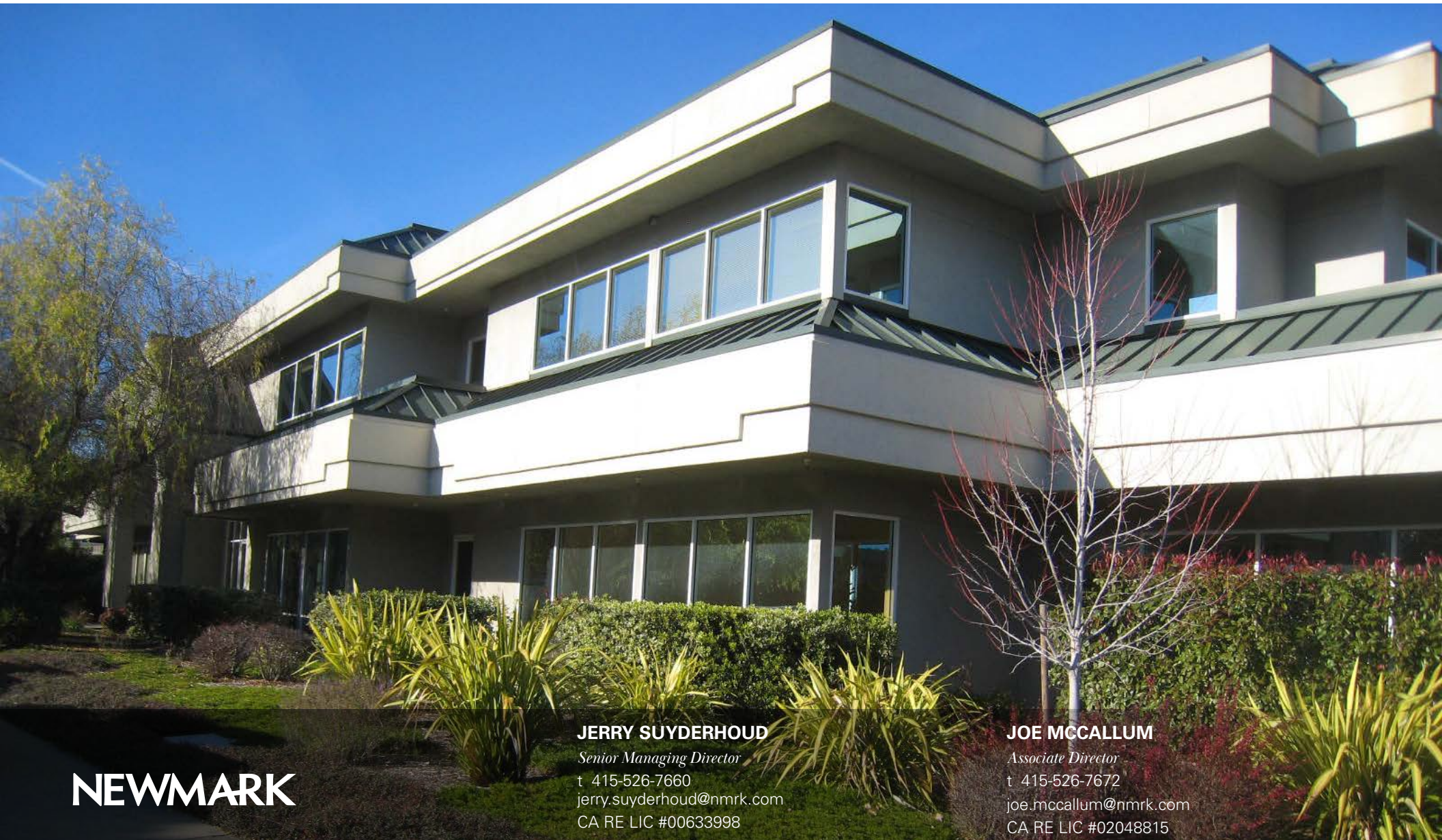


COMMERCIAL OFFICE SPACE FOR LEASE

65 Mitchell Boulevard San Rafael, California

±817 RSF UP TO ±7,452 RSF
\$2.50/RSF/MONTH, FULL SERVICE

NEW TENANT INCENTIVE: One Month Free
for every 13 months of lease term
(up to 39 months) - contact listing agents
for more information.



