



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**874 4TH STREET  
SAN RAFAEL, CA**

Office Space in the Heart  
of Downtown San Rafael



Go beyond broker.

REPRESENTED BY:

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





# OFFICE SPACE FOR LEASE



874 4TH STREET  
SAN RAFAEL, CA

DOWNTOWN SAN RAFAEL  
OFFICE SPACE

## PROPERTY INFORMATION

### HIGHLIGHTS

- Excellent natural light throughout
- Easy access to Hwy 101 and San Rafael Transit Center
- Great downtown location
- Versatile small office spaces

### OFFICE SPACE

**Suite D1:** 860+/- sq ft

**Suite D1 #7:** 132+/- sq ft

**Suite D2 #2:** 121+/- sq ft

**Suite D2 #10:** 91+/- sq ft

### RENT

\$2,500/month + \$200 CAM/Month

\$500/month + \$50 CAM/Month

\$550/month + \$75 CAM/Month

\$350/month + \$50 CAM/Month

## DESCRIPTION OF PREMISES

874 4th Street offers a collection of flexible second-floor office suites ranging from 132 SF to 860 SF. Each space is bright and versatile, ideal for professional, creative, or small business use. With efficient layouts, natural light, and a variety of sizes available, tenants can find the right fit whether they need a private office, a collaborative workspace, or a satellite location. The building provides convenient access from downtown San Rafael's 4th Street corridor, placing businesses within walking distance of restaurants, shops, and local services.

### LEASE TERMS

#### Size

91 - 860+/- sq ft

#### Rate

Variable

#### Terms

Full Service

No Janitorial

Term is Negotiable

#### Parking

On-site

#### Zoning

T4MS 60/80

Keegan & Coppin Co., Inc.  
101 Larkspur Landing Circle, Ste. 112  
Larkspur, CA 94939  
[www.keegancoppin.com](http://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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OFFICE SPACE

## DESCRIPTION OF AREA

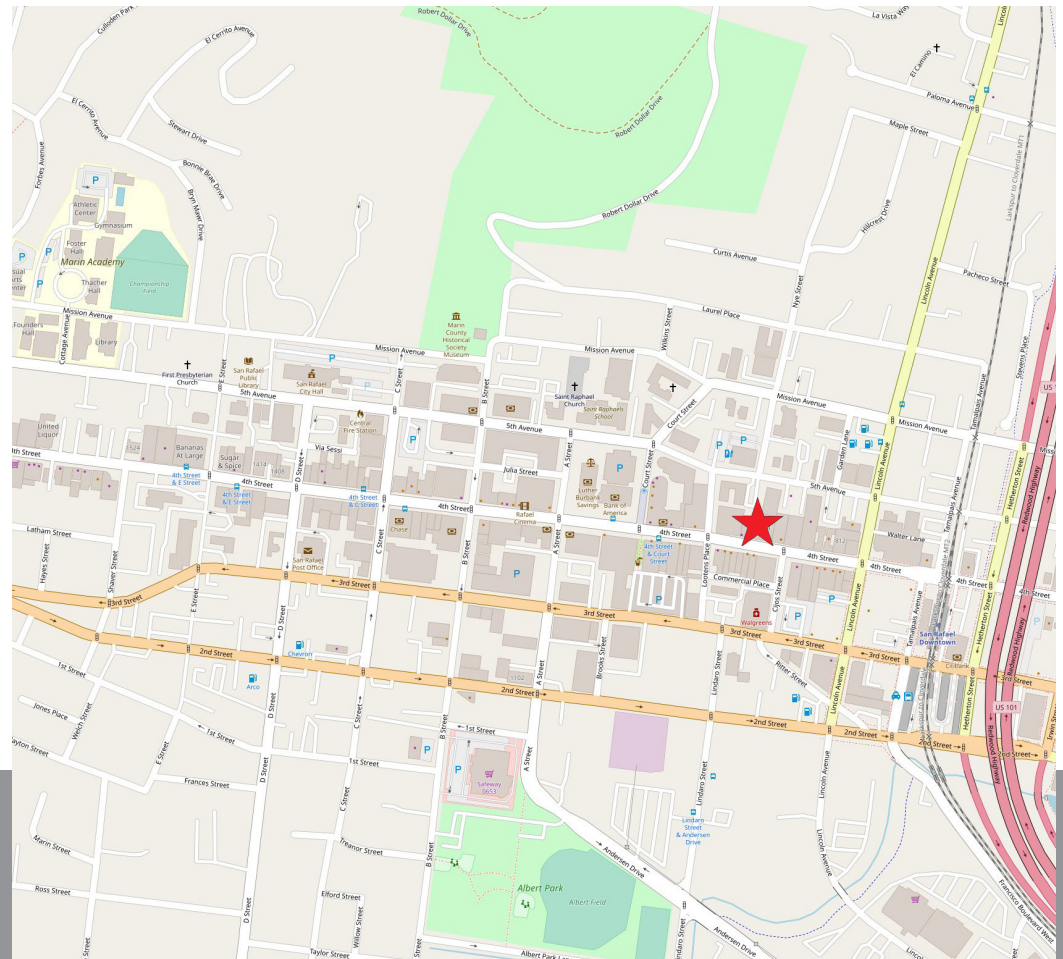
Located in the heart of downtown San Rafael, 874 4th Street offers convenient access to downtown amenities, shops, and restaurants, all within walking distance. The property is just minutes from Highway 101, providing excellent regional connectivity for employees and clients. With nearby transit options and a vibrant surrounding business community, this location is ideal for companies looking to establish themselves in central Marin.

