



CODORNICES ENTERPRISE CENTER

1331 EIGHTH STREET BERKELEY, CA

Project Description

The Codornices Enterprise Center project (CEC) converted a long vacant 25,000 square foot warehouse into 11 smaller units ranging from 1,490 to 3,000 square feet in size. The project also includes four new two-story, 1,330 square foot office units. These small units were created to be affordable to a wide range of local business and craftspeople.

Among the owners at the CEC are a start-up software company, an architect, an interior designer, an internationally renowned painter, a videographer and a steel worker. The design of the project has supported a strong sense of community and collaboration among the owners.

The Codornices Enterprise Center is located just 1/2-block from the Gilman Street corridor and is positioned to capitalize on the growth of this corridor into one of Berkeley's major retail and business districts. The project has spawned a revitalization of the neighborhood as several new office and retail projects are now completed in the immediate vicinity.



Project Facts

Units	15	Low Income Units	n/a
Site Area	41,000 square feet	Commercial Uses	Offices, Warehousing, Art Studios
Density	n/a	Architect	Endres Ware
Building Area	31,300 square feet	Contractor	West Builders
Completion Date	August 2006	Lender	Bank of Alameda
Value	\$10,000,000		