

# 2120 BERKELEY WAY



**VIRTUAL TOUR**

CREATION.

TRANSFORMATION.

INNOVATION.

Full building opportunity  
±45,471 SF for lease

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**UC Press**  
**2120 Berkeley Way**

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Located at the nexus of Berkeley's  
**most vibrant districts**  
and UC Berkeley's  
**innovative campus.**



### **NORTH SHATTUCK**

North Shattuck is the cradle of Cali Cuisine and the hub of homegrown – a district with fantastic Berkeley dining options.

**SHATTUCK AVE.**

**2120 BERKELEY WAY**

**UNIVERSITY AVE.**

### **UNIVERSITY AVE.**

The Gateway to Berkeley! University Avenue represents more than 200 merchants, all the way from the freeway to the entrance to the campus.

**OXFORD ST.**

### **DOWNTOWN BERKELEY**

Downtown Berkeley is the city's vibrant urban hub, with arts, dining, shopping and hospitality.

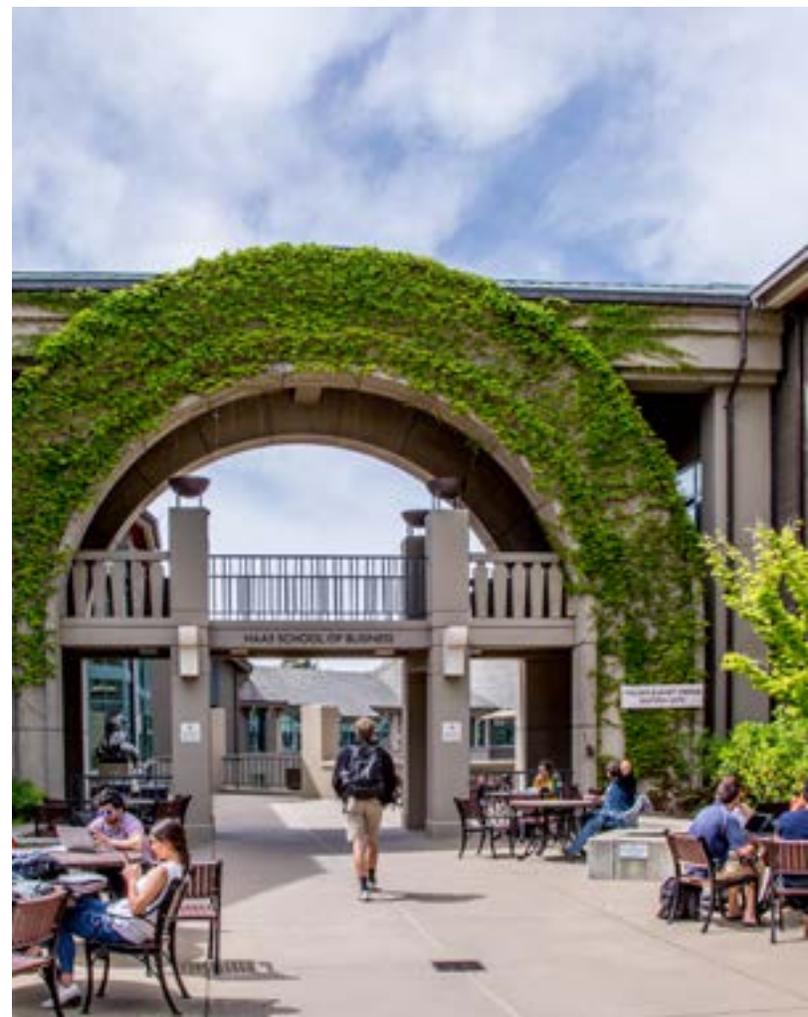
**Berkeley**  
UNIVERSITY OF CALIFORNIA



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Unparalleled proximity to **ideal demographics,** providing premier access to **talent, innovation, and skill.**

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**42,000**

UCB Undergrad and Grad students



**23,000**

UC Berkeley Employees



**117,600**

population



**71.5%**

Bachelor Degree or higher



**30.5%**

above US average income



**\$100,496**

average income

Multiple, walkable access points for **local transportation**, allowing quick commute to and from the **greater Bay Area**.

5 bus stops  
within 5-minute walk

5-minute  
walk to Downtown  
Berkeley BART station

0.5 miles  
to new 720 space  
parking garage

5 miles  
to the Bay Bridge



Bus stop



BART station



Center Street parking garage





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Rarely available  
**large block, new build**  
office space in the  
**heart of Berkeley.**

