

**FOR LEASE**

**835 FOURTH STREET**

835 Fourth St, San Rafael, CA 94901



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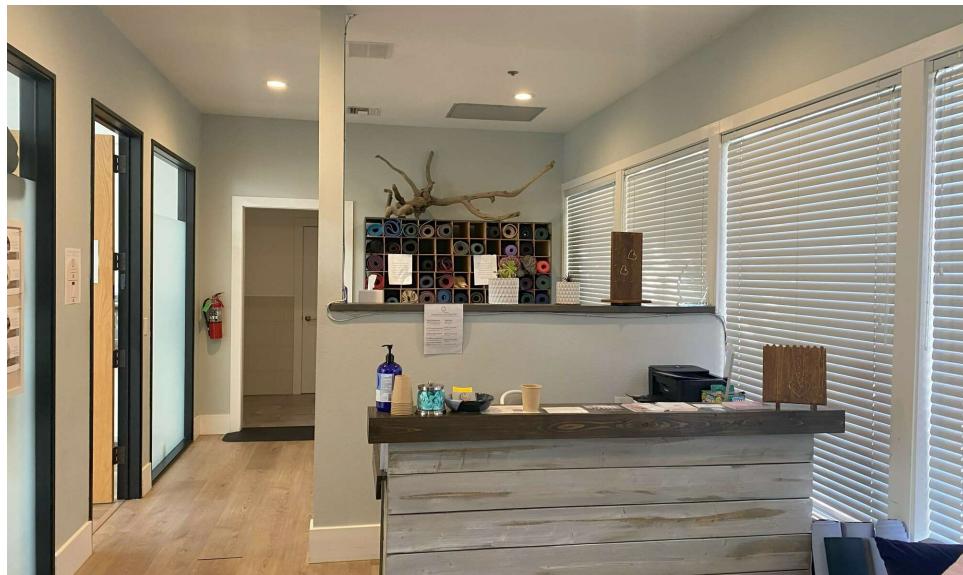
**MATT BROWN**

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## Property Summary



## PROPERTY DESCRIPTION

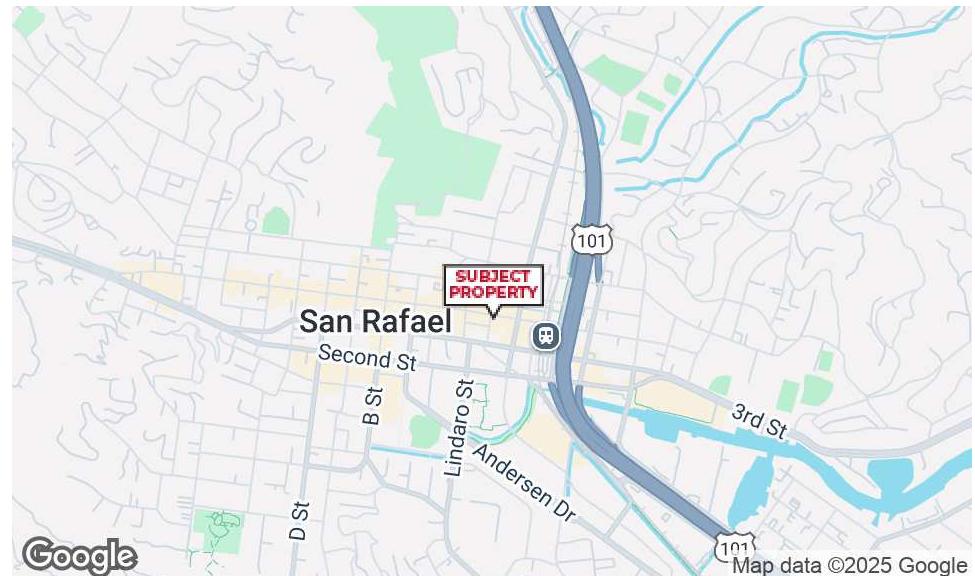
Discover the perfect opportunity for your high-end fitness facility or creative office space at 835 Fourth Street. This lease-ready property boasts high ceilings and exposed duct-work, creating an inviting ambiance for your business. With convenient public parking and a mix of open space and private offices, this space is designed to accommodate your specific needs. Embrace the potential of this versatile property and elevate your business in a prime location.

