

FOR LEASE

AVAILABLE SUITES IN SERENE SETTING



165-185 REDWOOD DRIVE

Brian Foster

Executive Director

+1 415 451 2437

brian.foster@cushwake.com

Lic #: 01393059

SAN RAFAEL, CALIFORNIA

Drew Soltis

Associate

+1 415 451 2415

drew.soltis@cushwake.com

Lic #: 02163430

Executive Summary

165-185 North Redwood Drive offers an exceptional opportunity for small and mid-size businesses seeking a professional setting in one of Marin County's most convenient locations. Situated in North San Rafael just off Highway 101 and Smith Ranch Road, the property provides outstanding accessibility to San Francisco, the East Bay, and Sonoma County while maintaining a quiet, park like environment.

The campus-style setting features ample on-site parking, well maintained common areas, and a variety of flexible suites designed to accommodate different team sizes and layouts. Many suites enjoy abundant natural light, operable windows, and pleasant views of the surrounding hills.

165-185 North Redwood Drive is managed by an experienced local property management team and supported by ownership committed to long term tenant relationships. Their hands-on approach ensures responsive service, attention to detail, and an environment where businesses can thrive and grow.



**BEAUTIFUL
LOCATION**



**ONSITE
PARKING**



**ONSITE
AMENITIES**



**CARING
OWNERSHIP**





Property Overview

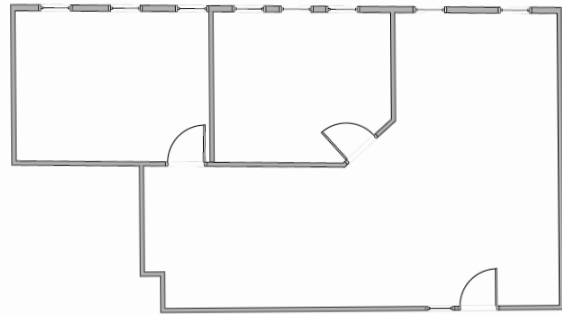
ADDRESS	165-185 N. Redwood Drive, San Rafael
YEAR BUILT	1981
NUMBER OF STORIES	2
CONSTRUCTION	Wood Frame
PARKING RATIO	3.28/1,000 SF
PARKING	Ample On-Site
ZONING	Q
ASKING RENT	\$2.50 PSF Full Survice



Property Photos

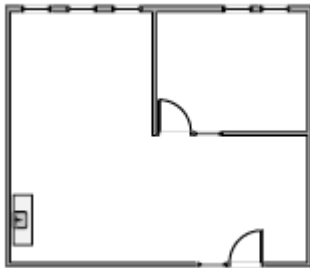


Available Suites



SUITE 165-110 | ±1,046 RSF

- Two private offices and large open work area
- Excellent natural light



SUITE 165-204 | ±641 RSF

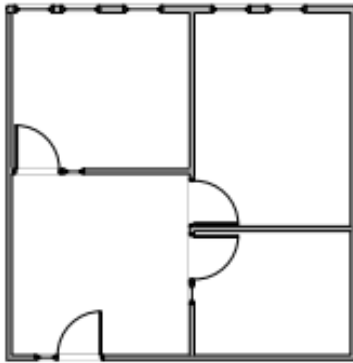
- One private office, open area, and kitchenette
- Ideal for small professional users



SUITE 175-250 | ±640 RSF

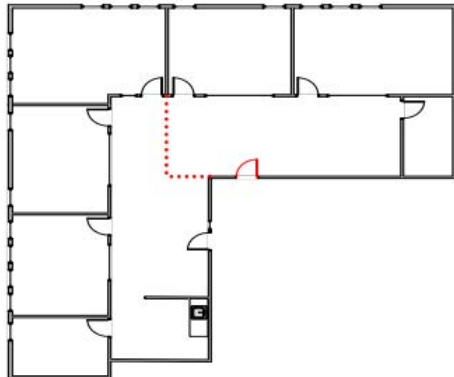
- Two private offices and reception area
- Efficient layout with flexible configurations

Available Suites



SUITE 175-285 | ±742 RSF

- Three offices (one interior) and reception area
- Bright space with operable windows



SUITE 185-100 | ±2,308 RSF *(divisible to ±1,378 SF and ±930 SF)*

- Spacious corner suite with five private offices, storage, and IT room
- Divisible for flexible size requirements

San Rafael

As Marin County's commercial and cultural hub, San Rafael blends the convenience of a central location with the natural beauty of the North Bay. Anchored by a vibrant downtown and surrounded by rolling hills and open space, San Rafael offers a perfect balance of business opportunity and quality of life.

