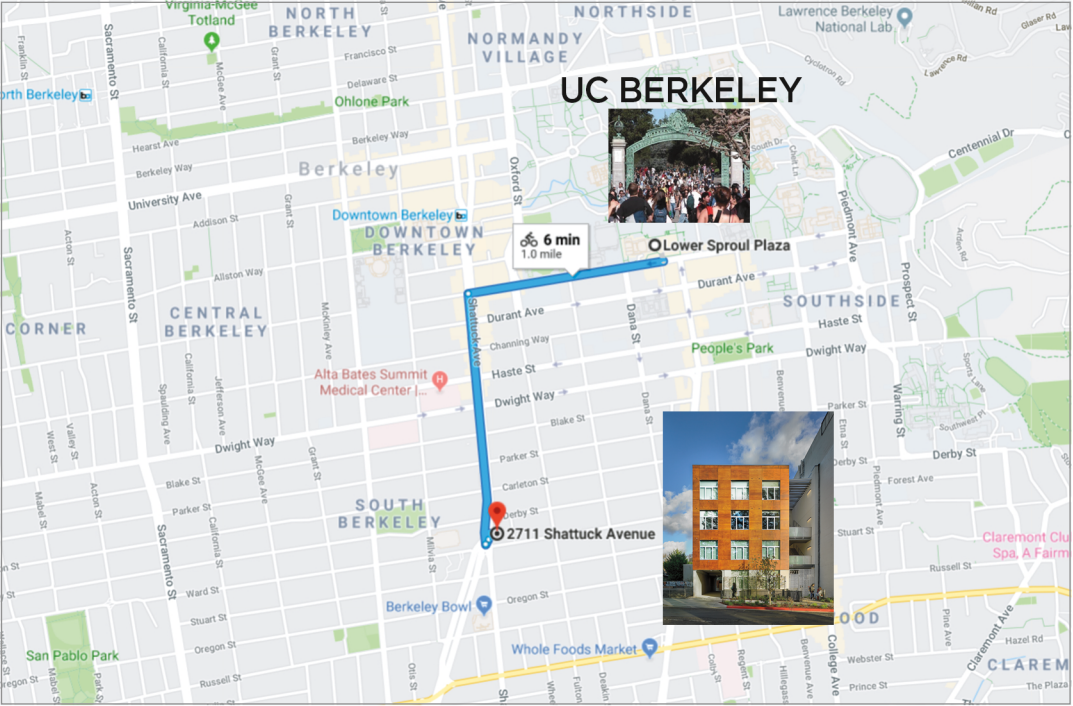


CITYSPACES® 2711

22 Studios



Shattuck Studios Neighborhood

- | | | |
|----------------------|---------------------|------------------------------------|
| Berkeley Bowl Market | Kirala | Equinox |
| Whole Foods | Crixa Cakes | Orangetheory Fitness |
| Ashby Marketplace | Emilia's Pizzeria | Interstellar Pilates & Yoga Studio |
| Walgreens | Sconhedge Bakery | Funky Door Yoga |
| Sports Basement | Royal Ground Coffee | UA Berkeley 7 |
| Pegasus Books | Saha | Landmark's CA Theater |
| Target | Venus | Freight & Salvage Coffeehouse |
| Ace Hardware | La Note | Berkeley Rep Theater |
| CVS | Cornerstone | UC Art Museum |

GREEN FEATURES

- Natural light and ventilation
- Low-flow plumbing fixtures
- Energy Star appliances
- Separately metered utilities
- Bike Score: 100 (Biker's Paradise)
- Walk Score: 88 (Very Walkable)



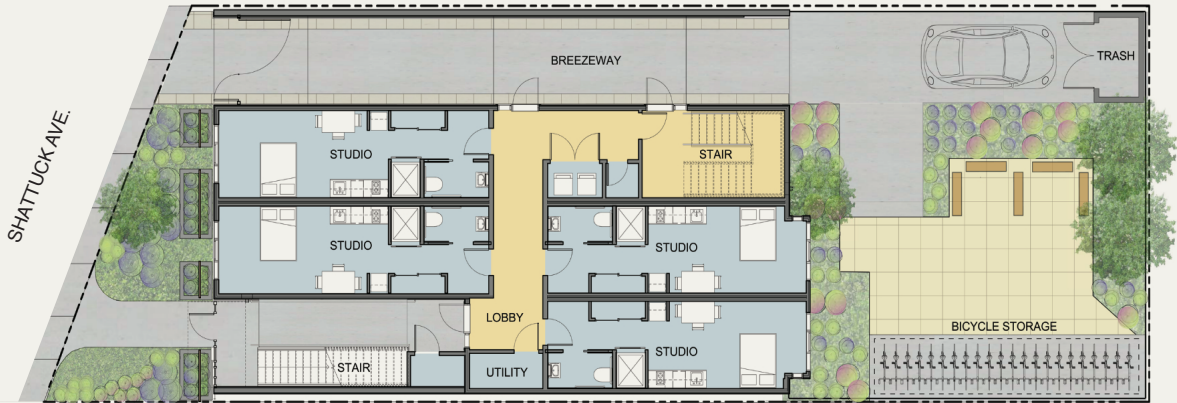
CREATORS OF CITYSPACES®

"Good design is innovative." Dieter Rams

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510.883.1000

2711 Shattuck Ave. ▪ Southside ▪ Berkeley

Site and Ground Floor Plan



Studio Interior



Foyer, with gear wall, bench, shelving, and double closet.



Kitchen includes quartzstone countertop, cooktop, microwave/convention oven, dishwasher, disposal, and hidden dish rack.



Oversized bath with quartzstone countertop, medicine cabinet, and extra storage.

Floor Plan

Each **Studio** furnished with: kitchen table and chairs, convertible couch/bed, coffee table, bookcase, and foyer bench & gear wall.



Plan

Other features:

- Flat screen TV
- Elfa shelving and closet system
- 9' ceiling and operable windows
- Stainless steel appliances
- LED track lighting
- 24/7 fresh air ventilation
- Engineered soundproofing
- Oversized shower
- Individually-controlled heat & air conditioning
- 200 mbs Internet



Studio kitchen, dining, and living area, w/convertible couch/bed and coffee table.