## PROPERTY HIGHLIGHTS

- High-end Fitness Facility or Creative Office Space
- High Ceiling, Exposed Duct-Work
- Convenient Public Parking
- Open Studio Spaces
- Showers

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## LOCATION DESCRIPTION

The front door faces Cijos Street. This space offers close proximity to Highway 101 and the San Rafael Transit Center, and is within walking distance to many downtown restaurants and shops. Abundant city parking nearby.

## OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (NNN)
Number of Units:	1
Available SF:	±3,450 SF
Building Size:	±7,116 SF
Property Type:	Retail
Zoning:	T4MS 60/80

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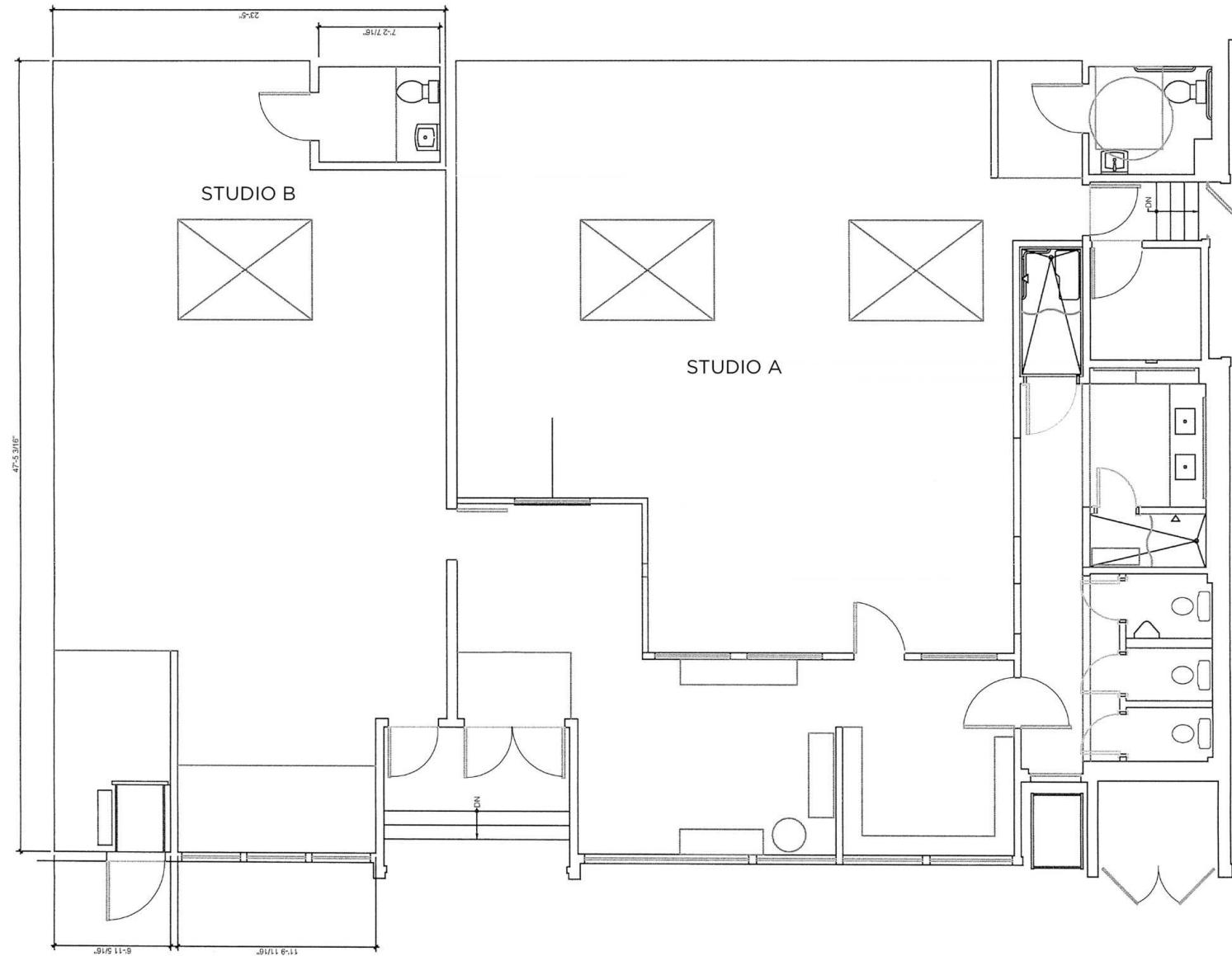
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Floor Plans

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Additional Photos

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