The city enjoys excellent regional connectivity, just minutes from Highway 101, the SMART train, and the Golden Gate Transit system, providing seamless access to San Francisco, the East Bay, and Wine Country. San Rafael's economy is home to a diverse mix of professional services, healthcare, technology, and creative industries, supported by a strong local workforce and an active business community.

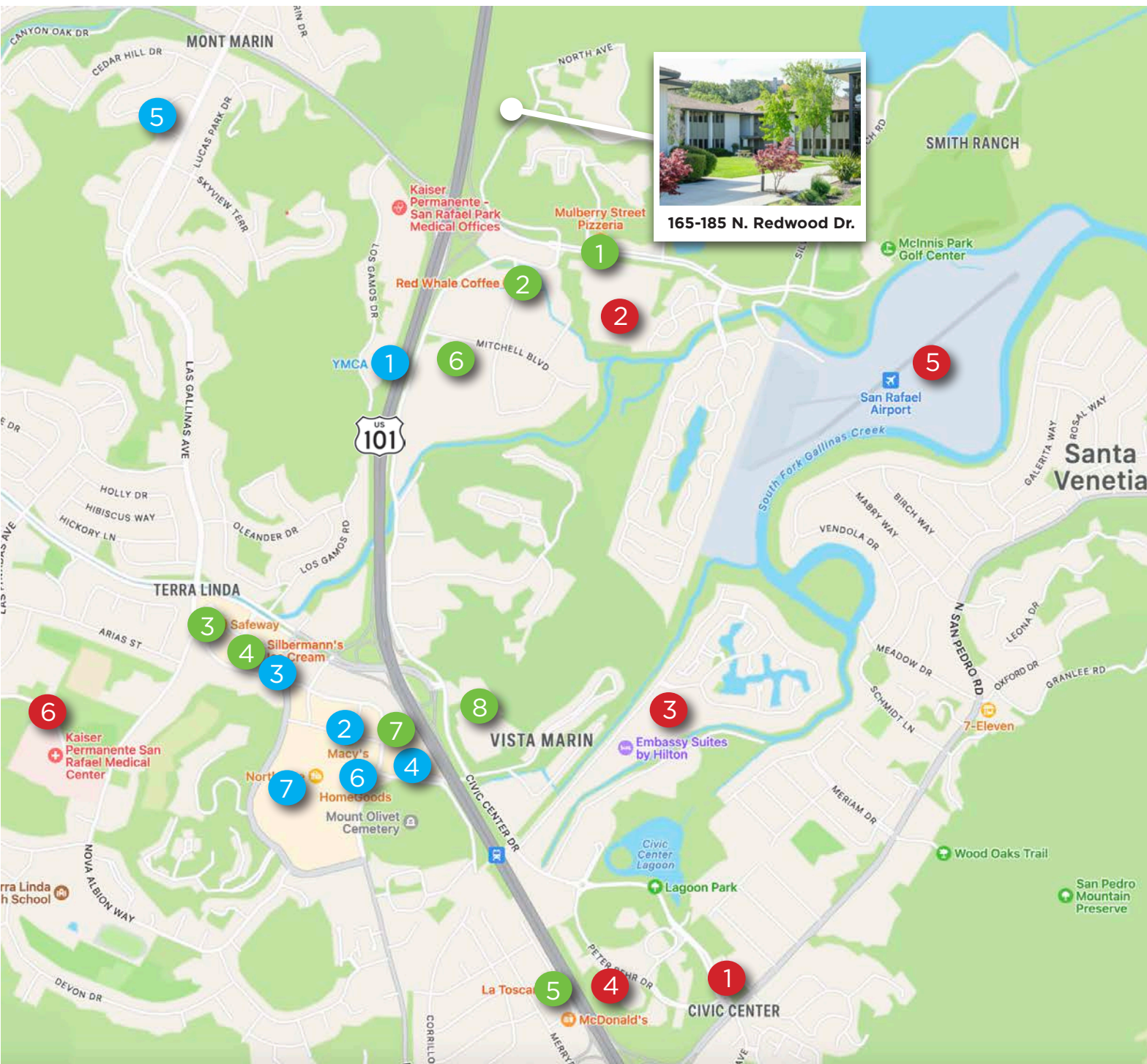
With nearby dining, shopping, and recreation at McInnis Park, Northgate, and the Marin Civic Center, San Rafael continues to attract both established firms and growing startups seeking an accessible, amenity-rich environment in the heart of Marin.

