



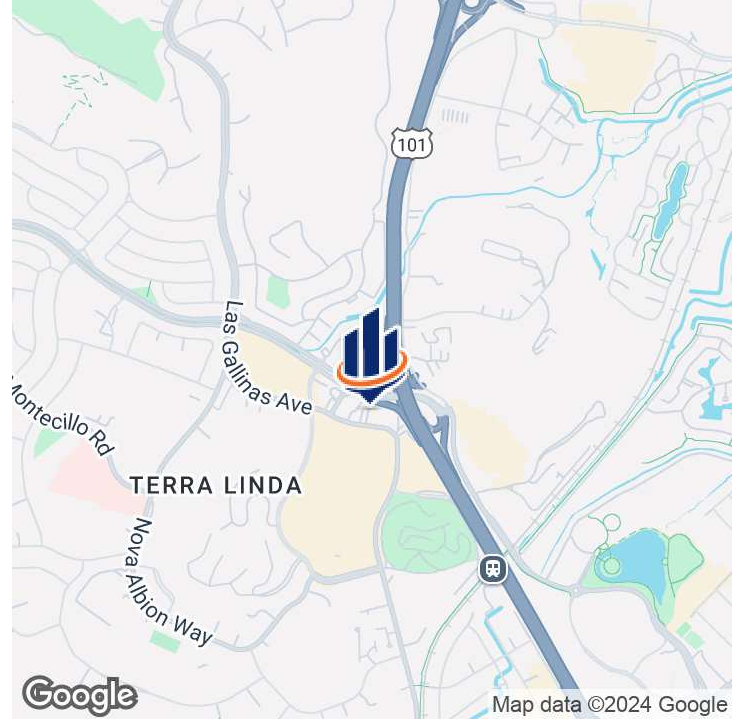
FULL FLOOR - SUBLEASE

630 LAS GALLINAS AVE
SAN RAFAEL, CA 94903

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[HTTPS://YOUTUBE.COM/SHORTS/IXRMRZYNVHQ?FEATURE=SHARED](https://youtube.com/shorts/IXRMRZYNVHQ?feature=shared)

Property Summary



PROPERTY DESCRIPTION

Discover the ideal setting for your business at 630 Las Gallinas Ave in San Rafael, CA. This premier property offers modern and flexible office spaces, perfect for fostering productivity and collaboration. This fully FURNISHED full floor offers 9 private offices, a newly renovated conference room and open spaces for cubicles and a kitchenette. With ample parking and convenient access to Highway 101, commuting is a breeze for tenants and clients alike. The property boasts a professional and inviting atmosphere, highlighted by well-appointed common areas and top-notch amenities. Find the space your business deserves at this prime location, designed to elevate your professional endeavors. Sublease available through 2027, or direct lease possible. SIGNAGE RIGHTS available! Tenant may hang a Landlord approved sign outside of the top floor visible to highway 101.

PROPERTY HIGHLIGHTS

- Modified Gross lease structure
- Tenant responsible for janitorial and Wi-Fi only
- Full floor layout
- Convenient elevator access
- Abundant onsite parking
- Competitive leasing rates
- Effortless commute accessibility
- Streamlined leasing process
- Modern and flexible office spaces
- Fully Furnished
- Sublease through 2027 or direct lease if desired
- SIGNAGE RIGHTS available! Tenant may hang a Landlord approved sign outside of the top floor visible to highway 101.

OFFERING SUMMARY

Lease Rate:	\$1.55 SF/month (MG)
Number of Units:	3
Available SF:	4,800 SF
Lot Size:	29,551 SF
Building Size:	14,440 SF

Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 months
Total Space:	4,800 SF	Lease Rate:	\$1.55 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3rd Floor	Available	4,800 SF	Modified Gross	\$1.55 SF/month	-

3rd fl Floor Plan
630 Las Gallinas Ave