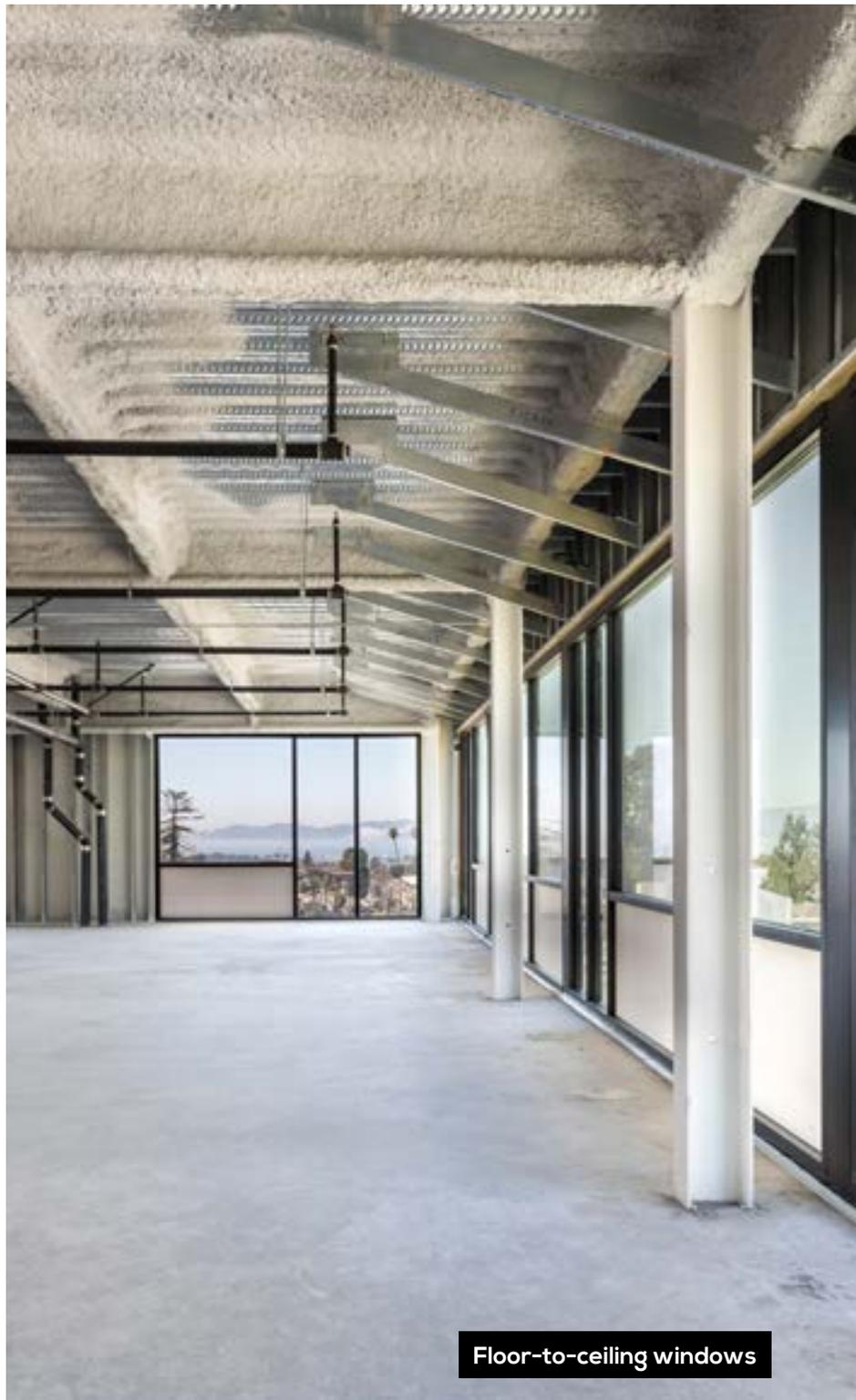
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Rooftop deck with Berkeley views



Architectural structure and design



Floor-to-ceiling windows

## Signage

- Building signage opportunities

## Location

- Landmark location, former site of UC Berkeley Press
- Located at the intersection of the University, North Shattuck and Downtown Berkeley neighborhoods
- Walking distance (3 minutes) to University of California, Berkeley campus
- Easy access to I-580 and I-80 (San Francisco-Oakland Bay Bridge)
- Three blocks from BART station (Downtown Berkeley), one block from local bus line (Oxford Street at University Avenue)

