



Keegan & Coppin
COMPANY, INC.

FOR LEASE

900 FIFTH AVENUE
SAN RAFAEL, CA

**SAN RAFAEL'S BEST DOWNTOWN
LOCATION**



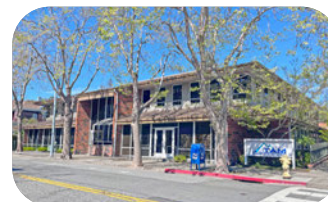
REPRESENTED BY:

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DOWNTOWN SAN RAFAEL OFFICE SPACE FOR LEASE



900 FIFTH AVENUE
SAN RAFAEL, CA

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DOWNTOWN LOCATION

PROPERTY INFORMATION

HIGHLIGHTS

- Efficient layouts
- On-site parking
- Operable windows
- Best downtown location
- Easy freeway access

OFFICE SPACE

Suite 201: 1,460+/- sq. ft

Suite 202: 1,670+/- sq. ft

DESCRIPTION

Corner suite with 4 private offices, reception, open area and kitchenette.

Corner suite with 4 private offices, conference room, open area and kitchenette.

*Suites 201 & 202 can be combined to create a 3,130+/- sf suite.

LEASE TERMS

Size

1,460+/- sq ft

Rate

\$3.15 per sq ft

Terms

Full Service

3 - 5 year lease term preferred

Annual CPI

Tenant pays percentage increases in operating expenses over base year

Parking

On-site 2:1000 parking

Adjacent city lot

Zoning

5/M R/O

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DESCRIPTION OF AREA

Located in the heart of Marin County, 900 Fifth Avenue in San Rafael is in an ideal, universally attractive location for all residents.

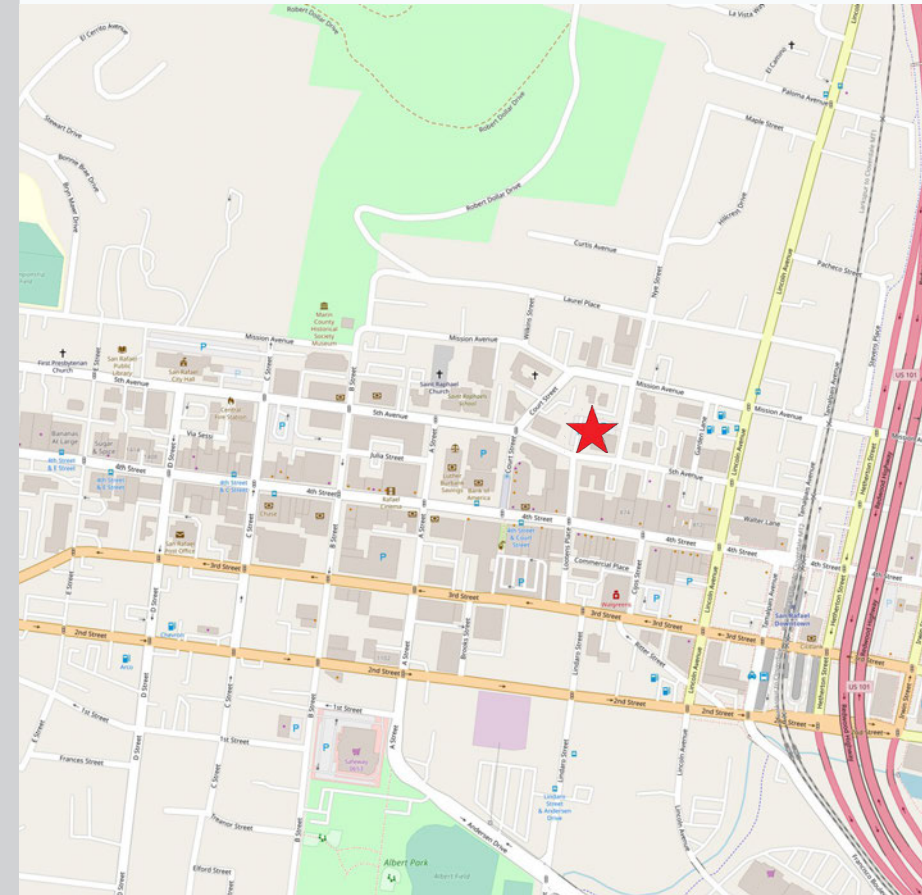
Downtown San Rafael location offers immediate access to well-paying jobs, restaurants, cultural amenities and entertainment. A short walk to the San Rafael Transit Center and SMART Train for an easy commute to San Francisco as well as Sonoma County. Near world-renowned Open Space Preserves of Mount Tamalpais, Stinson Beach and China Camp State Park, this central location has much to offer.

NEARBY AMENITIES

- Many of Marin's best restaurants and eating establishments
- Inexpensive additional parking in city garages
- Parks, open space and trails

TRANSPORTATION ACCESS

- Easy walk to Marin's largest transit center that provides public transportation via the SMART Train and the Golden Gate bus service to the entire North Bay
- Easy access to Highway 101
- 15 minute drive to San Francisco and the East Bay



