

# 2700-2704 SHATTUCK AVENUE

BERKELEY, CALIFORNIA



**FOR SUBLEASE | ±22,257 SF ON ±1.05 ACRES**

AUTO DEALERSHIP/SERVICE CENTER WITHIN COMMERCIAL CORRIDOR







## *Former auto dealership with existing showrooms and service areas*

### **2700 SHATTUCK AVENUE - NORTH BUILDING**

- Showroom with private offices, customer lounge and parts department
- Mezzanine breakroom
- Service area with eleven (11) auto lifts
- Three (3) grade-level doors
- 15'5" - 22'6" service area clearance height
- Skylights throughout
- Remodeled in 2016

### **2704 SHATTUCK AVENUE - SOUTH BUILDING**

- Showroom with one (1) private office & cubicles and customer lounge
- Service area with three (3) auto lifts
- Three (3) grade-level doors
- 16' service area clearance height
- Remodeled in 2012

**±22,257  
Square Feet**

**±1.05  
Acres**

**C-AC  
Zoning**

**400 AMP  
Power**

**Derby St , Shattuck Ave, Ward St  
Property Entrances**

**October 31, 2026  
Master Lease Expiration**

**Longer Term/Direct Deal  
May Be Available**





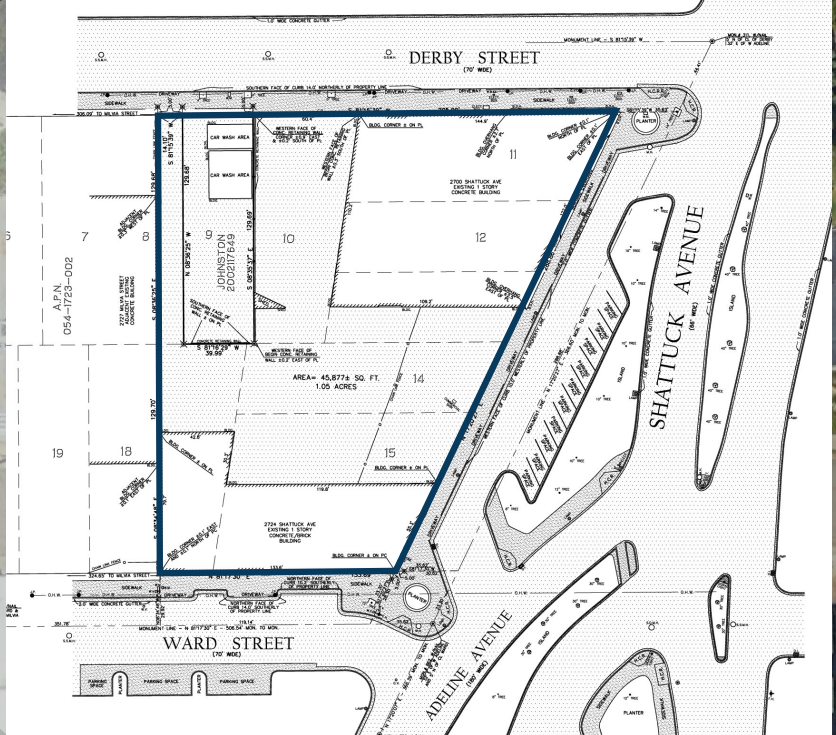




**2700 SHATTUCK AVE  
NORTH BUILDING**

**YARD AREA**

**2704 SHATTUCK AVE  
SOUTH BUILDING**





# 2700-2704 SHATTUCK AVENUE

BERKELEY, CALIFORNIA

Berkeley  
UNIVERSITY OF CALIFORNIA



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