## Building Amenities

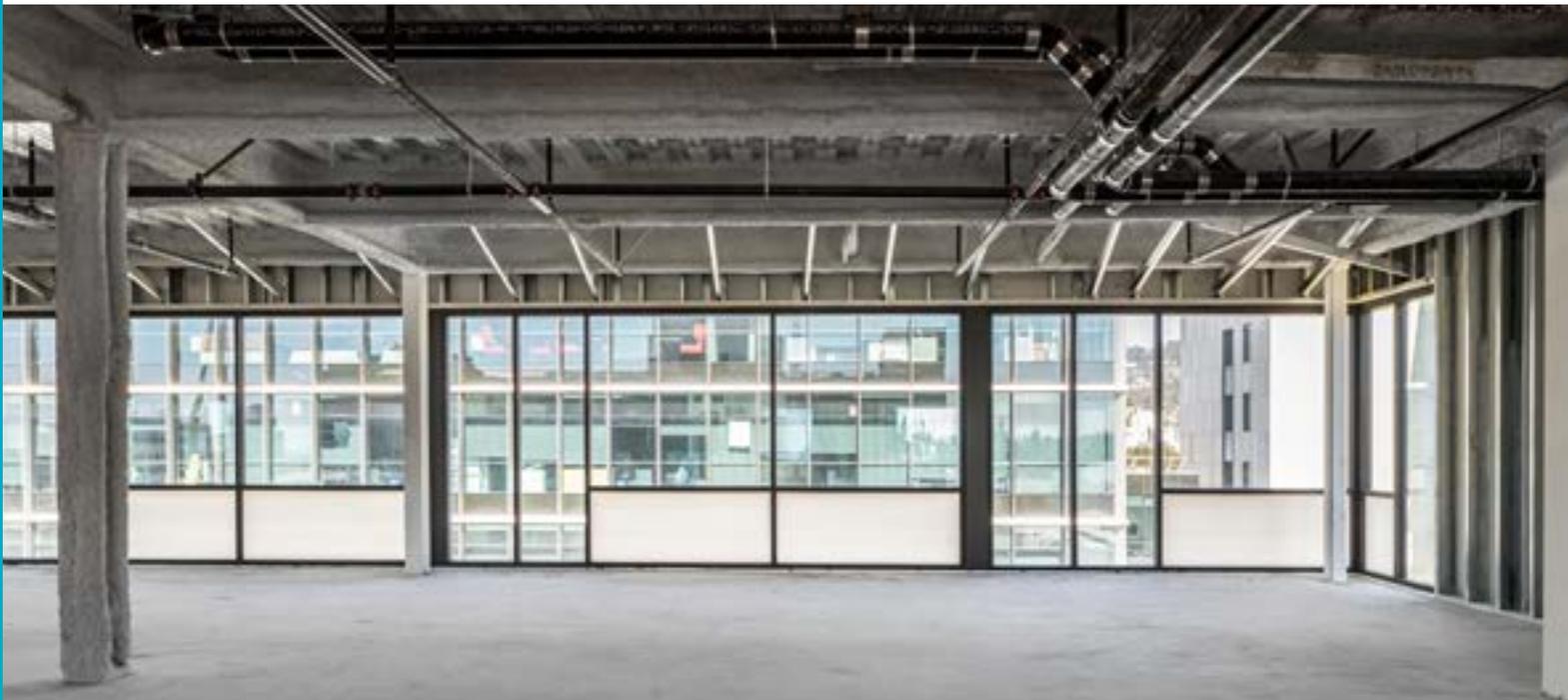
- Rooftop deck, fully-paved with sweeping Berkeley views
- Side balconies on fourth floor
- Bike storage opportunity
- Potential for showers in ground floor restrooms
- Built-out ground floor office

## Building Features

- Spectacular high ceilings with exposed finishes
- Emergency generator power for elevators and life safety systems

## Building Information

- Certified LEED Gold
- Six stories
- Exposed ceilings
- Concrete floors
- New construction (floor 3 - 6)

