

750 LAS GALLINAS AVENUE, SAN RAFAEL, CALIFORNIA

MEDICAL/OFFICE SPACE FOR LEASE

±623 RSF to ±2,005 RSF

OFFICE: \$2.75/RSF/MONTH

MEDICAL: \$3.00/RSF/MONTH

MODIFIED GROSS, PLUS CAM (±0.50/RSF/MONTH)

ALISA BELEW

Director

415.526.7663 // alisa.belew@nmrk.com

CA DRE #01821371

JOE MCCALLUM

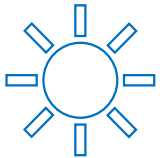
Associate

415.526.7672 // joe.mccallum@nmrk.com

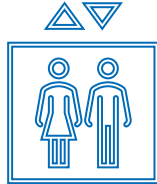
CA DRE #02048815

NEWMARK

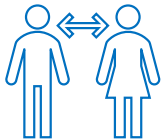
Features



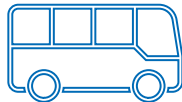
**Bright, well improved
medical/office building**



Elevator served



Convenient in-suite restrooms



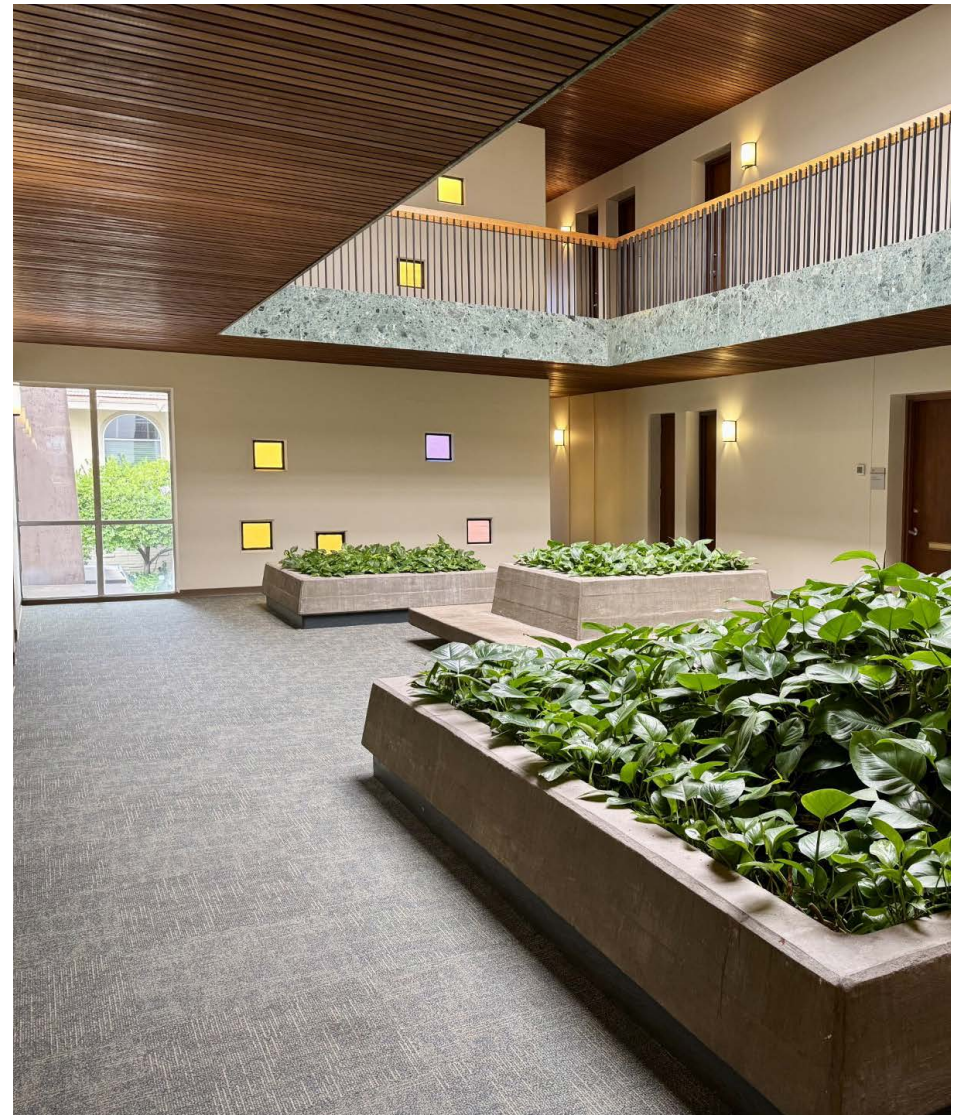
**Centrally located with easy
access to public transportation
and US-Hwy 101**



Abundant covered parking



**Walking distance to many
amenities**



First Floor Plan



OFFICE: \$2.75/RSF/MONTH

MEDICAL: \$3.00/RSF/MONTH

Base Rents are modified gross, plus CAM (±\$0.50/RSF/month). CAM includes tenant's proportionate share of PG&E, water & refuse. All other operating expenses are passed through proportionately over a base year.