NEWMARK

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65 Mitchell Boulevard

SAN RAFAEL, CALIFORNIA

LEASE RATE:

\$2.50/RSF/Month, Full Service

BUILDING SIZE

±16,000 SF

FIRST FLOOR - SUITE SIZES:

Suite 101 ±817 RSF

Suite 103 ±1,516 RSF

(SPACES CAN COMBINE TO ±2,333 RSF)

SECOND FLOOR - SUITE SIZES:

Suite 200 ±2,714 RSF

Suite 201 ±4,738 RSF

(SPACES CAN COMBINE TO ±7,452 RSF)

LOCATION:

North San Rafael, off Redwood Highway to Mitchell Boulevard with easy access to Hwy-101.

ZONING:

LI/O = LI/O (Light Industrial/Office District)
City of San Rafael

HIGHLIGHTS:

- ±41 on-site parking spaces
- Expansive glass-line
- 9' ceilings
- Private exterior entrances
- Best office space in Northgate Industrial Park

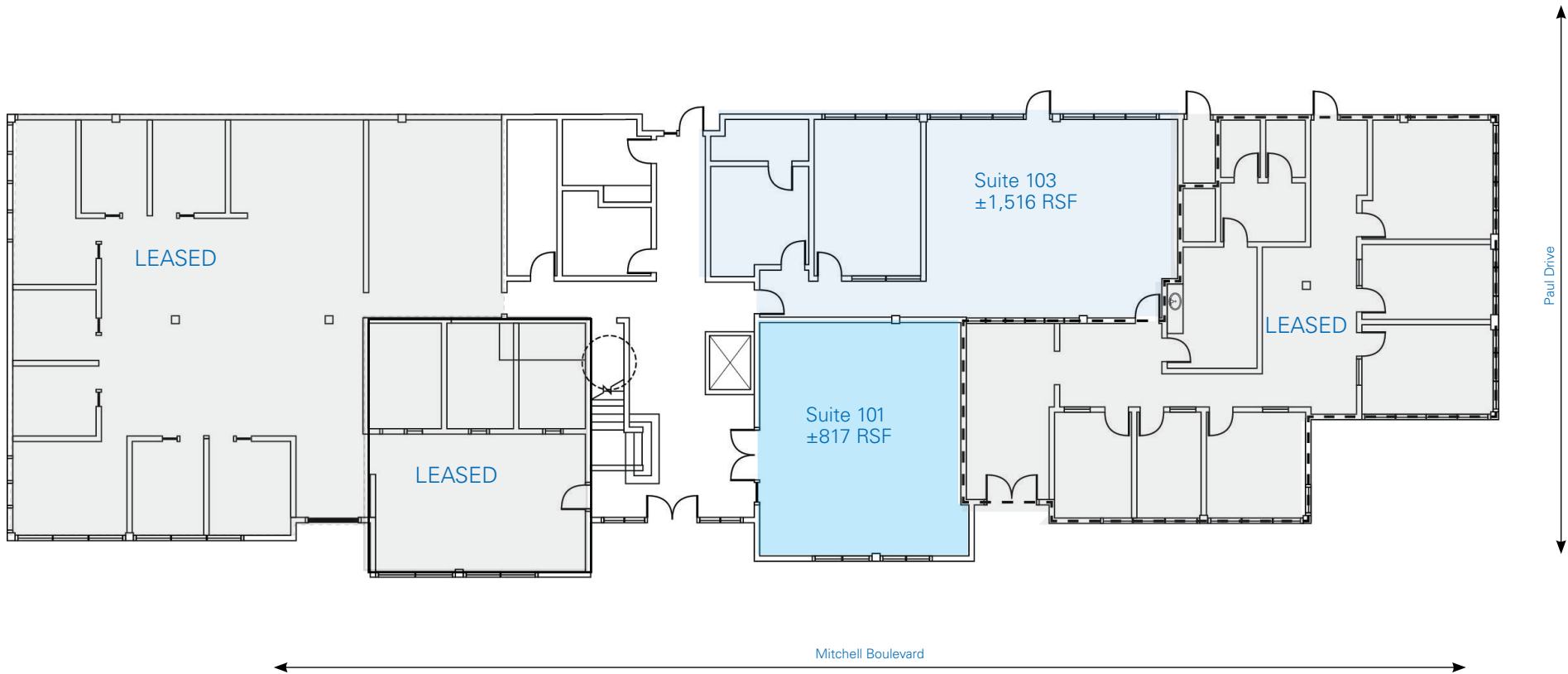
NEARBY NEIGHBORS:

LJ's Deli, Westamerica Bank, Redwood Cafe, Red Whale Coffee, Postal Place, Northgate Florist, Ultimate Self Defense Studio, Bank of America, Sakura Sushi, Mulberry Street Pizzeria, Smith Ranch Deli and Cafe



Floor Plan - First Floor

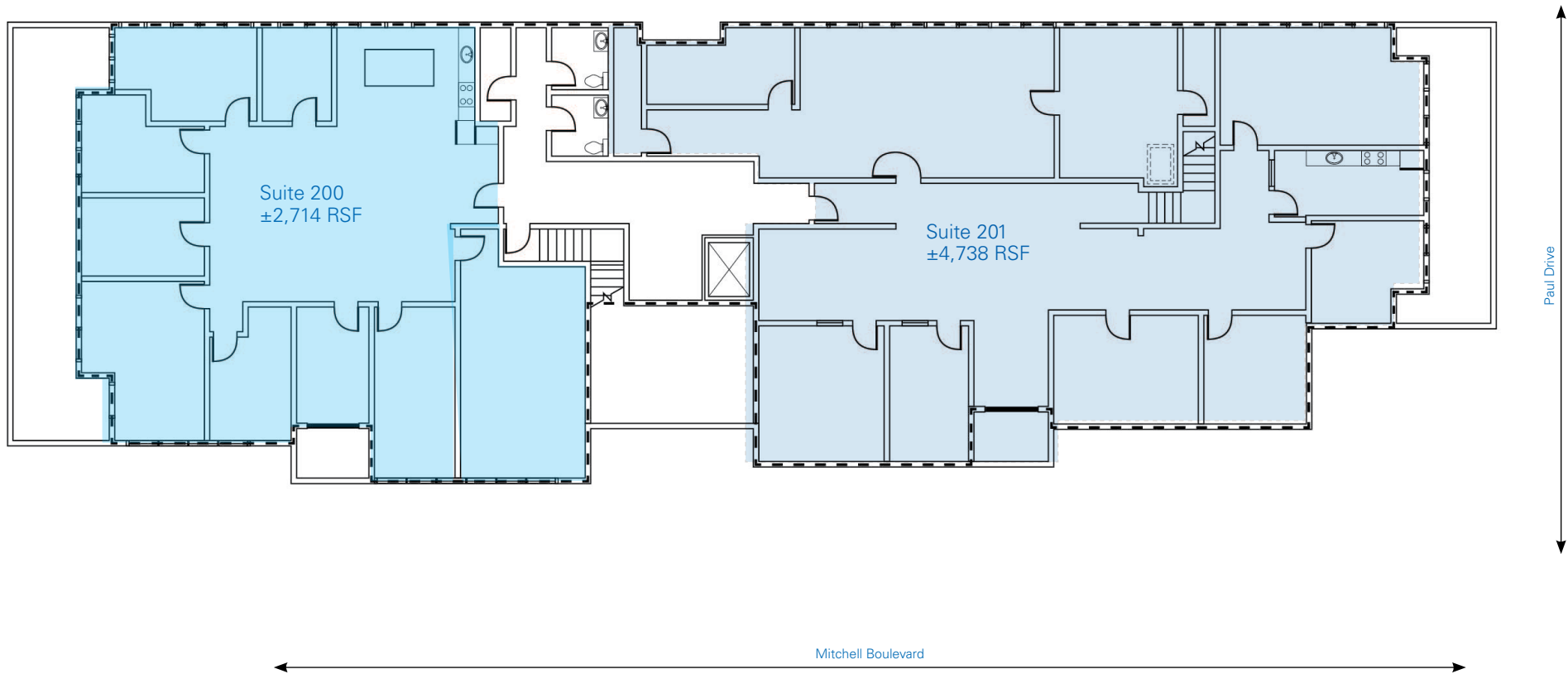
(CAN DELIVER THE TOTAL SQUARE FOOTAGE OF ±2,333 RSF)



