

9/4/2025

**1. Berkeley Way West**  
**1919 Shattuck Avenue Berkeley, CA 94704**

**Berkeley - Downtown**

Property Type: Office	Floor/Suite: <b>6/</b>	Trxn Type: <b>Sublease</b>
Subtype/Class: A	Trxn Size: <b>16,980 sf</b>	Base Rent: <b>\$4.00 FS/GRS</b>
Property Size: 325,000 sf	Load Factor:	Effective Rent: <b>\$4.00 FS/GRS</b>
Bldg Total Flrs: 8	Sign Date: <b>11/01/2024</b>	Expenses:
Year Built: 2018	Lease Start: <b>12/01/2024</b>	TI Allowance: <b>\$0.00 psf</b>
Parking Ratio:	Lease End: <b>09/15/2025</b>	Free Rent: <b>0 mos</b>
	Term: <b>9 mos</b>	
	Space Use: <b>Office</b>	



Comp ID: 4712875 | 02/20/2025 | V: No

**Lessor: AAA**  
**Lessee: Voleon Capital Management**

Escalations: MOs 1-9: \$4.00, As-is

Comments: This and another Voleon sublease deal in the building consisted of 44,178 RSF

**2. Els Building**  
**2030 Addison Street Berkeley, CA 94704**

**Berkeley - Downtown**

Property Type: Office	Floor/Suite: <b>6/650</b>	Trxn Type: <b>Direct Lease</b>
Subtype/Class: A	Trxn Size: <b>1,001 sf</b>	Base Rent: <b>\$3.55 FS/GRS</b>
Property Size: 44,000 sf	Load Factor:	Effective Rent: <b>\$3.18 FS/GRS</b>
Bldg Total Flrs: 7	Sign Date: <b>08/20/2024</b>	Expenses:
Year Built: 1978	Lease Start: <b>12/01/2024</b>	TI Allowance: <b>\$0.00 psf</b>
Parking Ratio: 0.00	Lease End: <b>05/31/2028</b>	Free Rent: <b>6 mos</b>
	Term: <b>42 mos</b>	
	Space Use: <b>Office</b>	



Comp ID: 4708831 | 02/19/2025 | V: No

**Lessor: RILCO Addison LLC**  
**Lessee: 3D Group (Data Driven Decisions)**

Escalations: 3.00% Annually

Comments: Kitchen, 3 private offices, sprinklers

**3. Els Building**  
**2030 Addison Street Berkeley, CA 94704**

**Berkeley - Downtown**

Property Type: Office	Floor/Suite: <b>6/</b>	Trxn Type: <b>Direct Lease</b>
Subtype/Class: A	Trxn Size: <b>2,130 sf</b>	Base Rent: <b>\$3.45 FS/GRS</b>
Property Size: 44,000 sf	Load Factor:	Effective Rent: <b>\$3.24 FS/GRS</b>
Bldg Total Flrs: 7	Sign Date: <b>11/21/2023</b>	Expenses:
Year Built: 1978	Lease Start: <b>01/01/2024</b>	TI Allowance: <b>\$0.00 psf</b>
Parking Ratio:	Lease End: <b>05/31/2027</b>	Free Rent: <b>4 mos</b>
	Term: <b>41 mos</b>	
	Space Use: <b>Office</b>	



Comp ID: 3551576 | 12/06/2023 | V: Yes

**Lessor: RILCO Addison LLC**  
**Lessee: BAE Urban Economics, Inc.**

Escalations: 3.00% Annually

Comments: TI: paint, carpet, replace damaged ceiling tiles, new LED lights & some minor improvements

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**4. Great Western**  
**2150 Shattuck Avenue Berkeley, CA 94704**

**Berkeley - Downtown**

Property Type: Office	Floor/Suite: /500	Trxn Type: Lease Renewal
Subtype/Class: A	Trxn Size: 5,281 rsf	Base Rent: \$3.75 FS/GRS
Property Size: 138,456 rsf	Load Factor:	Effective Rent: \$3.98 FS/GRS
Bldg Total Flrs: 13	Sign Date: 02/06/2025	Expenses:
Year Built: 1971	Lease Start: 03/01/2025	TI Allowance: \$0.00 prsf
Parking Ratio: 3.00	Lease End: 02/28/2030	Free Rent: 0 mos
	Term: 60 mos	
	Space Use: Office	



Comp ID: 4708835 | 02/19/2025 | V: No

**Lessor: First Shattuck LLC**  
**Lessee: Regents of the University of California**

Escalations: 3.00% Annually

Comments:

**5. Merrill Lynch Building**  
**2001 Addison Street Berkeley, CA 94704**

**Berkeley - Downtown**

Property Type: Office	Floor/Suite: 1/P1	Trxn Type: Direct Lease
Subtype/Class: A	Trxn Size: 2,055 rsf	Base Rent: \$3.33 FS/GRS
Property Size: 28,805 rsf	Load Factor:	Effective Rent: \$3.24 FS/GRS
Bldg Total Flrs: 3	Sign Date: 07/24/2025	Expenses:
Year Built: 1985	Lease Start: 09/01/2025	TI Allowance:
Parking Ratio:	Lease End: 09/30/2028	Free Rent: 2 mos
	Term: 37 mos	
	Space Use: Office	



Comp ID: 4800138 | 08/02/2025 | V: Yes

**Lessor: MAIA HOLDINGS, LLC**  
**Lessee: KNN Public Finance, LLC**

Escalations: Yrs 1-0: \$0.00 Yrs 0.25-1: \$3.33 Yrs 2-2: \$3.43 Yrs 3-3: \$3.53 Yrs 4-4: \$3.64

Comments:

**6. The Promenade**  
**1936 University Avenue Berkeley, CA 94709**

**Berkeley - Downtown**

Property Type: Office	Floor/Suite: 3/330	Trxn Type: Lease Renewal
Subtype/Class: B	Trxn Size: 1,326 sf	Base Rent: \$3.90 FS/GRS
Property Size: 42,655 sf	Load Factor:	Effective Rent: \$3.90 FS/GRS
Bldg Total Flrs: 3	Sign Date: 09/04/2024	Expenses:
Year Built: 1993	Lease Start: 12/01/2024	TI Allowance: \$0.00 psf
Parking Ratio: 0.92	Lease End: 11/30/2025	Free Rent: 0 mos
	Term: 12 mos	
	Space Use: Office	



Comp ID: 4708838 | 02/19/2025 | V: No

**Lessor: Graham Street Realty**  
**Lessee: Science Communication Lab**

Escalations: Yrs 1-1: \$3.90

Comments:

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**7. The Promenade**  
**1936 University Avenue Berkeley, CA 94709**

**Berkeley - Downtown**

Property Type: Office	Floor/Suite: <b>1/100</b>	Trxn Type: <b>Direct Lease</b>
Subtype/Class: B	Trxn Size: <b>942 sf</b>	Base Rent: <b>\$3.18 FS/GRS</b>
Property Size: 42,655 sf	Load Factor:	Effective Rent: <b>\$3.18 FS/GRS</b>
Bldg Total Flrs: 3	Sign Date: <b>06/03/2024</b>	Expenses:
Year Built: 1993	Lease Start:	TI Allowance: <b>\$0.00 psf</b>
Parking Ratio: 0.92	Lease End: <b>06/02/2025</b>	Free Rent: <b>0 mos</b>
	Term: <b>12 mos</b>	
	Space Use: <b>Office</b>	



Comp ID: 4708836 | 02/19/2025 | V: No

**Lessor: Graham Street Realty**  
**Lessee: Micromole**

Escalations: Yrs 1-1: \$3.18

Comments: