

# 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.

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**Suite 100**

1,758 SF

**Suite 200**

6,620 SF (entire floor)

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- 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



# HIGHLIGHTS



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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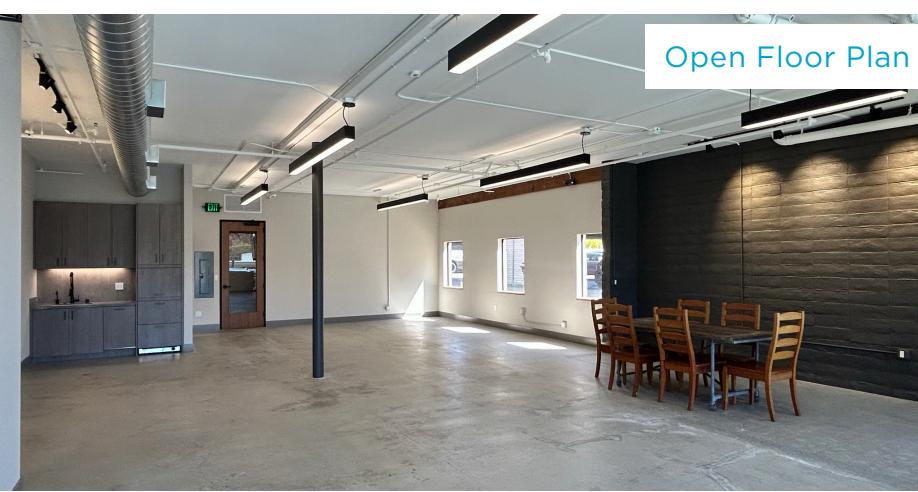
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# SUITE 100



Open Floor Plan



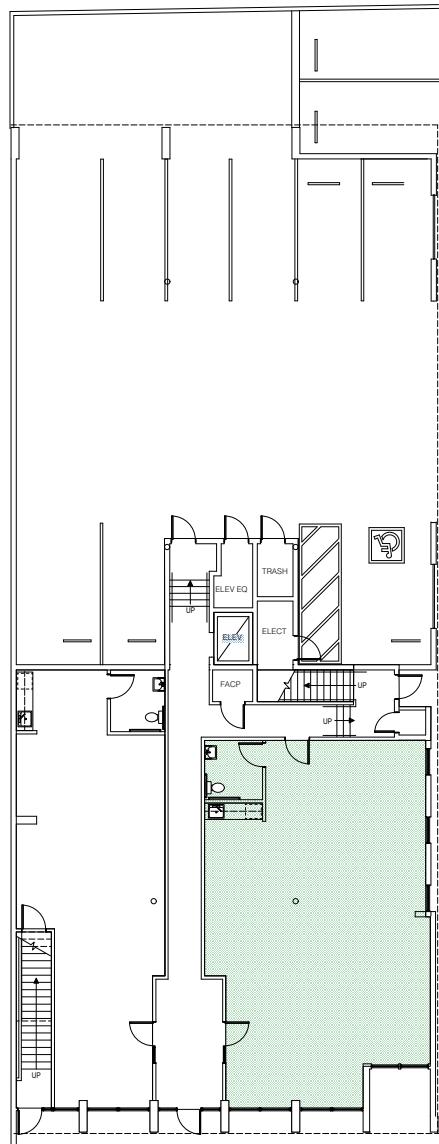
Street Visibility



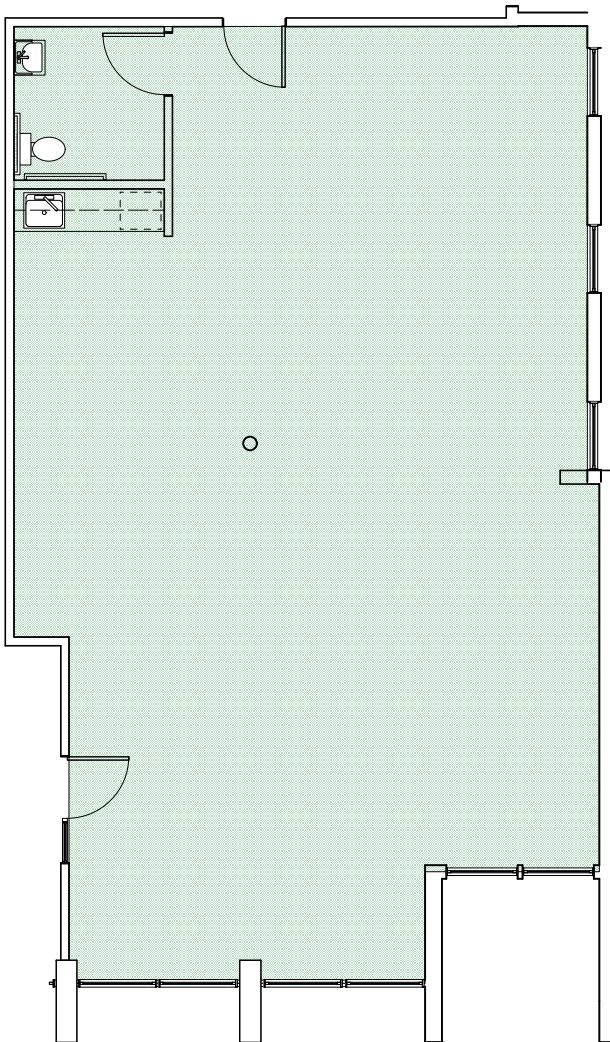
Kitchenette



# SUITE 100: ±1,758 SF



360°  
VIRTUAL TOUR



- Open work area
- Kitchenette and bathroom
- 5th Ave frontage
- LED lighting
- Concrete floors
- Direct access to secured parking lot

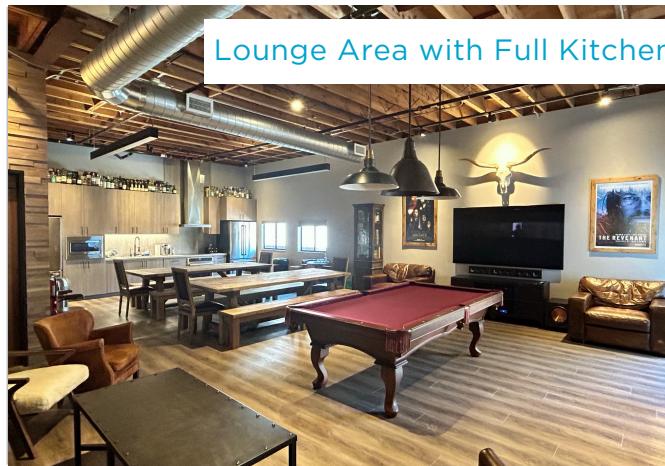
# SUITE 200



Executive Kitchen



Lounge Area with Full Kitchen

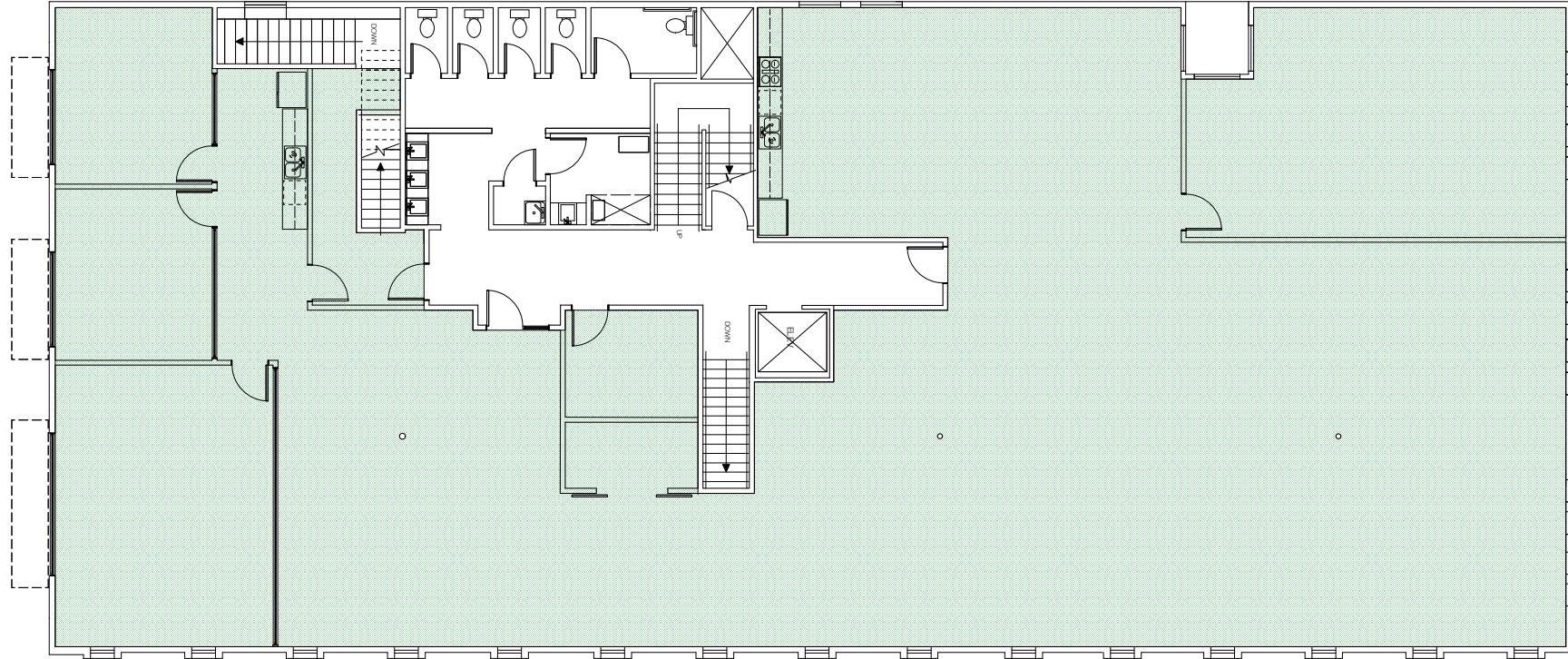


Modern Finishes



# SUITE 200: ±6,620 SF

360°  
VIRTUAL TOUR



- 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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