

THE MARINWOOD PROFESSIONAL CENTER

MEDICAL/OFFICE SPACE FOR LEASE

2400 LAS GALLINAS AVENUE, SAN RAFAEL, CA

±642 RSF \$3.50/RSF/Month, Full Service (less interior janitorial)



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NEWMARK

Overview

The Marinwood Professional Center, located at 2400 Las Gallinas Avenue, is easily accessible, from U.S. Highway 101 via Miller Creek Road. Parking areas are conveniently accessed via driveways on Miller Creek Road and Las Gallinas Avenue.

Nearby Amenities:

The Marinwood Market, including a deli and high-end organic groceries is located a block away from The Marinwood Professional Center. Numerous dining, shopping and business service amenities, including the Northgate Mall, are within a short drive of the Property.

Zoning:

The Property is located in Unincorporated Marin County's AP (Administrative & Professional) zoning district. This district allows for office, medical clinics and laboratories and various business service uses.



±642

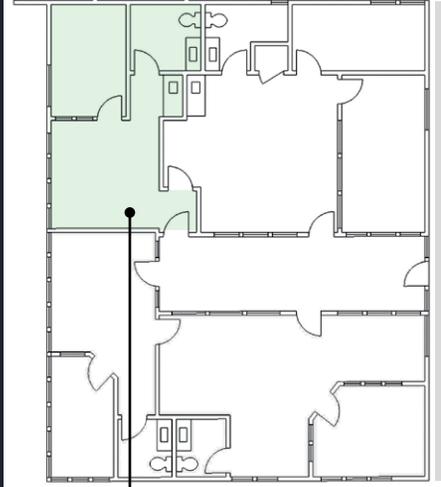
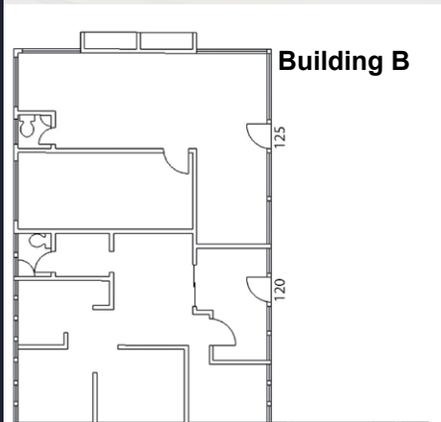
Rentable Square Feet

\$3.50/RSF

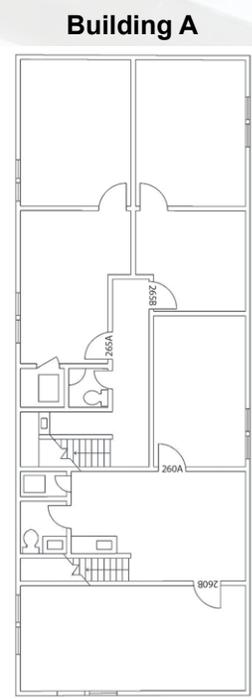
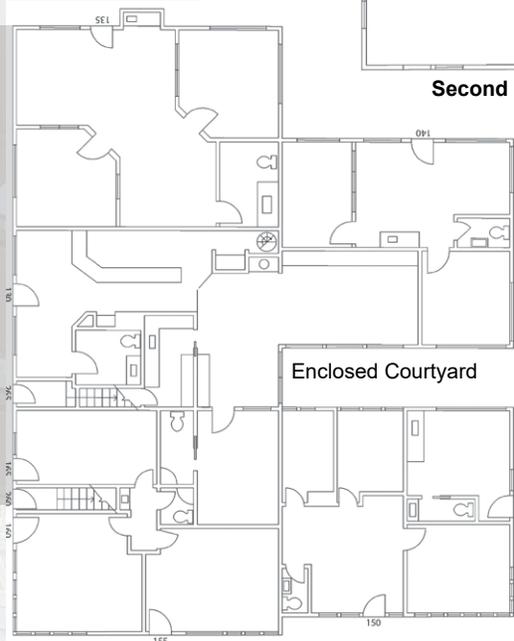
Per Month, Full Service
(less interior janitorial)

Highlights

- Attractive covered courtyard
- Private restroom
- Beautifully improved tenant space



Suite 110
±642 RSF



Second Floor

Floor plan is not to scale.





580

COUNTY OF MARIN
Civic Center

EMBASSY SUITES
HOTELS

FOUR POINTS
BY SHERATON

KAISER PERMANENTE

FICO

Northgate
Mall

COUNTY OF MARIN

KAISER PERMANENTE

101

KAISER PERMANENTE

Lucas Valley

MILLER CREEK
MIDDLE SCHOOL

Las Gallinas Avenue

Marin Waldorf School
6th 1972
LESSON THE Joy of Learning

MARINWOOD
MARKET

Miller Creek Road

Miller Creek Road

MARY SILVEIRA
ELEMENTARY SCHOOL



The Marinwood Professional Center





The Marinwood Professional Center

2024 DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	6,511	47,304	111,420
Avg HH	2,645	18,825	44,860
Avg HH Income	\$146,840	\$138,682	\$145,326

AVERAGE DAILY TRAFFIC COUNT	
Miller Creek Road @ US-101	177,425
Lucas Valley Rd @ Las Gallinas NW	14,662

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