

CREATIVE SPACE FOR LEASE IN HEART OF SAN RAFAEL

818 5TH AVE SAN RAFAEL



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818 5th Ave, San Rafael CA

Prime Downtown creative space for lease in the heart of San Rafael. The building has been completely renovated and is in move in condition. Suite 100, located on the ground floor, has concrete floors, LED lighting, a kitchenette, and private bathroom. Suite 200 features 3 private offices with a media/conference room, open work area, and high end restrooms with a shower. The building is centrally located in downtown San Rafael and is walking distance to the SMART Train station and a plethora of nearby amenities including restaurants, stores and shopping centers.

Suite 100	1,758 SF
Suite 200	6,620 SF (entire floor)

- Can be combined or leased separately, term negotiable
- Suite 200 can be leased partially furnished
- 5th Ave frontage
- Abundant natural light and operable windows
- Abundant secured parking
- Solar on roof
- LED lighting
- Elevator served





Views of Mt. Tam



Walking distance
to SMART train



Abundant
private gated
parking



Central
downtown San
Rafael location



Easy access to
Hwy 101



Modern Finishes

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SUITE 100

CUSHMAN & WAKEFIELD



Open Floor Plan

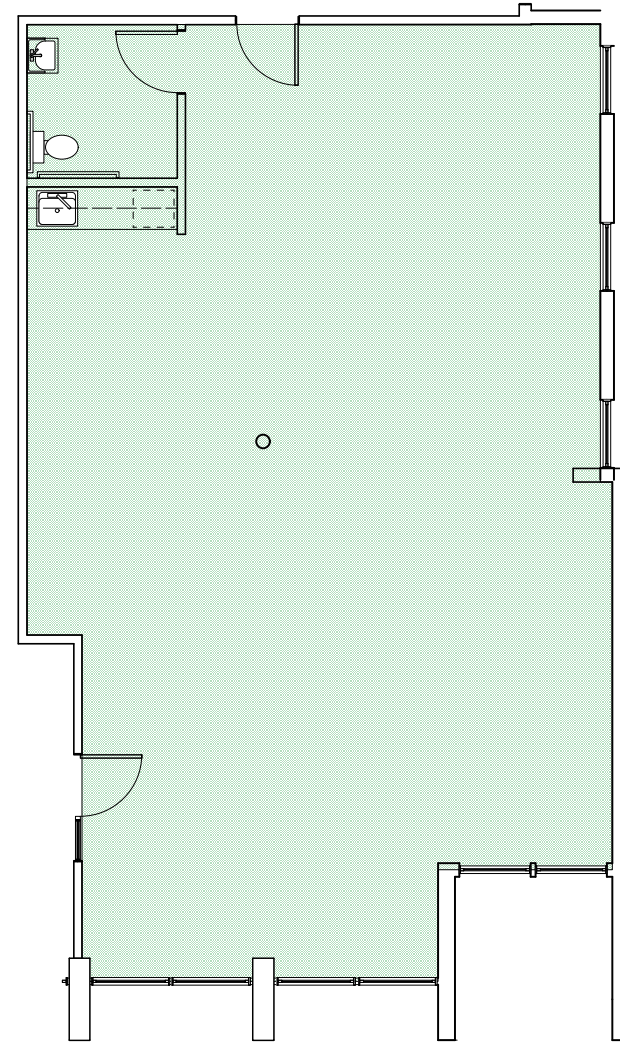
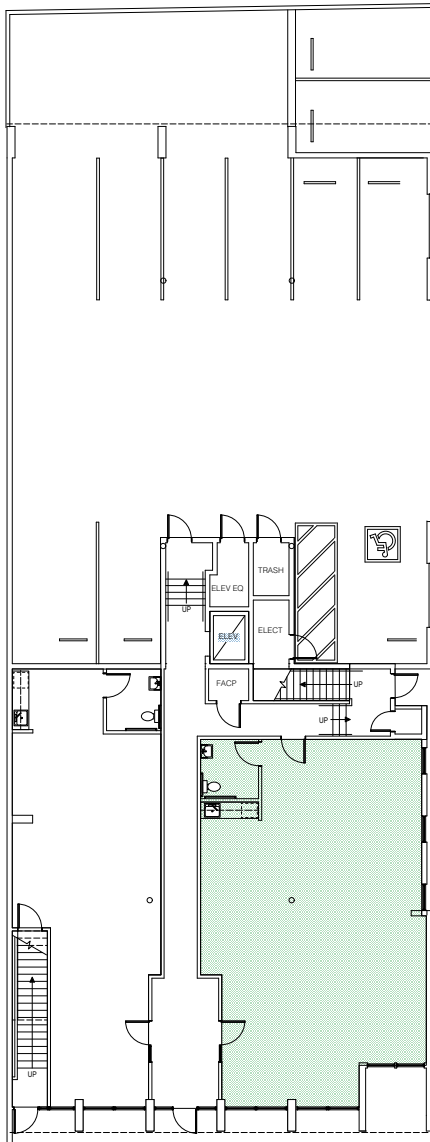