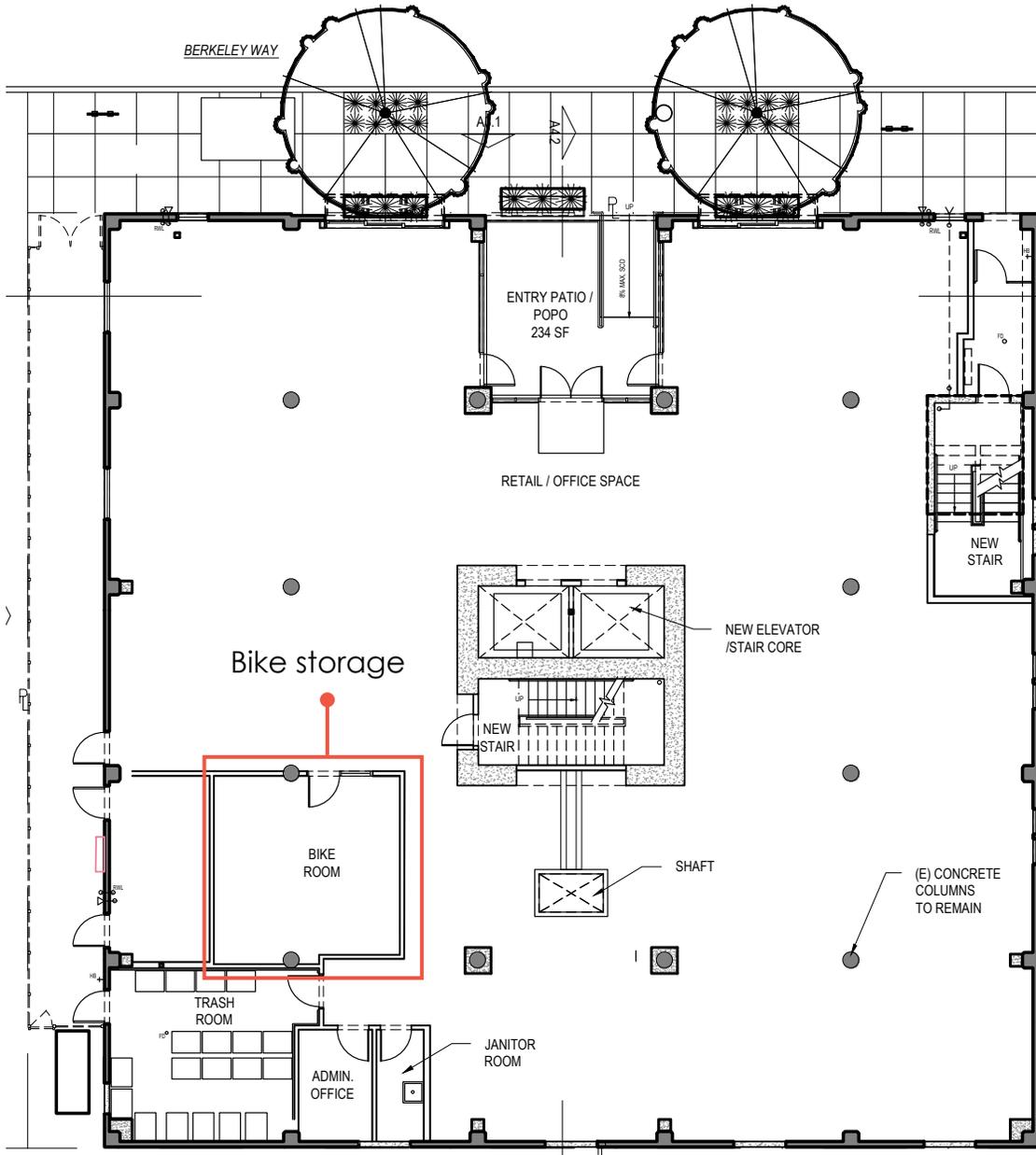


Open floorplan

# 7,914 SF

## GROUND FLOOR

GROUND FLOOR



\*As-builts to be verified

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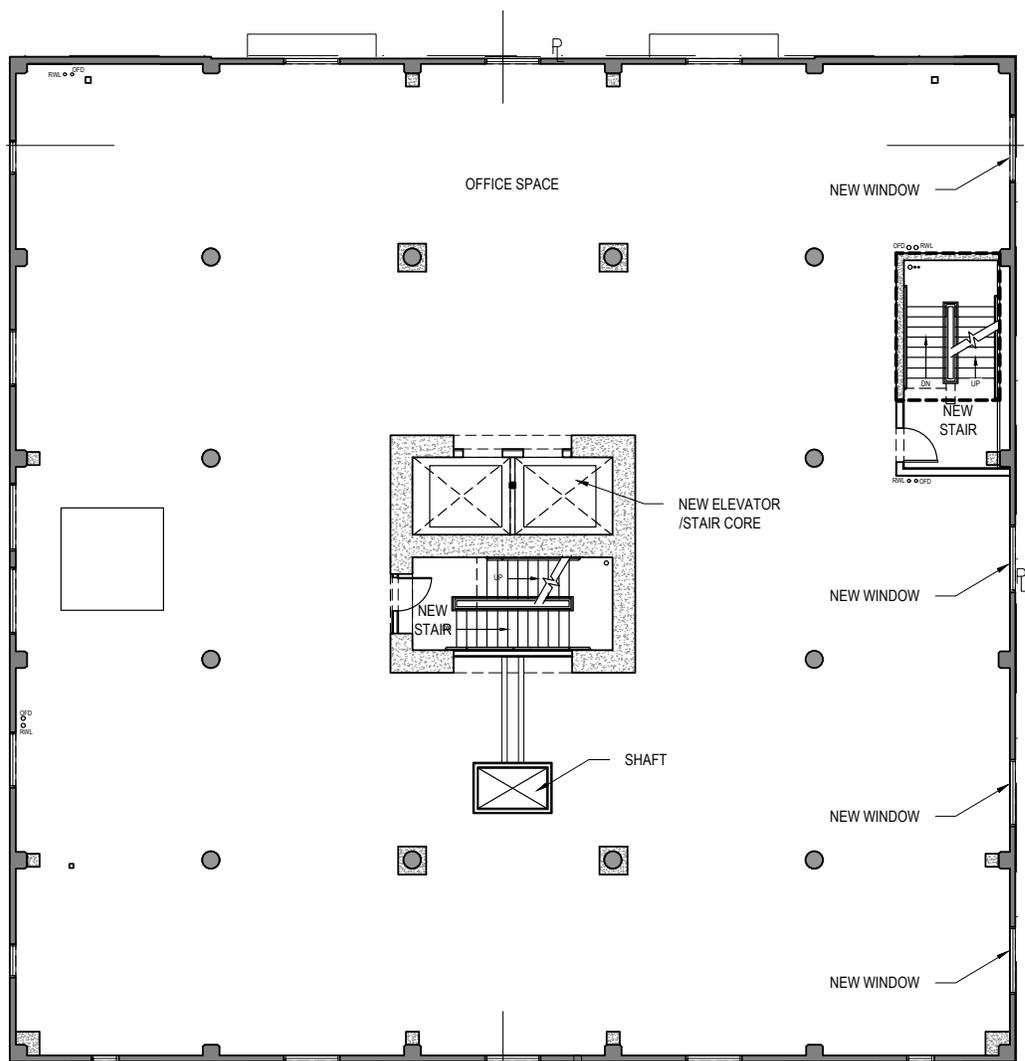


