



Keegan & Coppin
COMPANY, INC.

FOR LEASE

900 MISSION AVENUE
SAN RAFAEL, CA

Prime San Rafael Office/Retail Space
on Mission Avenue



Go beyond broker.

REPRESENTED BY:

DAN BORENSTEIN, AGENT
LIC # 02243256 (415) 461-1010, EXT 120
DBORENSTEIN@KEEGANCOPPIN.COM



OFFICE SPACE FOR LEASE



900 MISSION AVENUE
SAN RAFAEL, CA

PRIME SAN RAFAEL
OFFICE/RETAIL SPACE

PROPERTY INFORMATION

HIGHLIGHTS

- Excellent natural light throughout
- Easy access to Hwy 101 and San Rafael Transit Center
- Great downtown location
- On-site property management

OFFICE SPACE

Suite 1A: 145+/- sq ft	\$500/month + \$50 CAM/Month
Suite 1B: 342+/- sq ft	\$800/month + \$75 CAM/Month
Suite 4: 356+/- sq ft	\$500/month + \$100 CAM/Month
Suite 4A: 299+/- sq ft	\$750/month + \$50 CAM/Month
Suite 5: 356+/- sq ft	\$850/month + \$75 CAM/Month
Suite C: 1,560+/- sq ft	\$3,300/month + \$200 CAM/Month

PRICE

DESCRIPTION OF PREMISES

900 Mission Avenue offers a collection of light-filled office suites designed to accommodate a range of professional uses. The building features multiple small offices, most of which are located on the second floor and benefit from abundant natural light through large windows. In addition, a versatile 1,560 square foot ground-floor space is available, suitable for office or retail use, providing excellent visibility and accessibility. With a mix of functional layouts and a bright, professional atmosphere, this property presents a unique opportunity for businesses seeking space in central San Rafael.

LEASE TERMS

Size

145 - 1,560+/- sq ft

Rate

Variable

Terms

Full Service - Rent + CAMs/Month
No Janitorial
Term is Negotiable

Parking

On-site

Zoning

T4N 40/50

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

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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DESCRIPTION OF AREA

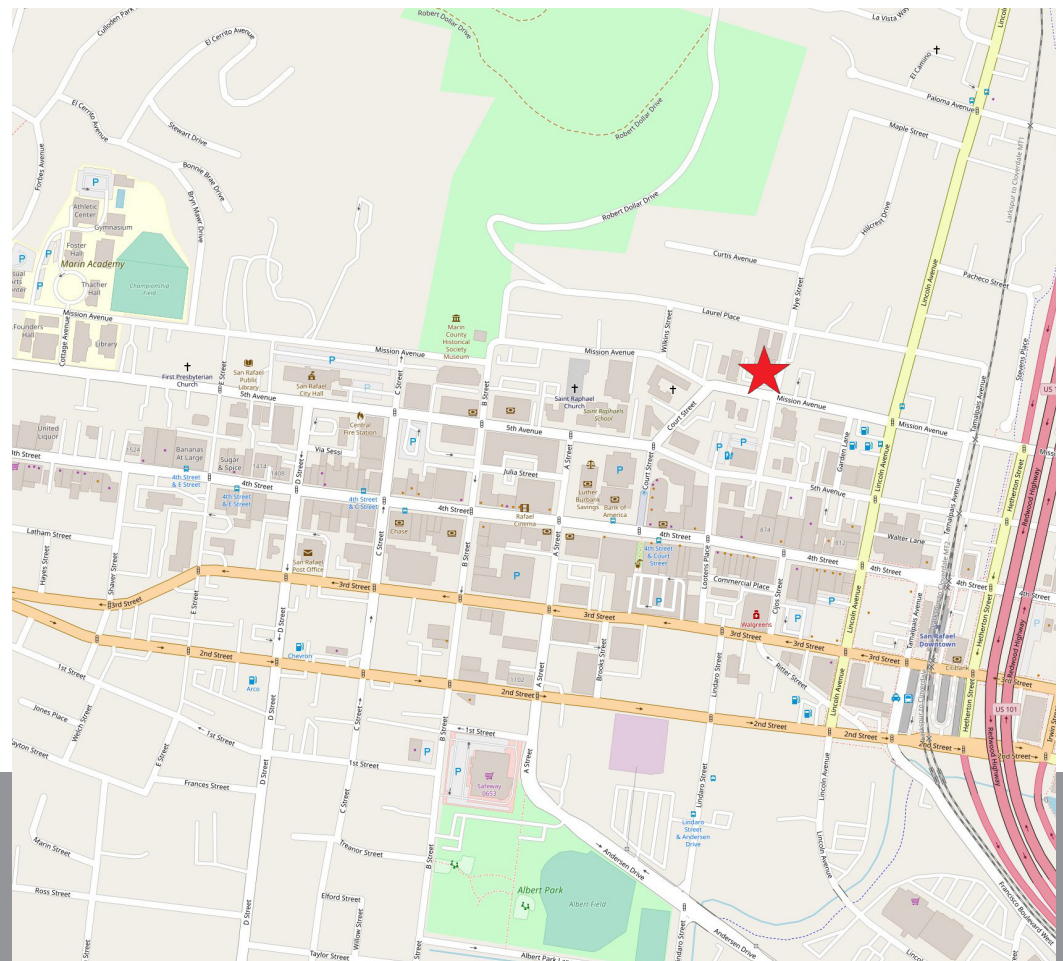
Located in the heart of San Rafael, 900 Mission Avenue offers convenient access to downtown amenities, shops, and restaurants, all within walking distance. The property is just minutes from Highway 101, providing excellent regional connectivity for employees and clients. With nearby transit options and a vibrant surrounding business community, this location is ideal for companies looking to establish themselves in central Marin.

