

VINE STREET INVESTMENTS



For Lease: 2115 Milvia Street Berkeley, CA Suite 400

Entire floor, Penthouse Suite of meticulously maintained
office building in Downtown Berkeley

Approximately 3,600 rentable square feet of 4th floor office space

Lease Rate: Call Broker

(510) 652-1252 | ito@itoripsteen.com | vinestreetinvestments.com | BRE Lic. # 01339534

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Features

- Top floor, penthouse suite, elevator served
- High-quality tenant build-outs with mix of private offices, open space, conference rooms, kitchen, storage space
- Operable windows
- Building is fantastic shape- meticulously managed and maintained
- Meets UC Berkeley Seismic standards
- Handsome lobby, secure entry system
- Dedicated restrooms



Location Highlights

- Just one block to the Downtown Berkeley BART Station
- Two blocks to the UC Berkeley campus
- Adjacent to new City of Berkeley parking garage
- Amidst several popular cafes, restaurants and retailers



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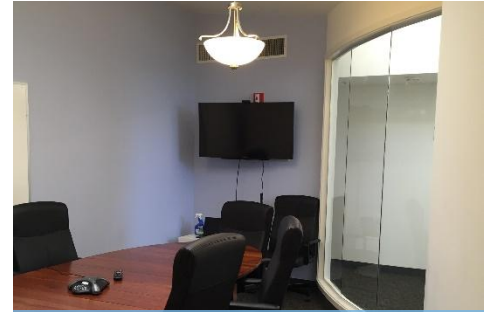
Property Photos



