

BAY AREA LISTING

CLIRE | 510.548.3922

2437 Durant Avenue

Berkeley, CA 94704

Type	Office 2 Spaces available
Size	300 sq. ft. - 800 sq. ft.
Prize	\$27.12/SF/YR \$2.26/SF/MO
Zoning	C-T
Contact	Steve Ruegg, 510-548-3900

Nice and quiet office one block South of the U.C Berkeley
South Entrance



Building Details

2437 Durant Ave, Berkeley, CA 94704

Listing Type	Direct
Space Subtype	Traditional Office
RSF	880 RSF
Rate (Per SF)	\$2.26 / SF / MO
Lease Type:	Modified Gross
Lease Term	Negotiable
Days on Market	142 Days

Quiet office in a locked building 1 block from the U.C Berkeley South Campus

Building Photos (4 photos)



Population

58.8k

0%

Compared to 58.4k in 2021

↑ 5%

Compared to 55.6k in 2018

55k

2018

2019

2020

2021

2022

Household Income

\$68.1k
Median Income

\$98.4k
2026 Estimate

↑ 8%
Growth Rate

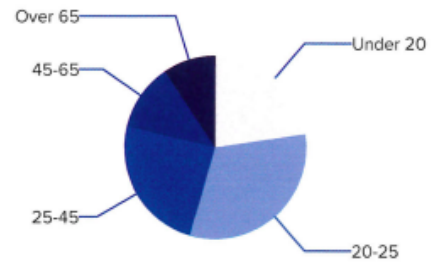


Age Demographics

24
Median Age

24
2026 Estimate

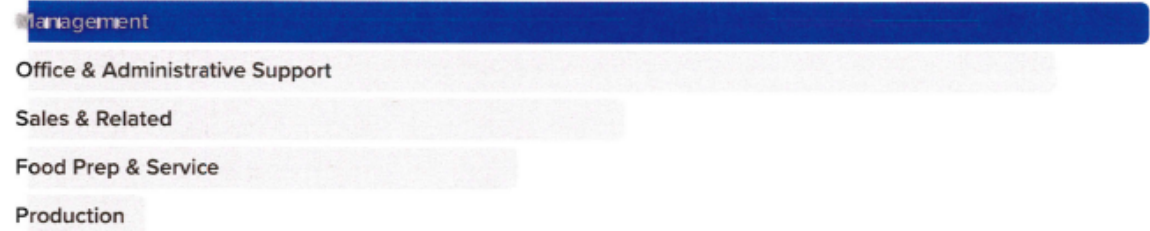
0%
Growth Rate



Number of Employees

63.4k

Top 5 Employment Categories



Housing Occupancy Ratio

7:1
6:1 predicted by 2026



Renter to Homeowner Ratio

3:1
3:1 predicted by 2026



Description of Premises: While the approximate square footage of the Premises may have been used in the marketing of the Premises for the purpose of comparison, the base rent stated is not tied to the square footage and is not subject to adjustment should the actual size be determined to be different. Note: Lessee is advised to verify the actual size prior to executing a Lease.