NEARBY AMENITIES

- Walking distance to downtown San Rafael shops, cafés, and restaurants
- Close to banking, postal, and professional services
- Minutes from San Rafael Transit Center and SMART Train station
- Easy access to Highway 101 for regional connectivity

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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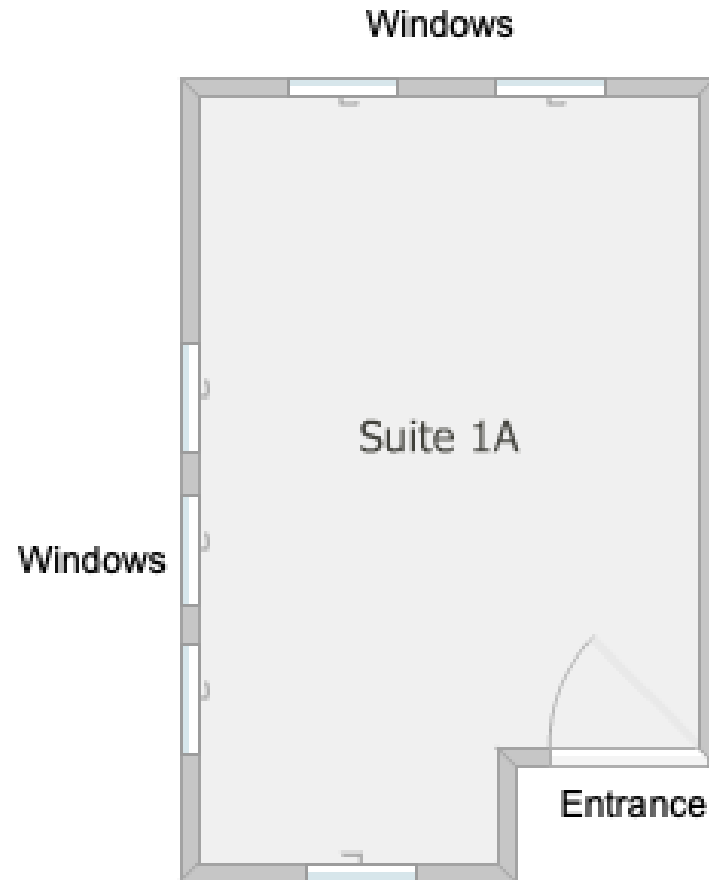
FLOOR PLAN