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# 7,927 SF

## SECOND FLOOR

SECOND FLOOR



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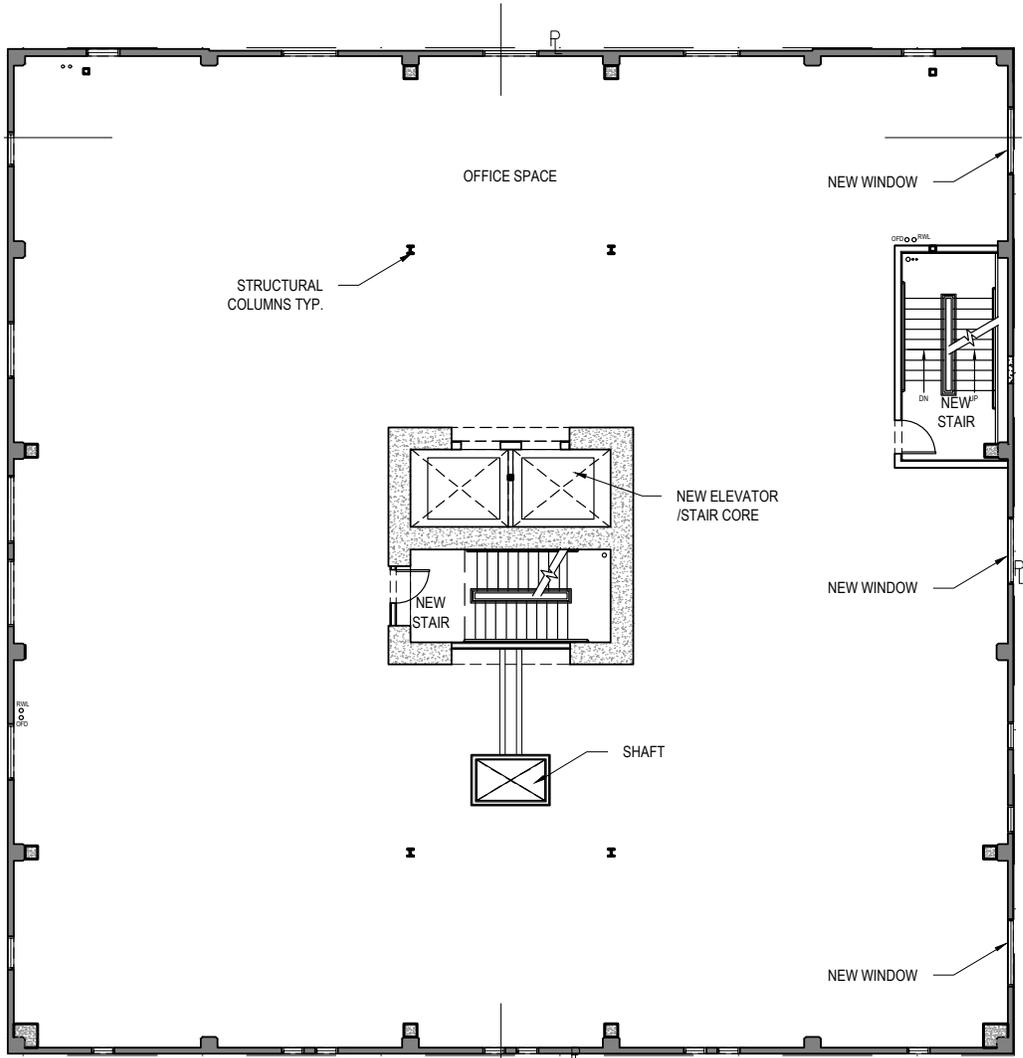