Street Visibility



Kitchenette

SUITE 100: ±1,758 SF



- Open work area
- Kitchenette and bathroom
- 5th Ave frontage

- LED lighting
- Concrete floors
- Direct access to secured parking lot

SUITE 200

CUSHMAN &
WAKEFIELD



Executive Kitchen

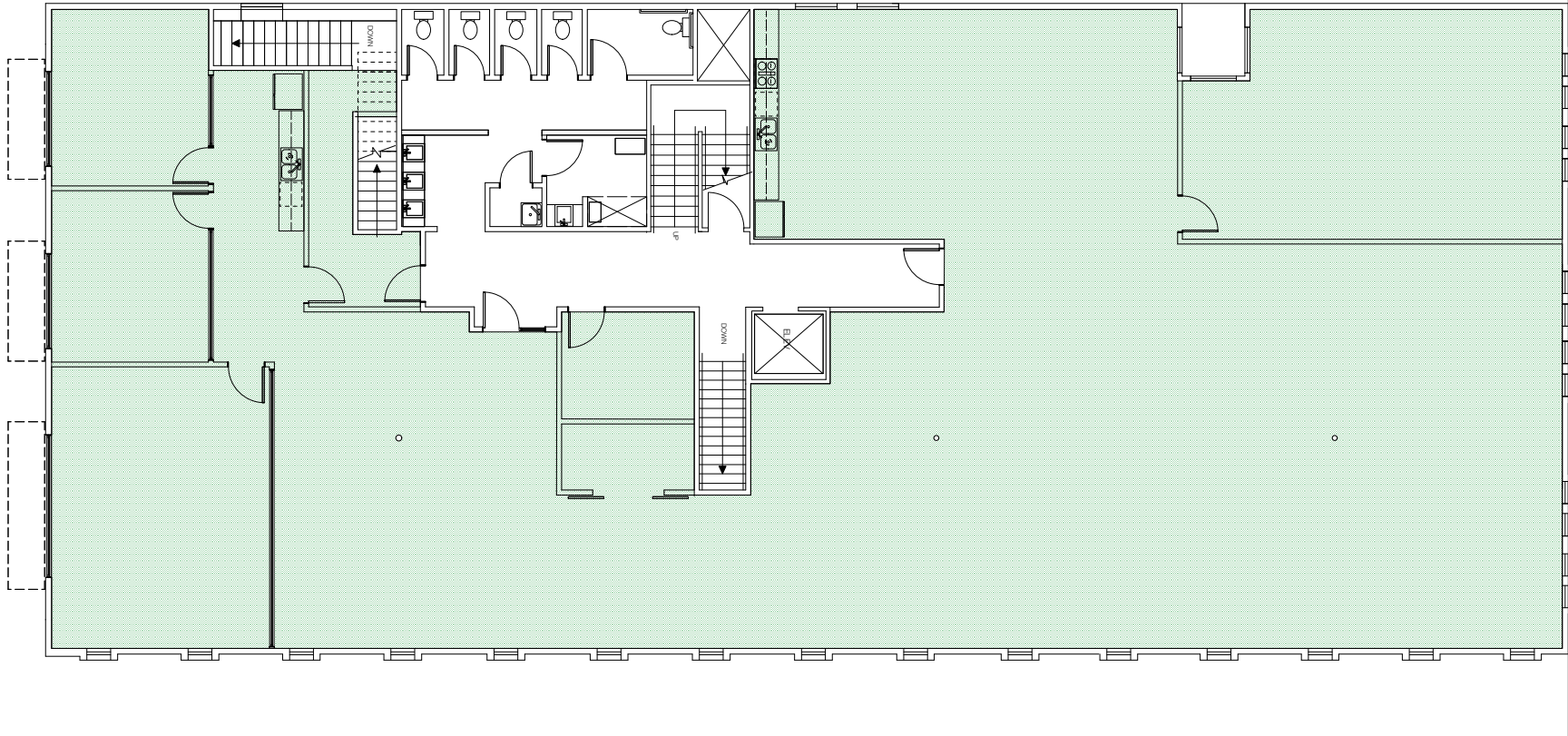


Lounge Area with Full Kitchen



Modern Finishes

SUITE 200: ±6,620 SF



- Open ceiling with wood joists and LED lighting
- View of Mount Tamalpais
- 3 private offices
- Media room/conference room with surround sound
- Fully furnished open work area with sit standing desks available
- Operable windows
- Full entertaining kitchen with cooking range, fridge, ice maker
- High end finishes

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**CUSHMAN &
WAKEFIELD**