900 MISSION AVENUE
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**PRIME SAN RAFAEL
OFFICE/RETAIL SPACE**

SUITE 1A
145+/- RSF



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FLOOR PLAN



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SUITE 1B
342+/- RSF



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FLOOR PLAN

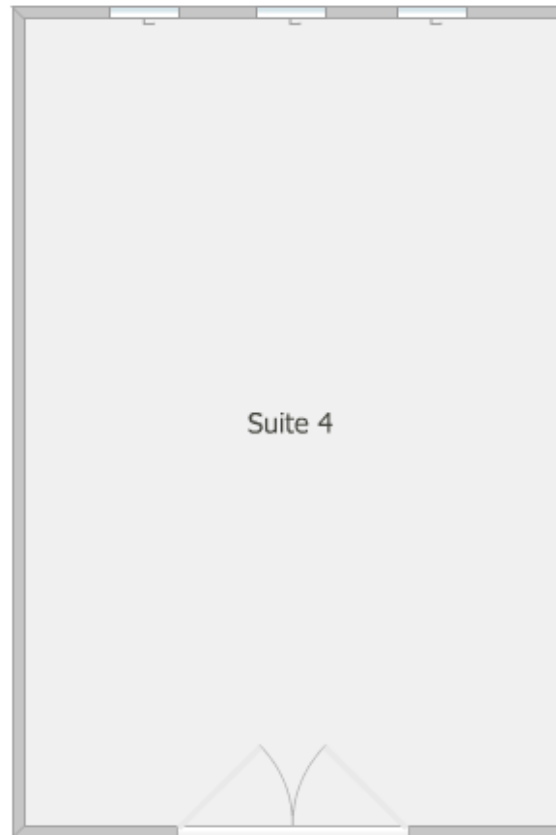


900 MISSION AVENUE
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SUITE 4
356+/- RSF

3 Large Windows



Double Door Entrance

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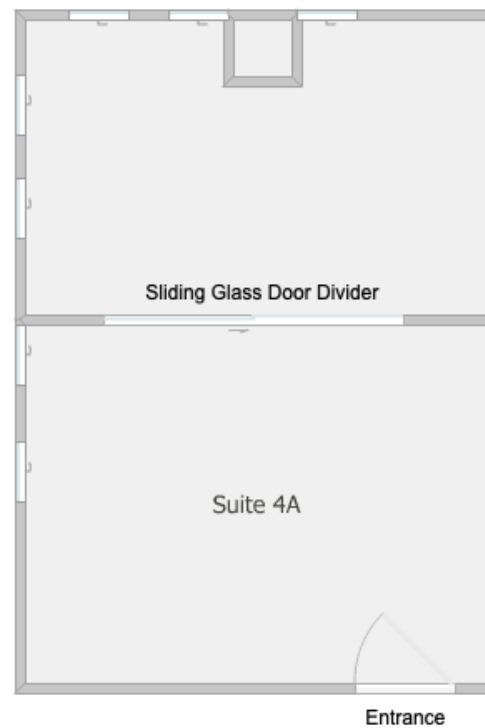
FLOOR PLAN



900 MISSION AVENUE
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**PRIME SAN RAFAEL
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SUITE 4A
299+/- RSF



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FLOOR PLAN



900 MISSION AVENUE
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PRIME SAN RAFAEL
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SUITE 5
356+/- RSF



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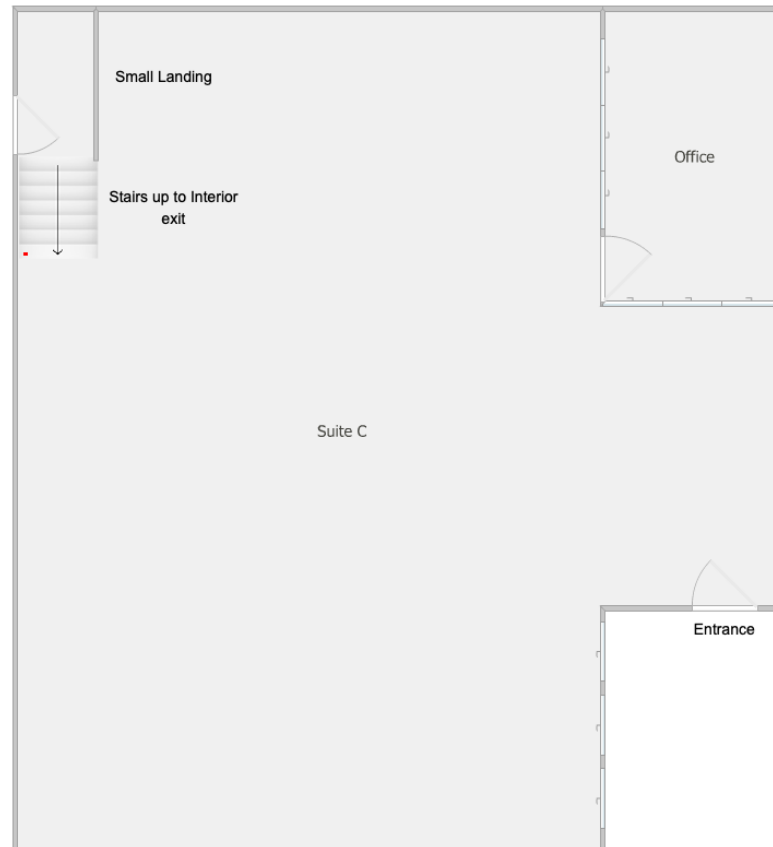
FLOOR PLAN



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PRIME SAN RAFAEL
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SUITE C
1,560+/- RSF



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