- Suite 101 ±817 RSF
- Suite 103 ±1,516 RSF
- LEASED

Floor Plan - Second Floor

(CAN DELIVER THE TOTAL SQUARE FOOTAGE OF ±7,452 RSF)



■ Suite 200 ±2,714 RSF

■ Suite 201 ±4,738 RSF

Site Plan & Parking

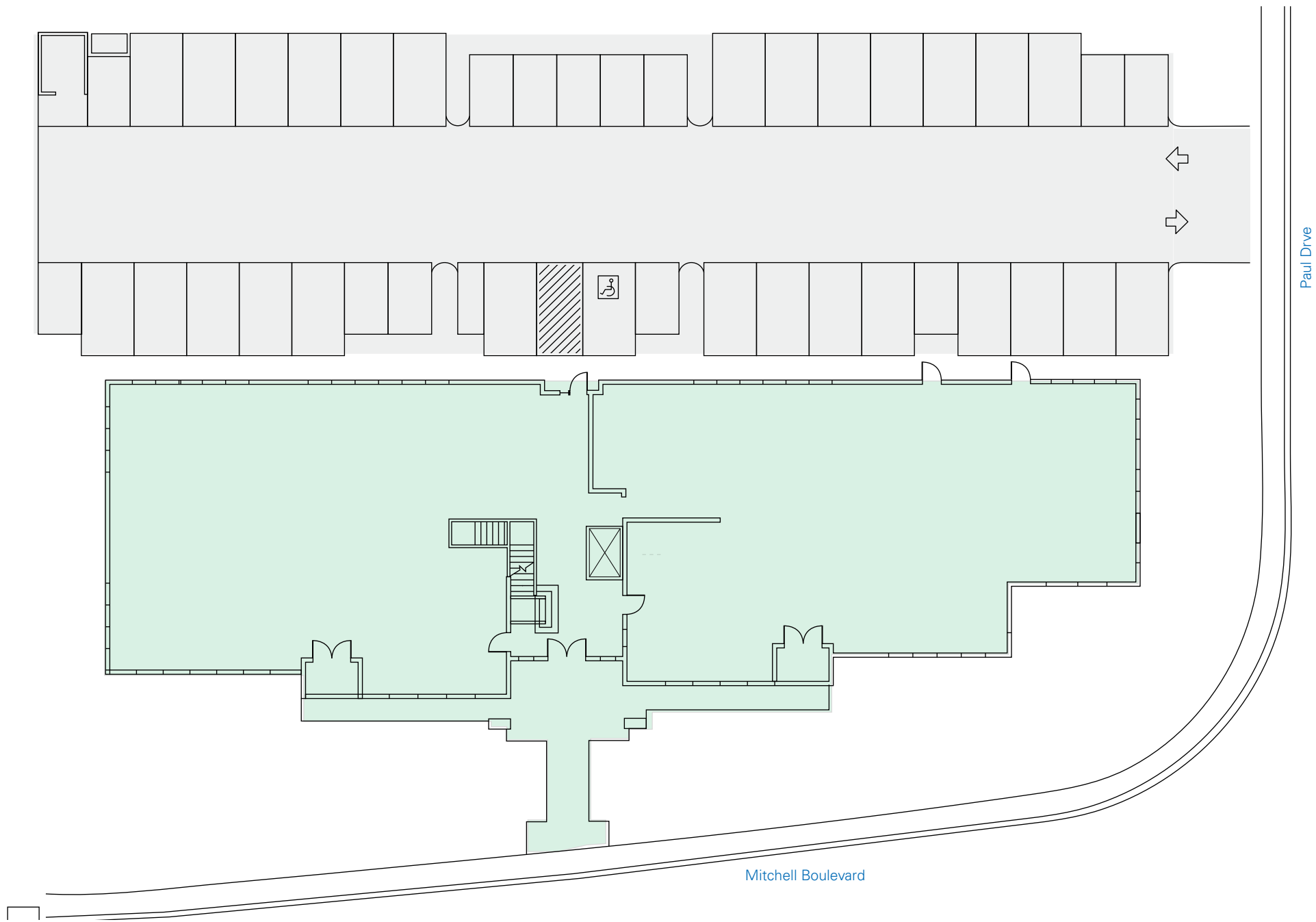


Photo Gallery



Amenities Map



POPPY BANK

The Postal Palace

CLEANERS

MCCOY
AUTO BROKERS

Northgate Florist
"Queen of Arts and Flowers"

Round Melters

Medical Group Inc.