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# 7,927 SF

## THIRD FLOOR

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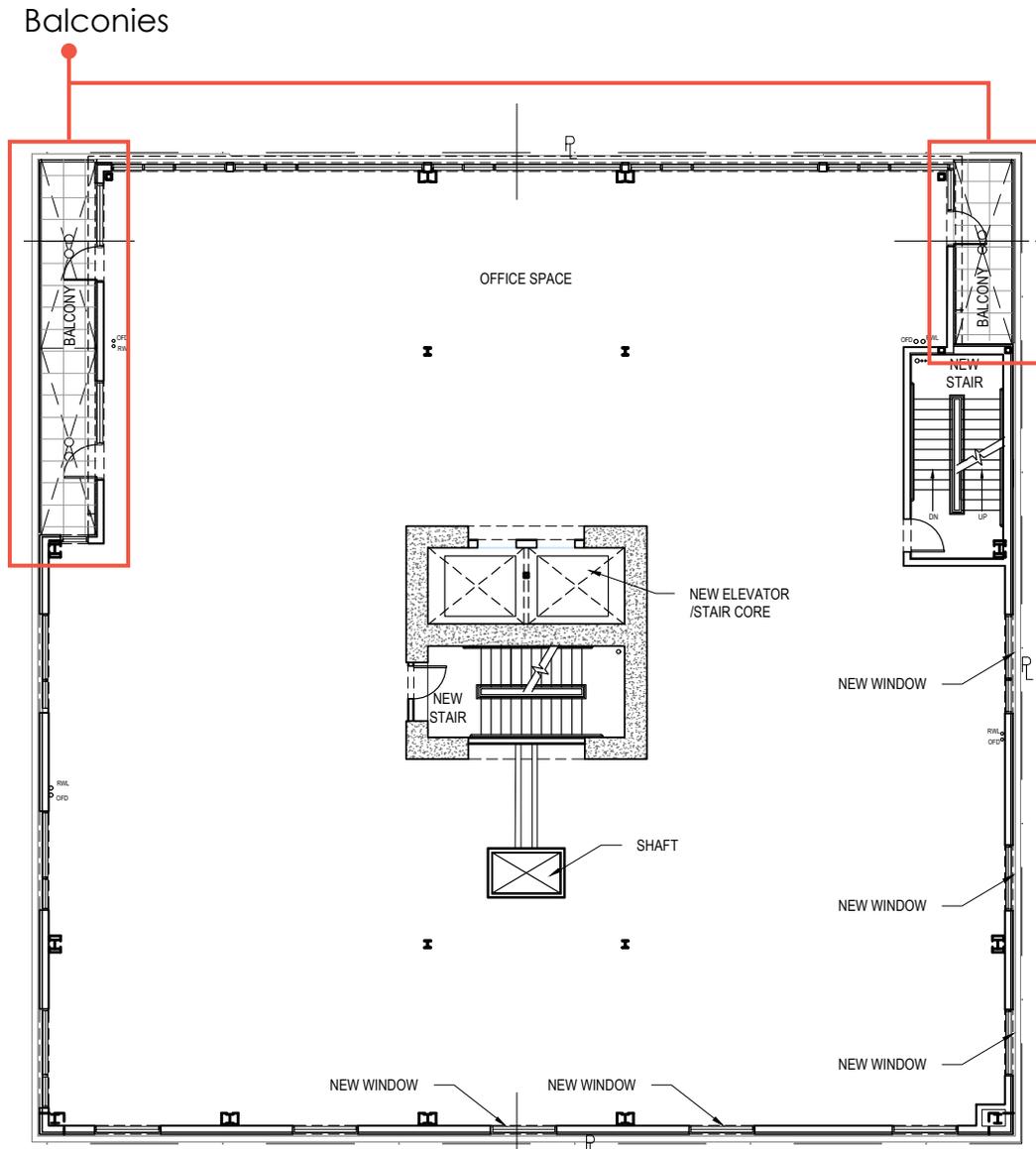


