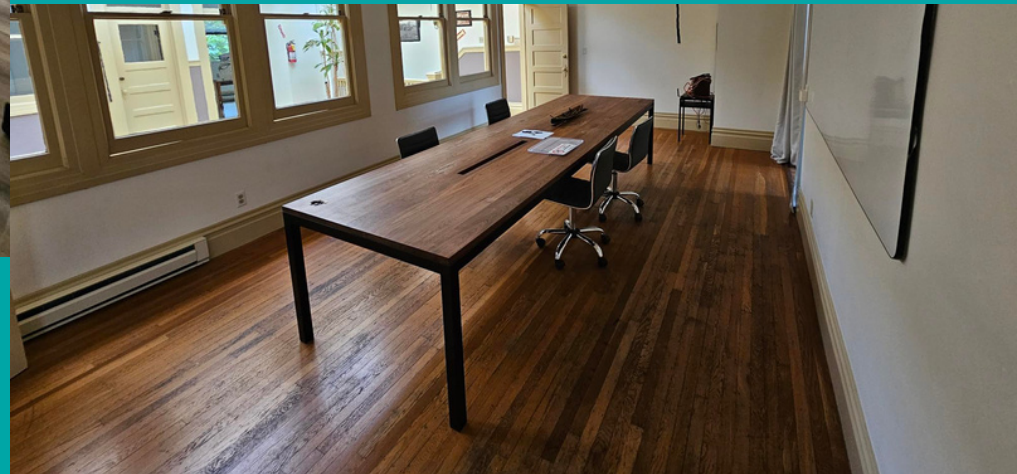




3254 ADELIN STREET
BERKELEY, CA 94703



OFFICE FOR LEASE

AZIZ KHATRI, CCIM

Director | Broker Associate
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MANO ACEBEDO, CCIM

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PROPERTY OVERVIEW

Artizan Commercial Advisors presents 3254 Adeline St, Berkeley, CA 94703. This prime office space, built in 1903, is +/-4,000 SF on a +/-5,738 SF lot. Located in South Berkeley's culturally rich Lorin District, 3254 Adeline Street offers excellent street visibility and strong pedestrian traffic, making it a standout for businesses seeking both presence and accessibility. The property is just a short walk to the Ashby BART station, ensuring seamless transit access for employees and clients alike. A perfect fit for businesses looking to establish a distinguished East Bay presence in a dynamic, walkable community with deep local roots.

PROPERTY SUMMARY

For Lease

Lease Rate:

\$2.00 PSF MG

Total Building Sq ft:
± 4,000

Total Lot Sqft:
± 5,738

Year
Built: **1903**

Zoning:

**Commercial South
Area (C-SA)**

APN#: **52-1531-1**

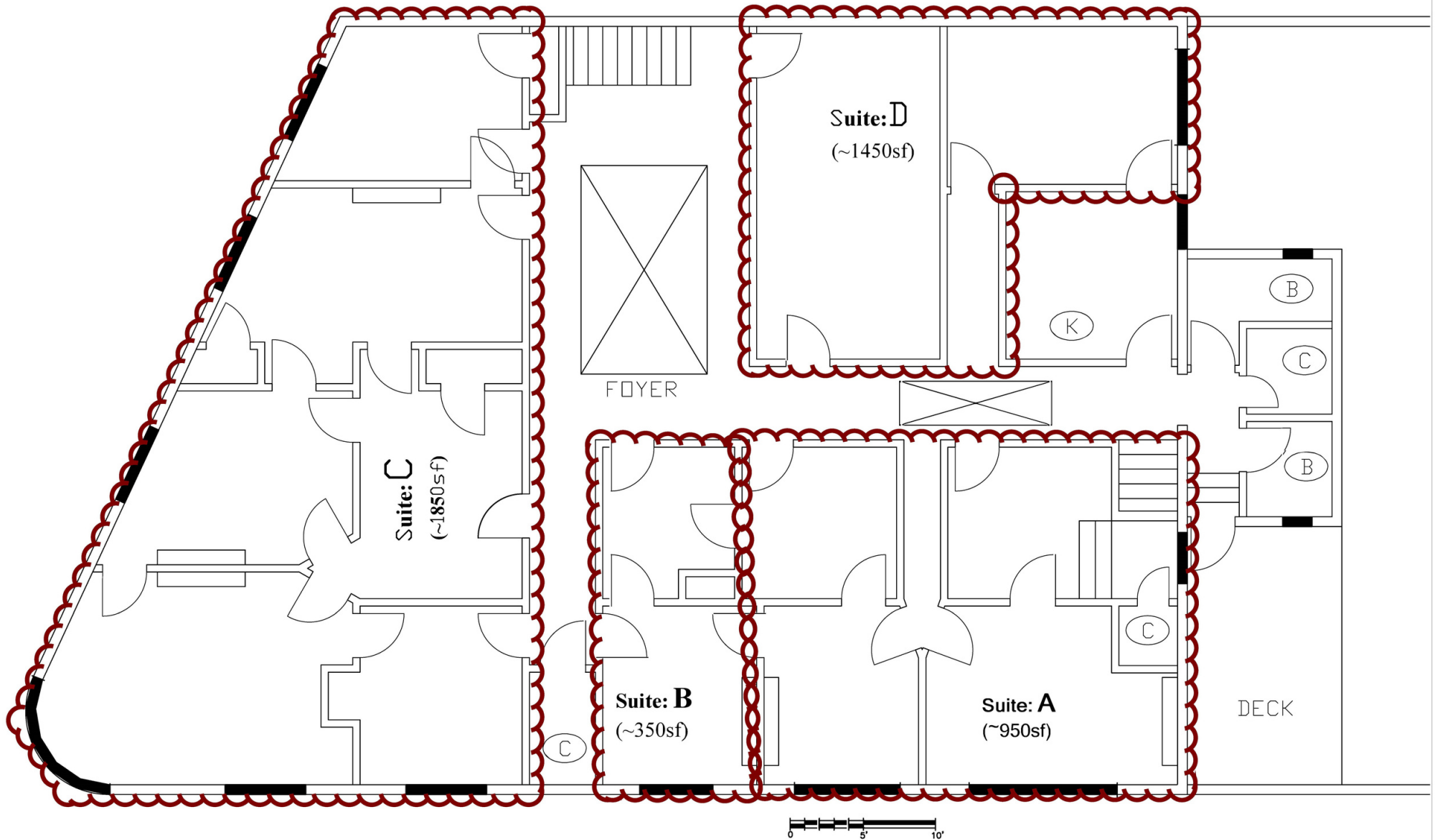
PROPERTY HIGHLIGHTS

-  Recently renovated
-  New Flooring & Paint
-  Natural light and High Ceiling
-  Solar Powered
-  Large Conference Room
-  Multiple Offices
-  Multiple Skylights
-  Private Deck
-  Walkable to Ashby BART





FLOOR PLAN



Note: Areas are approximate and include Load Factors

BERKELEY, CA

Berkeley, California, offers a thriving environment for entrepreneurs and businesses seeking growth and innovation. Known for its prestigious University of California campus, the city fosters a culture of research, creativity, and cutting-edge technology, providing ample opportunities for startups and tech ventures. Berkeley's diverse population and progressive values create a supportive ecosystem for socially-conscious businesses, with an emphasis on sustainability and green initiatives. The city's well-developed infrastructure, including easy access to San Francisco via BART and a strong local economy, makes it an ideal location for companies seeking both talent and a connected market. With a vibrant arts scene, a focus on inclusivity, and a wealth of resources for small businesses, Berkeley is an attractive city for entrepreneurs looking to make a meaningful impact while tapping into the dynamic Bay Area market.