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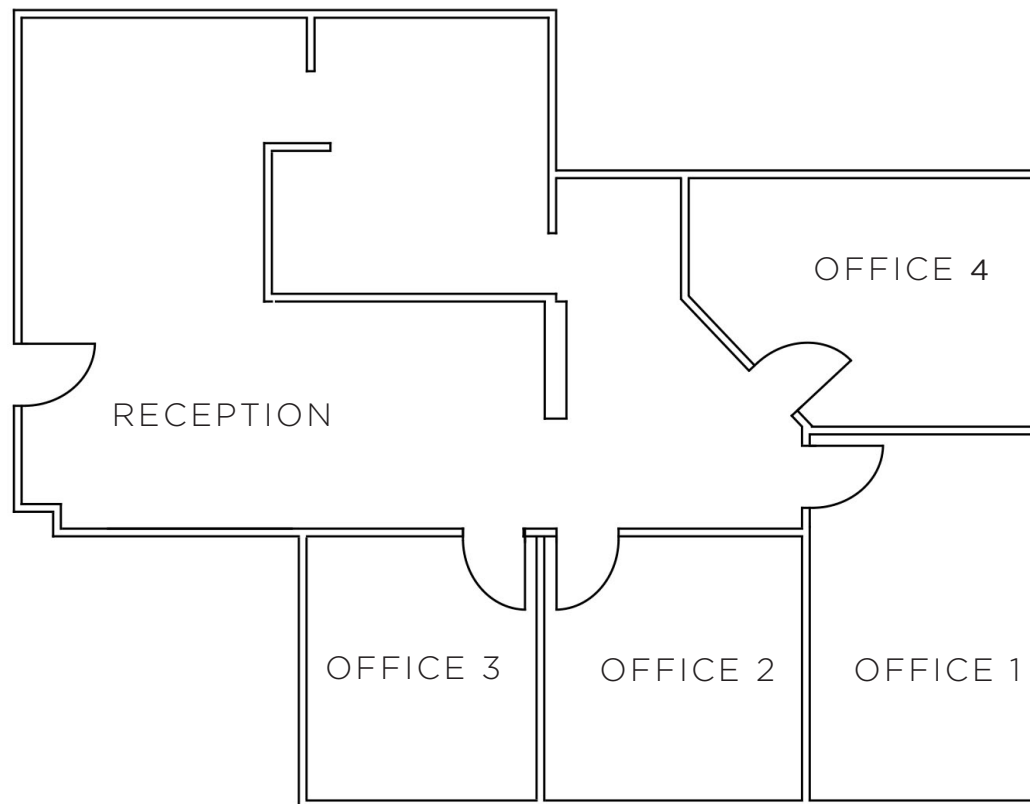
FLOOR PLAN



900 FIFTH AVENUE
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SAN RAFAEL'S BEST
DOWNTOWN LOCATION

SUITE 201
1,460+/- RSF



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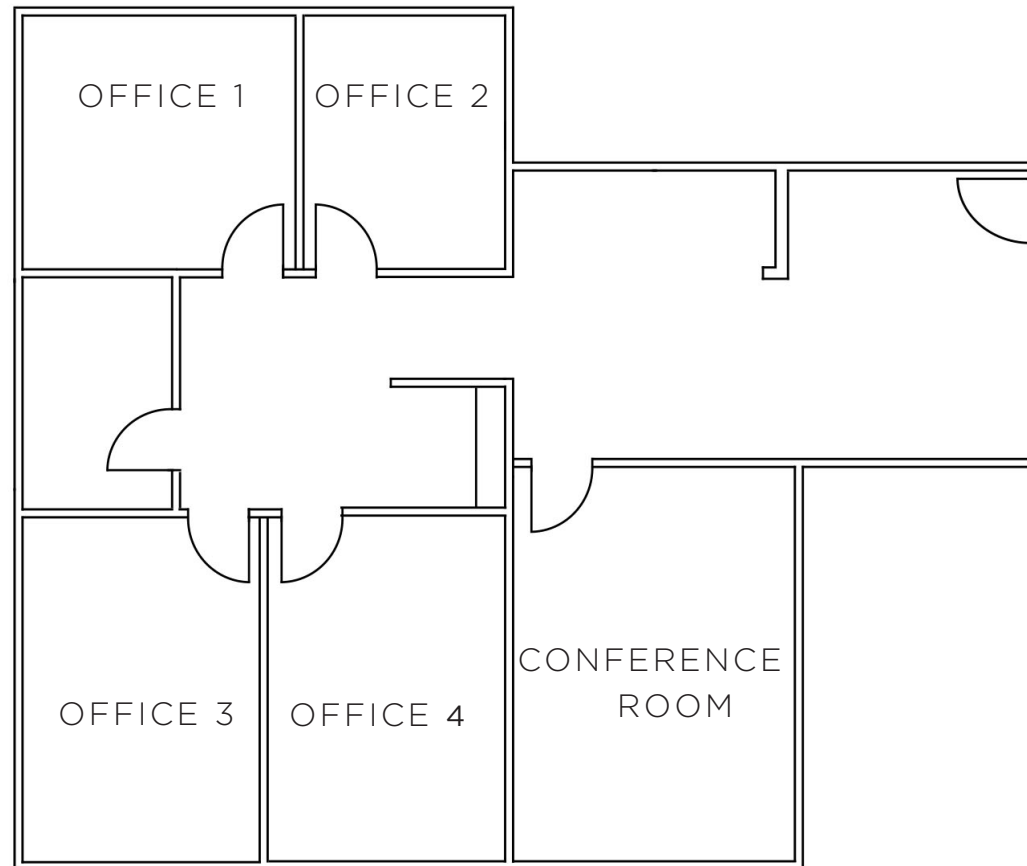
FLOOR PLAN



900 FIFTH AVENUE
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SAN RAFAEL'S BEST
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SUITE 202
1,670+/- RSF



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PROPERTY PHOTOS



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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