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# 7,668 SF

## FOURTH FLOOR

FOURTH FLOOR



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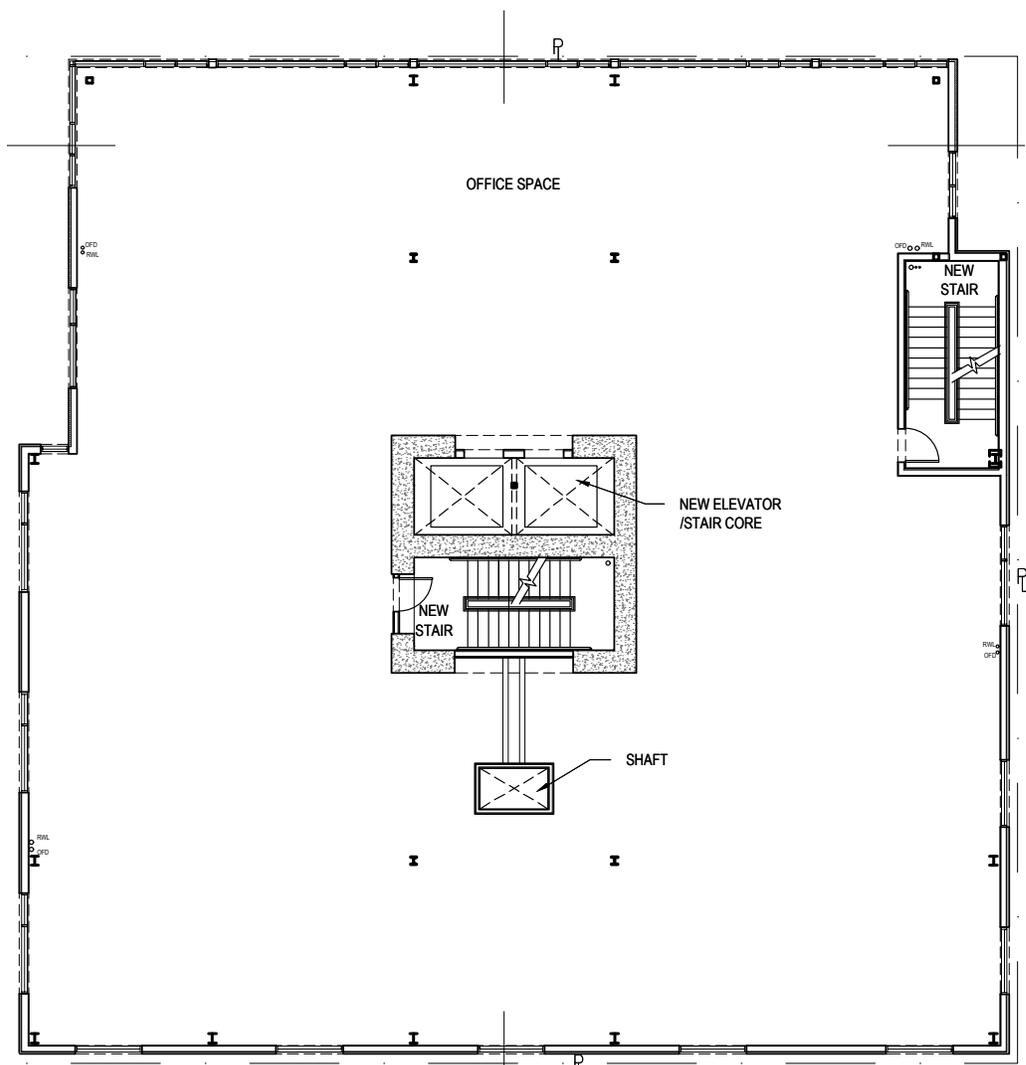


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# 7,449 SF

## FIFTH FLOOR

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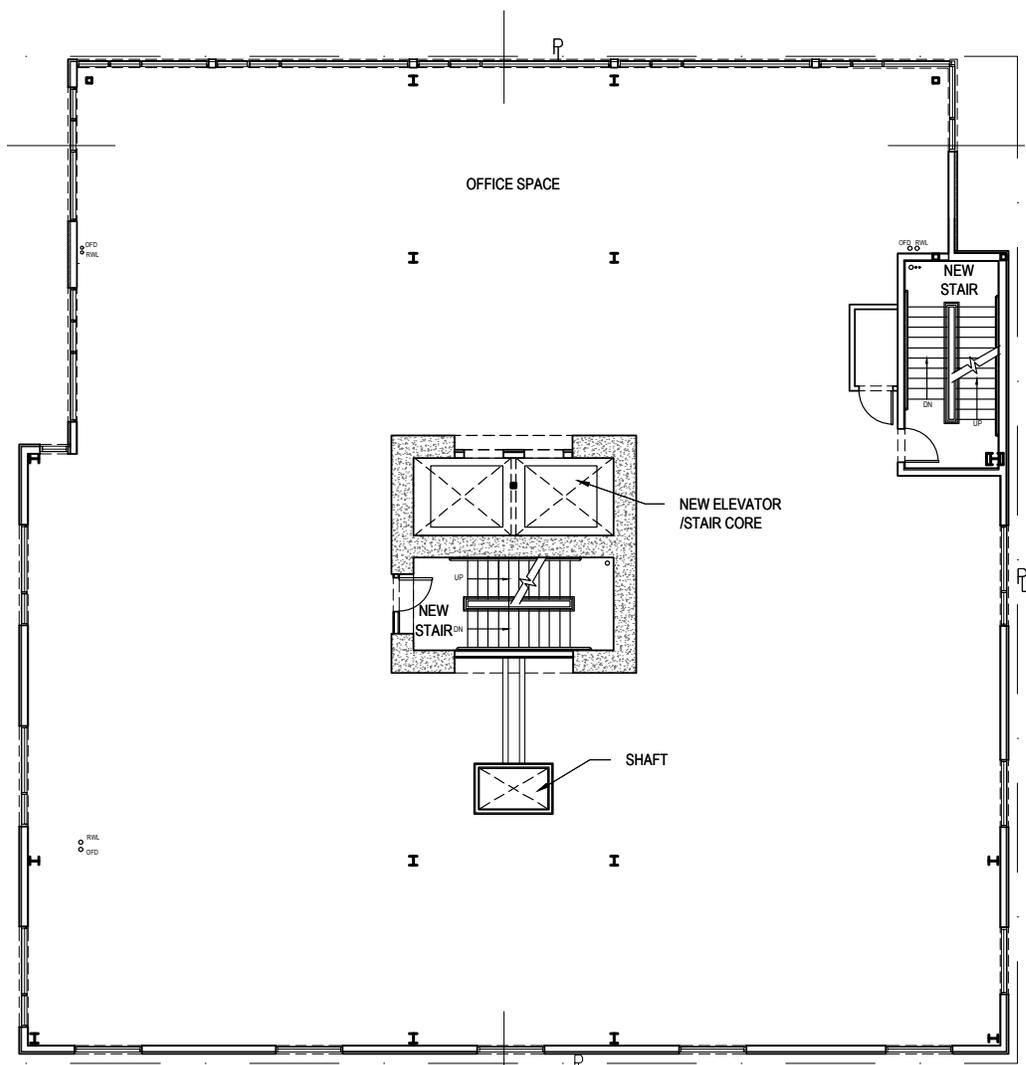


