

Berkeley, California

Located in the center of downtown Berkeley and the southwest anchor corner of the Arts District, this 58,300 sf, three-story office building has available space for the first time since its comprehensive renovation in 1996.

The current tenant, MSCI/Barra has elected to downsize as of March 2010 to approximately 34,000 sf, providing an opportunity for new tenancies on the entire third floor, as well as a portion of the first floor at the highly visible intersection of Milvia and Addison Streets. The Italian plastered and marble tiled entry lobby will be renovated to accommodate the third floor tenant(s) and provide shared access and use of the private exterior courtyard.

Description

- * 58,300 sf office building at corner of Milvia and Addison Street
- * Three floors, plus penthouse
- * Large open air courtyard on first floor available for use by all tenants
- * Extensive daylight and window line
- * Secured parking lot and entrances to the Building
- * Above standard finishes and materials throughout
- * Highly desirable corner location on first floor with separate entrance
- * Third floor can be divisible to accommodate several tenants
- * Building is locally owned and managed

Prime Location

- * Convenient to UC campus, BART and all downtown amenities
- * On-site parking
- * High identity and presence in heart of downtown Berkeley

Space Available

Now Available:	Rentable Sq. Ft.
Third Floor	19,899
First Floor	3,331
Penthouse (optimal for storage)	894

Offered at \$2.50/ sf, full-service, TI's negotiable. Commission: years 1-5 = 5%

Landlord Representative

For further information or to schedule a tour, contact:

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