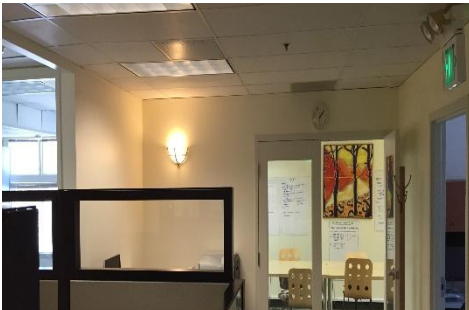
Inviting Lobby



Excellent Cafe



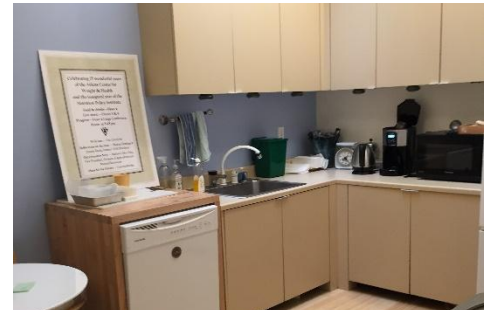
Conference Room



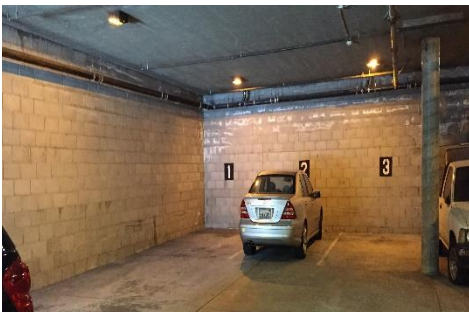
Quality Buildout



Executive Private office



Kitchen



Covered Parking

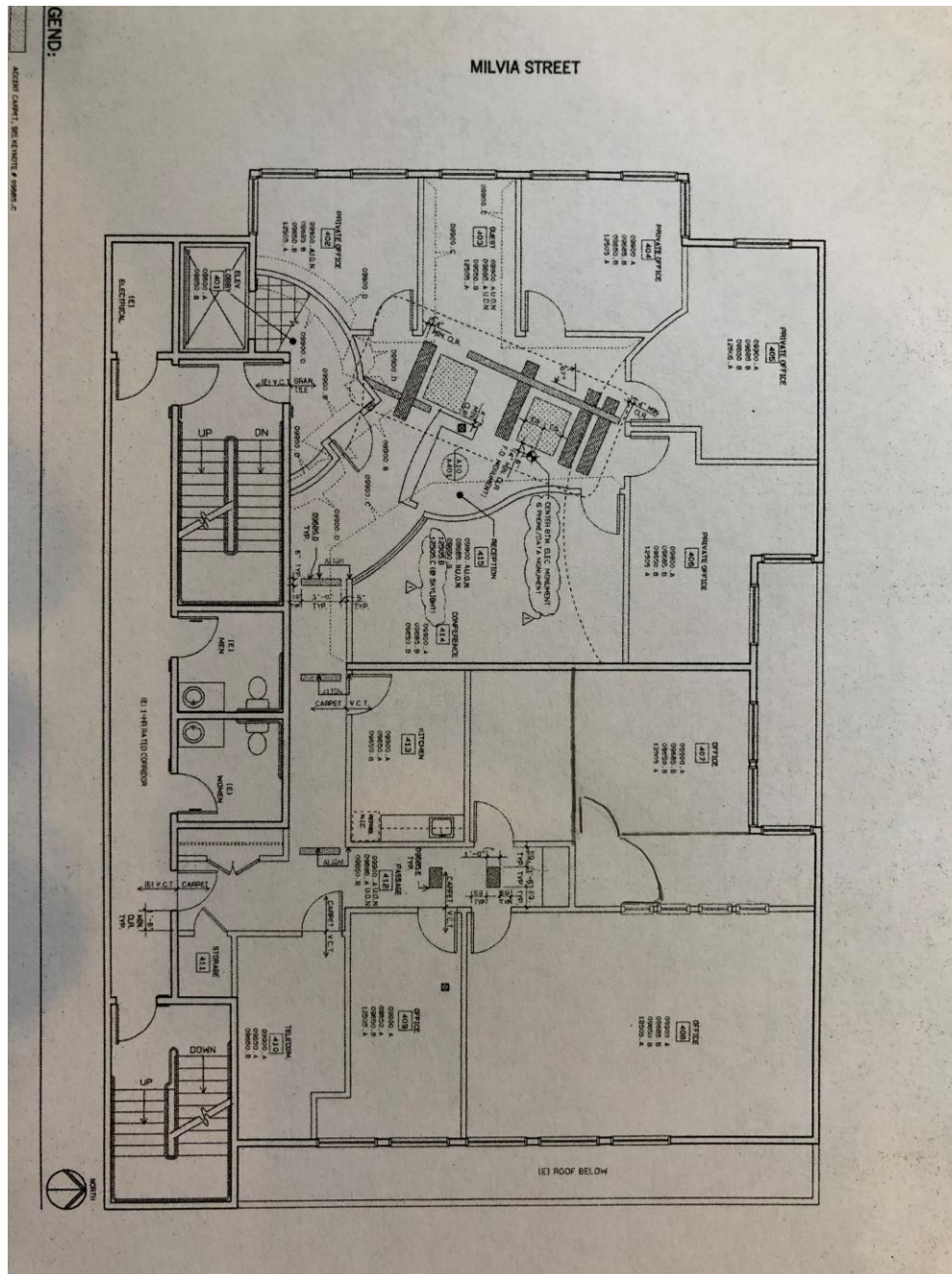


Clean Common Areas



Skylights

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Fourth Floor – Floorplan

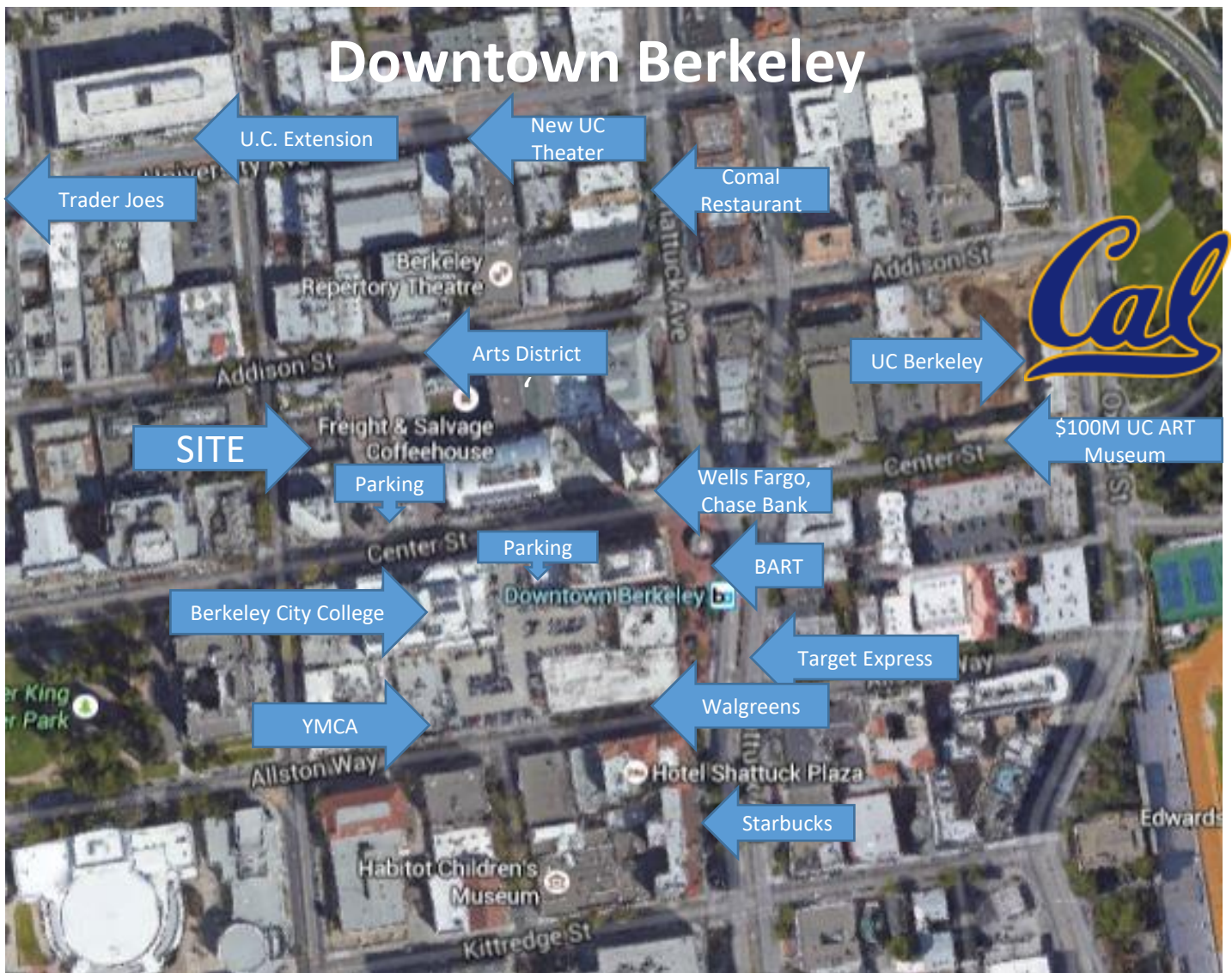
Mix of private offices, conference room, cubicle and open space, kitchen, storage, & restrooms

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The City of Berkeley, with a population of approximately 112,000, lies at the northern end of Alameda County and is known for its well-educated and socially diverse population. The prestigious University of California, Berkeley (UC Berkeley) is a prominent and respected public university established in 1868 with over 36,000 undergraduate students and 10,000 graduate students.

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Downtown Berkeley Demographics	Within 3 Mile Radius
Population (2013)	201,152
Households Earning \$75k or more	36,493
Residents with B.A. or more	89,173
Population Growth (2000-2013)	+12.1%

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Downtown Berkeley

Downtown Berkeley has a daytime working population of 75,000 and one of the most heavily-used BART stations (22,000 entries/exits daily) in the area. The University of California at Berkeley is located on its western border. Students, office workers, downtown residents, shoppers, families and travelers all come downtown to partake of the stores, restaurants and services offered. Downtown Berkeley posts a perfect “Walk Score” of 100.

- Over 1,500,000 square feet of office space.