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# 7,452 SF

## SIXTH FLOOR

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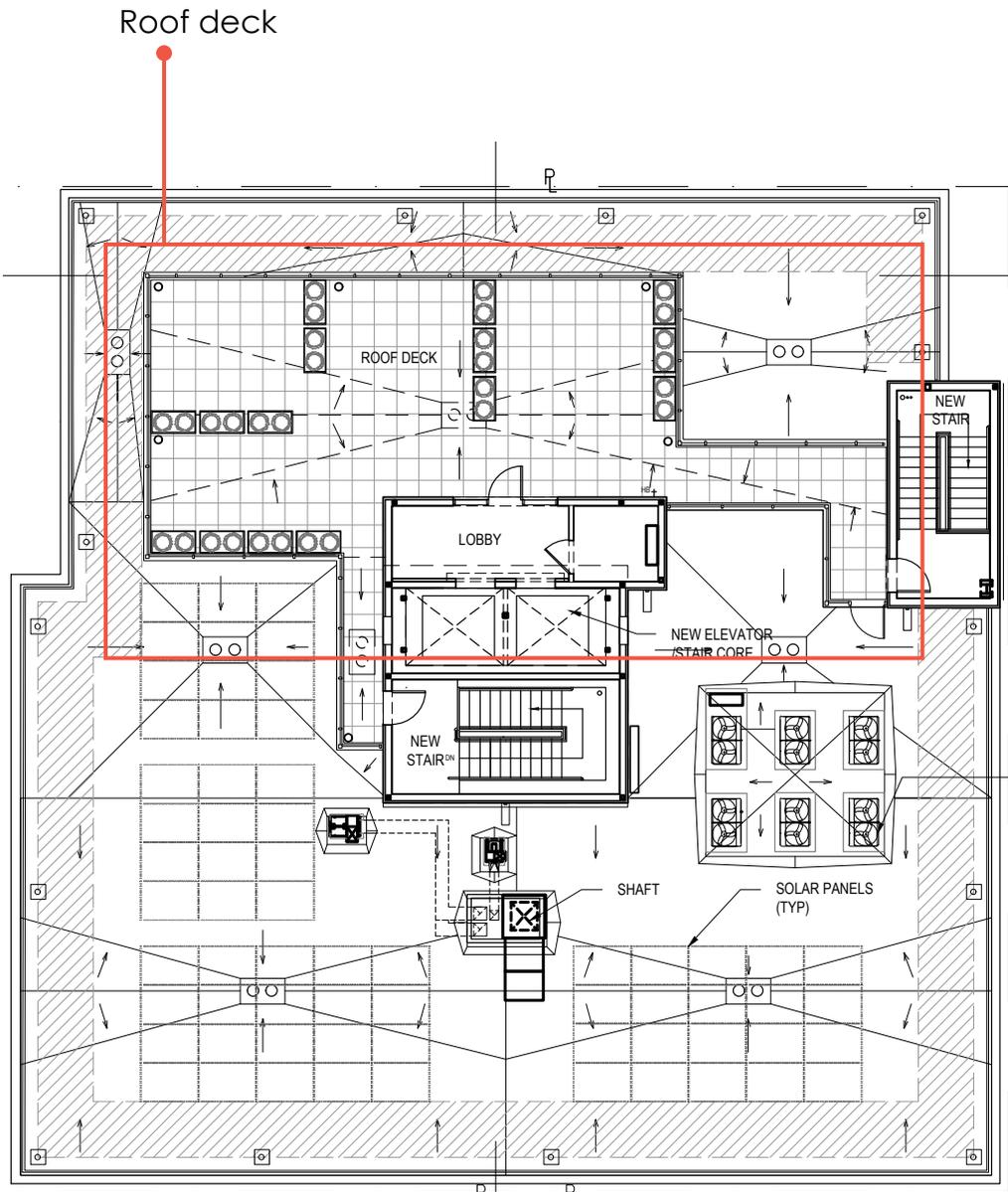


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# 1,446 SF

## ROOF PLAN

THE ROOF



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