Amenities Map



NEARBY AMENITIES

Northgate Shopping Mall



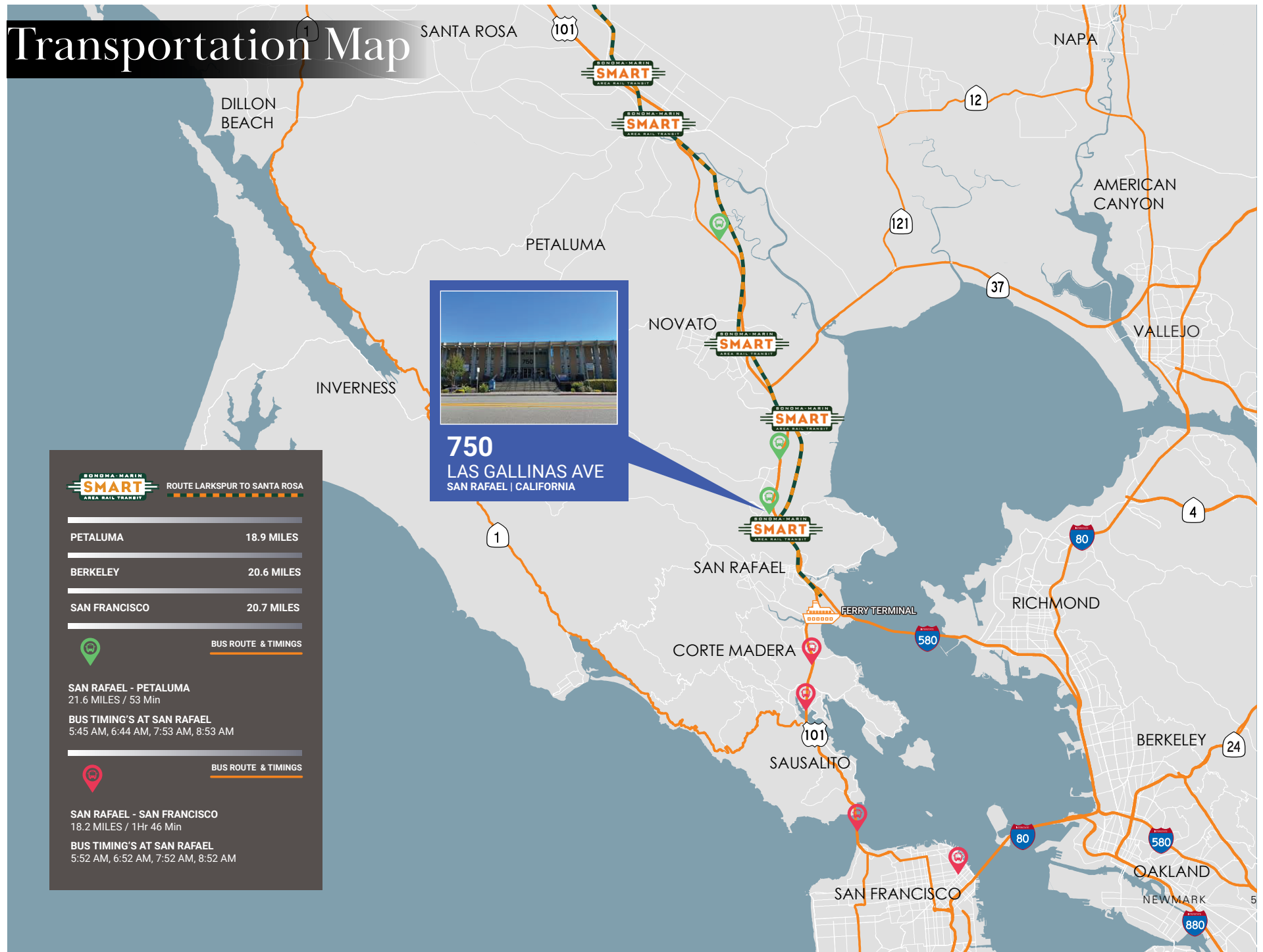
Northgate III Shopping Mall



Northgate One Shopping Mall



Transportation Map



750
LAS GALLINAS AVE
SAN RAFAEL | CALIFORNIA



ROUTE LARKSPUR TO SANTA ROSA

PETALUMA	18.9 MILES
BERKELEY	20.6 MILES
SAN FRANCISCO	20.7 MILES



BUS ROUTE & TIMINGS

SAN RAFAEL - PETALUMA
21.6 MILES / 53 Min

BUS TIMING'S AT SAN RAFAEL
5:45 AM, 6:44 AM, 7:53 AM, 8:53 AM



BUS ROUTE & TIMINGS

SAN RAFAEL - SAN FRANCISCO
18.2 MILES / 1Hr 46 Min

BUS TIMING'S AT SAN RAFAEL
5:52 AM, 6:52 AM, 7:52 AM, 8:52 AM

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