## NEARBY AMENITIES

- In the heart of 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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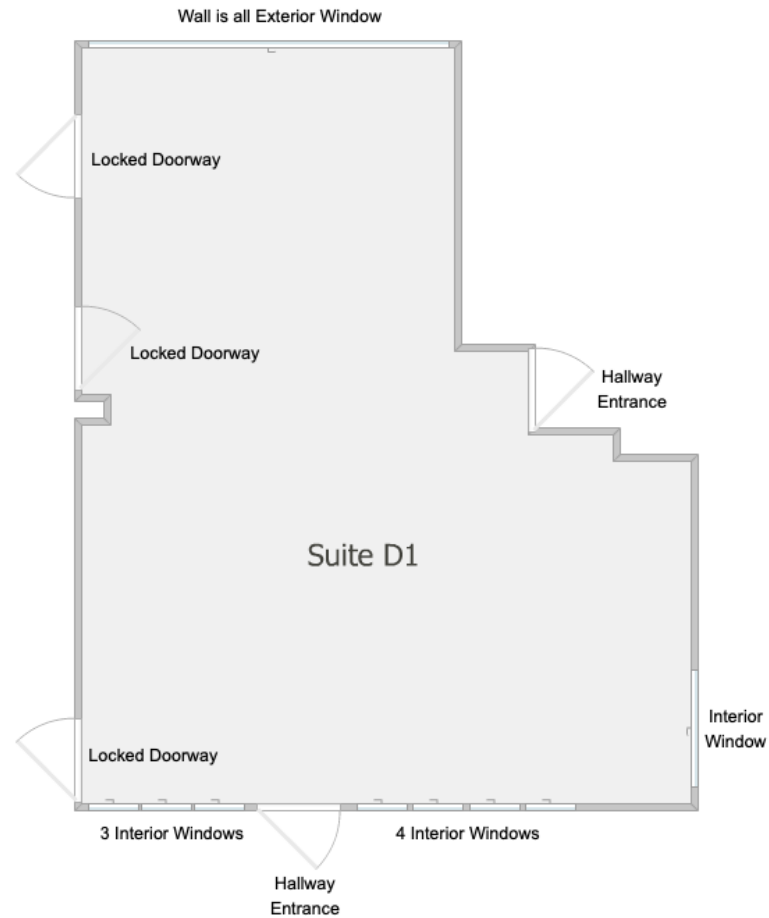
# FLOOR PLAN



874 4TH STREET  
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OFFICE SPACE**

SUITE D1  
860+/- RSF



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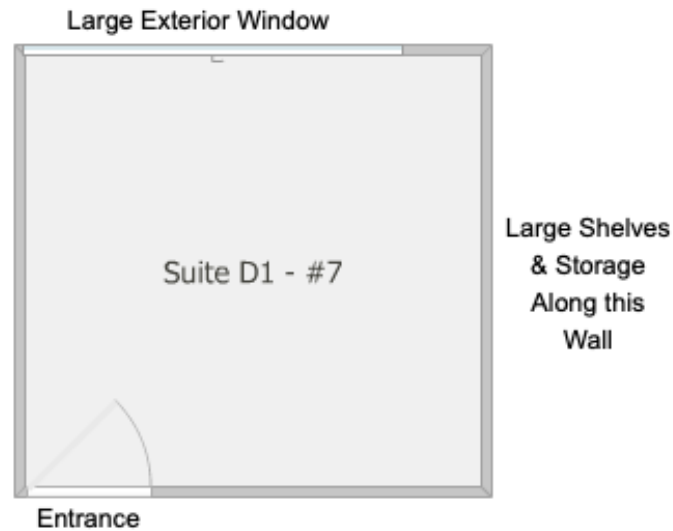
## FLOOR PLAN



874 4TH STREET  
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**DOWNTOWN SAN RAFAEL  
OFFICE SPACE**

SUITE D1 #7  
132+/- RSF



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## FLOOR PLAN



874 4TH STREET  
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SUITE D2 #2  
121+/- RSF

6 Ft. Tall Exterior Windows



Entrance

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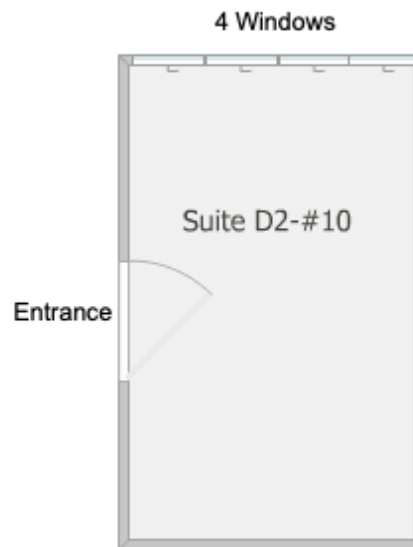
## FLOOR PLAN



874 4TH STREET  
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**DOWNTOWN SAN RAFAEL  
OFFICE SPACE**

SUITE D2 #10  
91+/- RSF



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