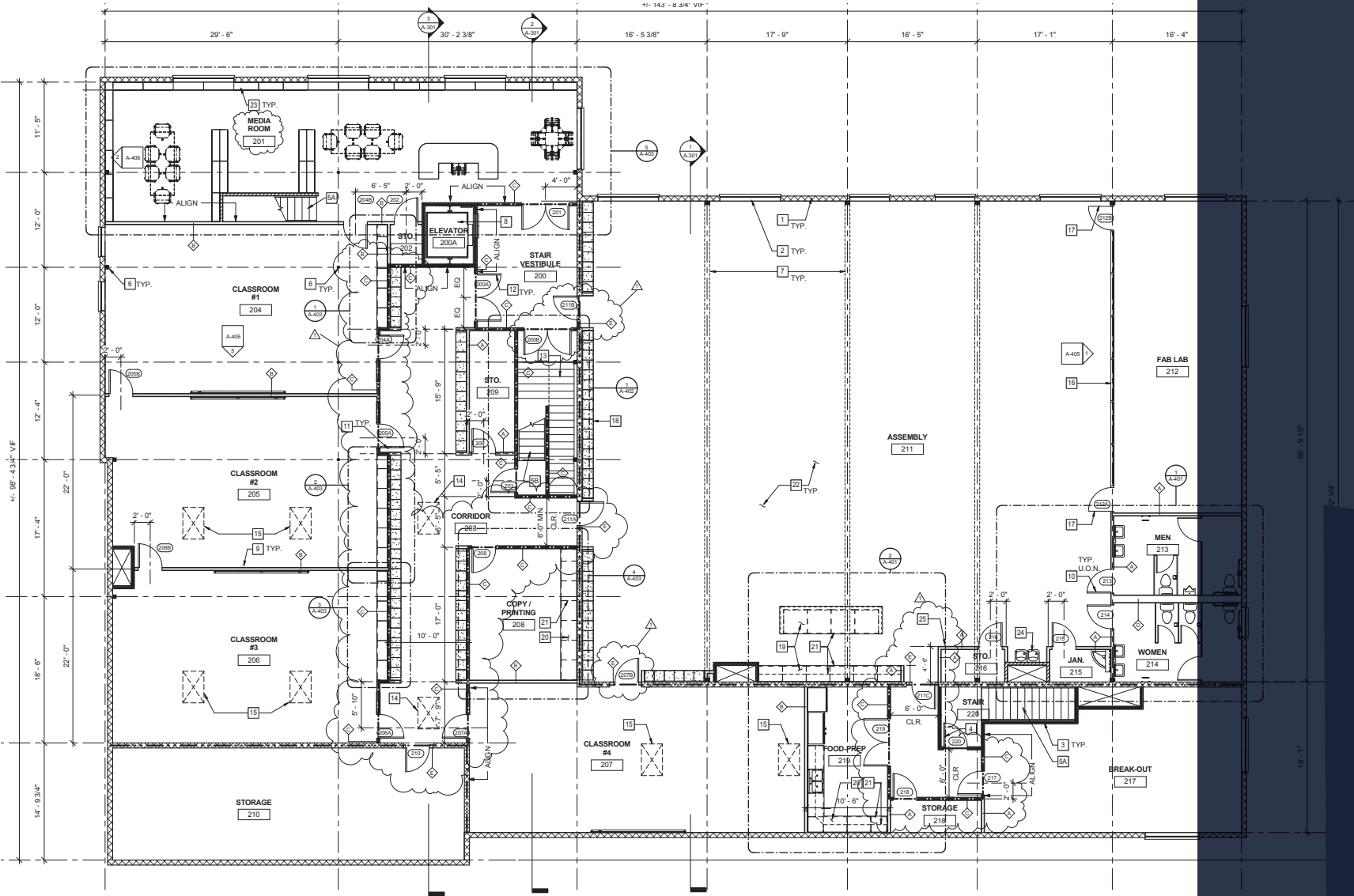
NOT TO SCALE

ALL MEASUREMENTS ARE APPROXIMATE

# Floor Plans

## Second Floor

2023 8TH STREET



# 2023

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### Contacts

**KATHERINE J KELLEHER** | Senior Vice President | Lic. 00924895 | T 510 874 1909 | [kathy.kelleher@cbre.com](mailto:kathy.kelleher@cbre.com)

**MIKE RAFFETTO** | Senior Vice President | Lic 01201829 | T 510 874 1994 | [mike.raffetto@cbre.com](mailto:mike.raffetto@cbre.com)