- Safe, seven day a week retail environment.
- Excellent foot traffic. Mid-day pedestrian volumes estimated to be >2600 people per hour around the downtown BART station.
- Lively Arts District including Berkeley Repertory Theater, Aurora Theater, Jazz School, Freight and Salvage, the Marsh Theater, and The New UC Theater (coming soon).
- Wide variety of enterprises including, live theater, movie theaters, museums, over 100 restaurant/dining options, non-profit organizations, professional services, and retail shops selling the gamut of goods including art, antiques, clothing, electronics, furnishings, games, groceries, gifts, hardware, music, and books.
- Many national and local retailers.
- Great transportation – easy access by car, BART, bus, bicycle and foot. New BART plaza proposed with \$10.5M earmarked for the renovation.

The University of California at Berkeley

The University of California at Berkeley, located adjacent to downtown, is the largest employer in Berkeley, the largest user of office space in downtown Berkeley, and contains a large, mobile, population that uses downtown Berkeley as an extension of the campus. UC Berkeley has a daily on-campus headcount of close to 50,000 including students, faculty, academic staff, nonacademic staff, and visitors.

Construction Boom

The Downtown is currently experiencing a housing boom, with over 1,400 residential units and 90,000 square feet of new retail space either newly constructed, in the planning and permitting process, or in the development pipeline. These new buildings will house both student and non-student residents that will add to the vitality and to the cultural renaissance in the Downtown.

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For more information

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