Learn more about San Rafael:

cityofsanrafael.org



Amenities Map



FOOD/GROCERY

1. Mulberry Street Pizzeria
2. Red Whale Coffee
3. Safeway
4. Silbermann's Ice Cream
5. La Toscana
6. LJ's Deli
7. Black Bear Diner
8. Cafe 4040

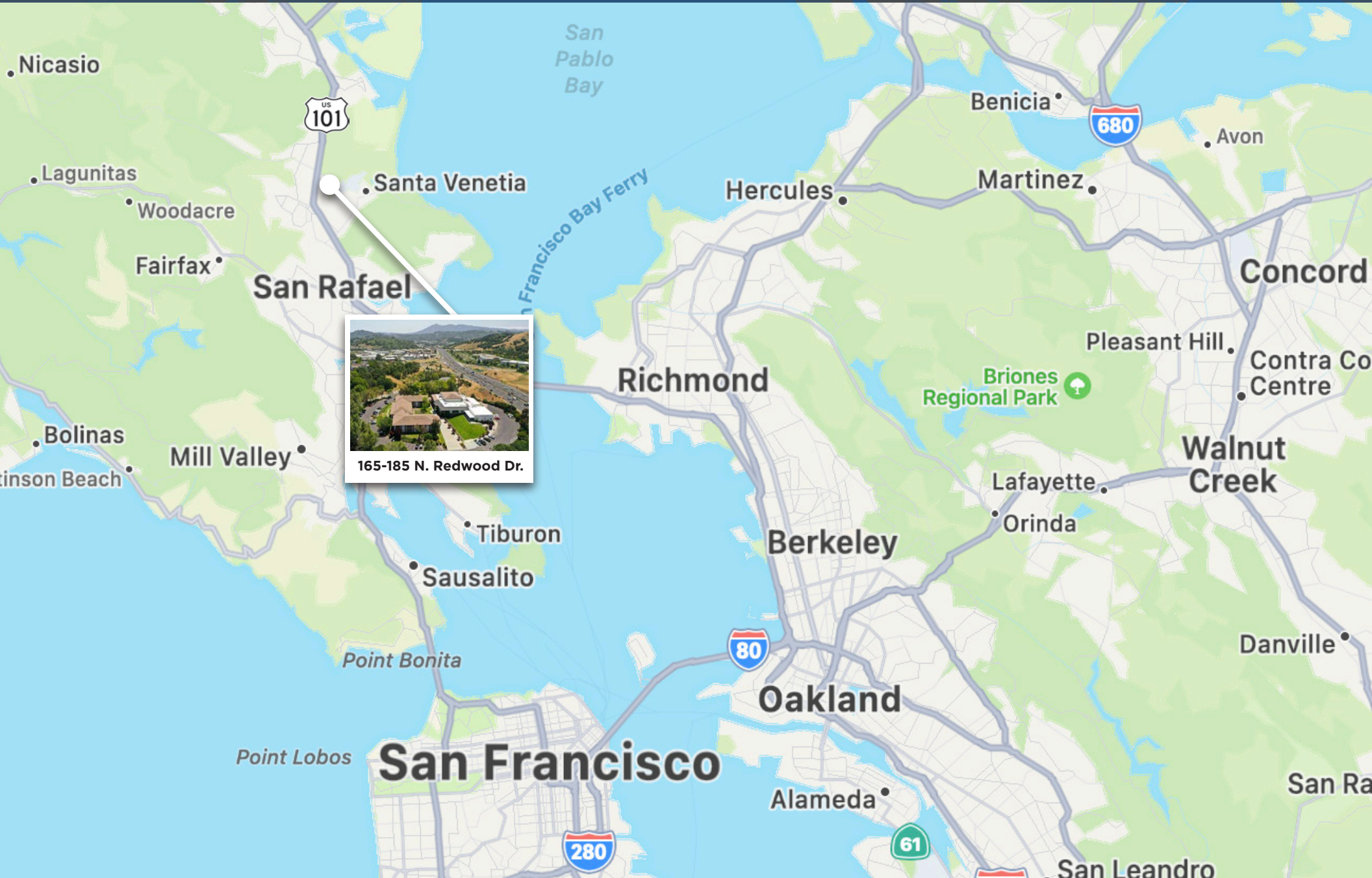
RETAIL/GYM

1. YMCA
2. Macy's
3. Big 5 Sporting Good
4. Michaels
5. Macy's
6. HomeGoods
7. RH Outlet

COMMUNITY/LODING

1. Civic Center
2. ChargePoint
3. Embassy Suites
4. Sunday Farmer's Market
5. San Rafael Airport
6. Kaiser Permanente

Regional Map





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