WALKSCORE

95

Walk Score



99

Bike Score



62

Transit Score



LOCATION HIGHLIGHTS

 UC Berkeley 1.8 mi

 Berkeley Bowl 2 mi

 Oakland Ice Center Skating Rink 4 mi

 Berkeley City College 1.8 mi

 Bay bridge via i80 4 mi

TRANSIT HIGHLIGHTS

 Ashby Station 0.3mi

 AC Transit Line 0.1mi

 Amtrak Station 3mi

Healthiest Cities in America

#1 of 229

POPULATION

121,385

5 miles MEDIAN HOUSEHOLD INCOME (2024)

\$114,349

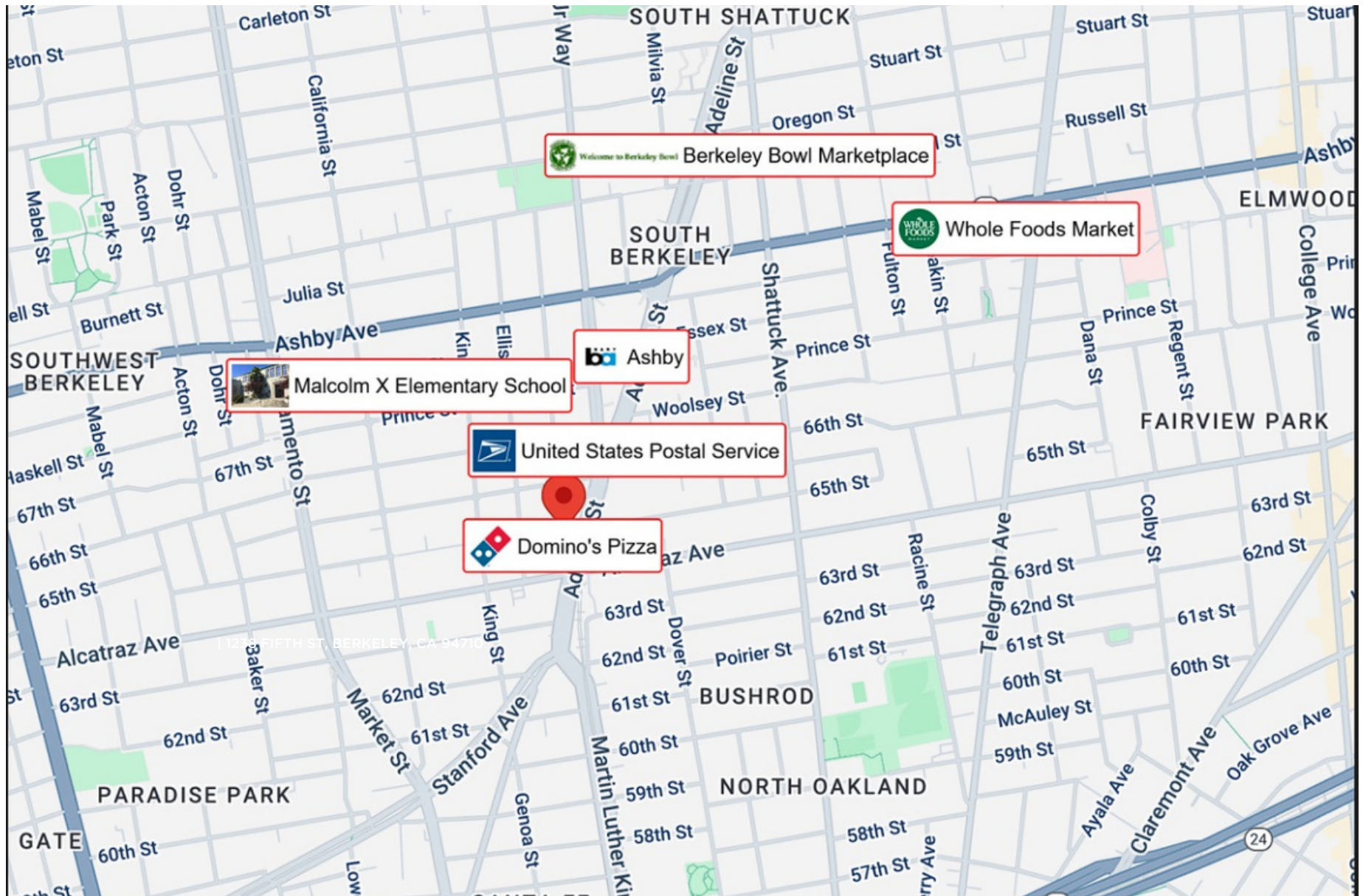
5 miles AVERAGE HOUSEHOLD INCOME (2024)

\$137,757

MARKET OVERALL ASKING RENT (2024)

\$3.10 PSF

LOCAL AMENITIES



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.