GOLDEN GATE
SAN RAFAEL, CALIFORNIA

ULTIMATE
Self Defense Studios

the Y
YMCA

Four Points
by Sheraton

SAFeway

Black Bear
Diner

NORTHGATE

RED WHALE COFFEE
BREWING SMILES SINCE 2013

REDWOOD CAFE

mulberry street
DINING

SAKURA SUSHI

MCINNIS PARK
GOLF COURSE



MITCHELL BLVD

LJS DELI
MADE IN MARIN

Hulu Wa Cuisine

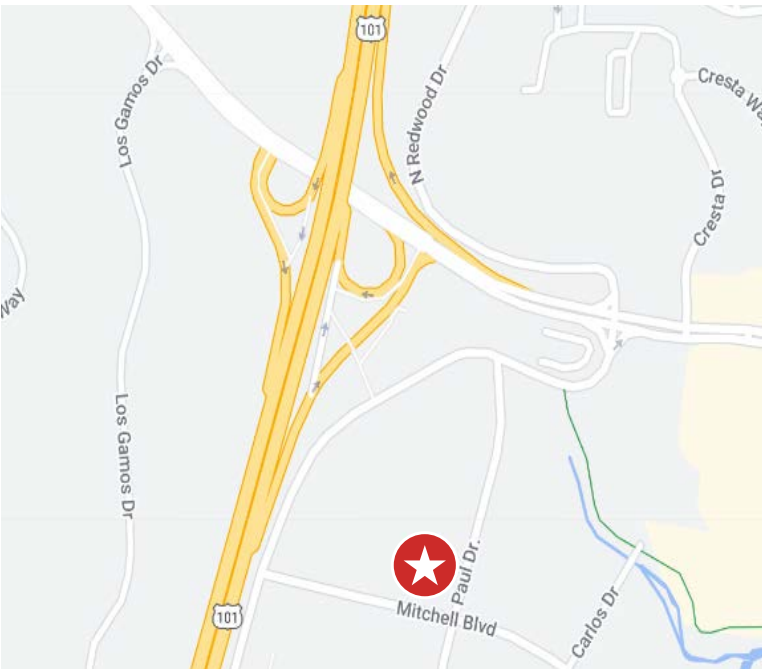
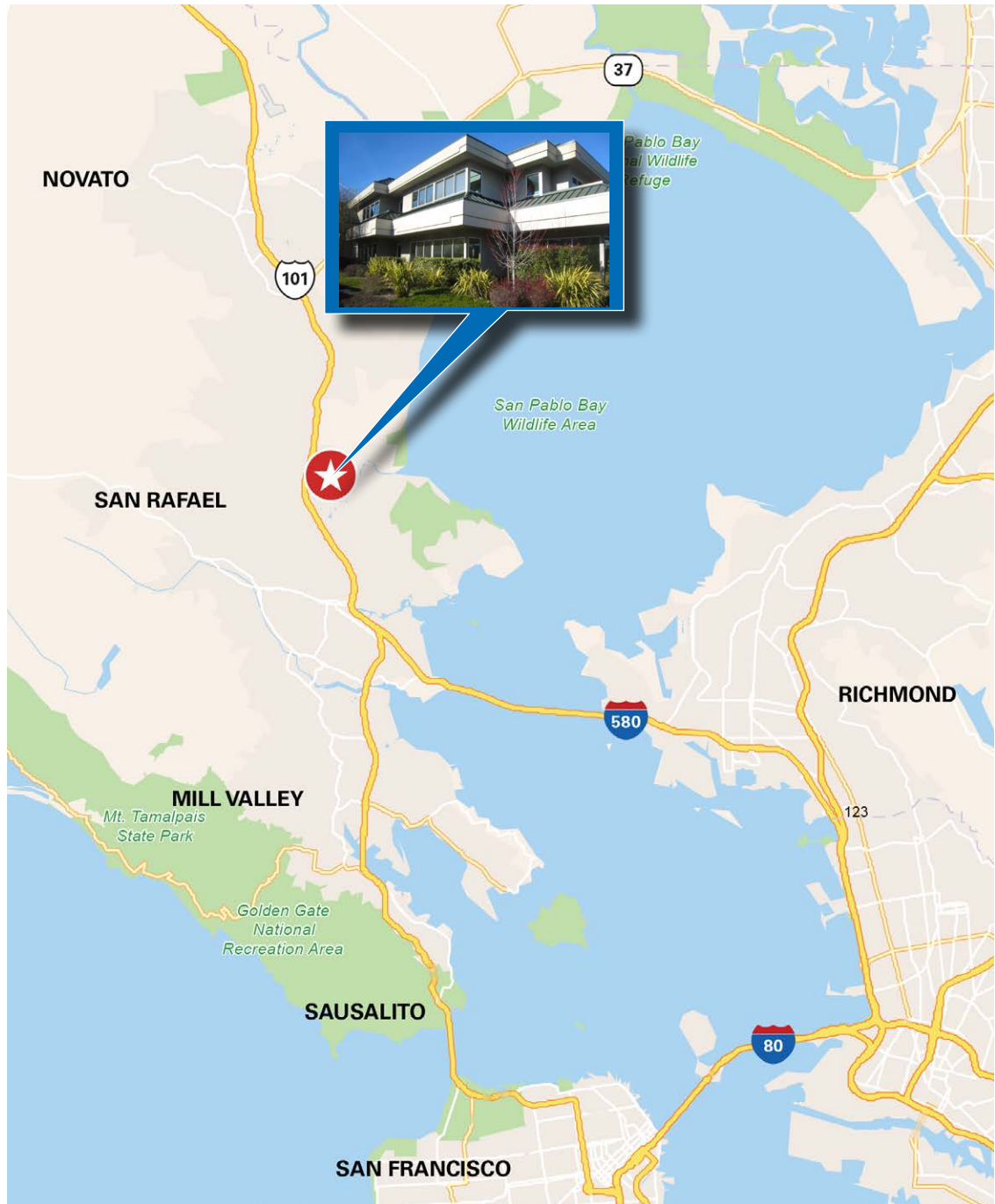
SUBWAY

WESTAMERICA BANK
Your Community Banker™

KAISER PERMANENTE thrive

EMBASSY SUITES
HOTELS®

Location Map



Demographics 2025

20254	1 Mile	3 Miles	5 Miles
Population	9,609	55,532	131,626
Households	3,953	22,320	51,606
Avg HH Income	\$129,729	\$142,733	\$146,913

Traffic

Hwy-101	--	178,252
Lucas Valley Road	--	180,624
Redwood Hwy	Mitchell Blvd N	8,710

65 Mitchell Boulevard

San Rafael, California

Exclusive agents:

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