



FOR LEASE

1101 FIFTH AVENUE
SAN RAFAEL, CA

True Class "A" Office Space
San Rafael's Best Downtown Address



Go beyond broker.

REPRESENTED BY:

MATT STORMS, PARTNER
LIC # 01233478 (415) 461-1010, EXT 123
MSTORMS@KEEGANCOPPIN.COM



DOWNTOWN SAN RAFAEL CLASS “A” OFFICE SPACE FOR LEASE



1101 FIFTH AVENUE
SAN RAFAEL, CA

SAN RAFAEL'S BEST
DOWNTOWN ADDRESS

PROPERTY INFORMATION

HIGHLIGHTS

- High-end finishes throughout
- Best downtown location
- Modern tenant improvements
- On-site property management

OFFICE SPACE

Suite 170: 5,968+/- sq ft

Suite 215: 2,040+/- sq ft

Suite 320: 794+/- sq ft

Suite 350: 5,863+/- sq ft

DESCRIPTION

Ground floor corner suite with 8 large private offices, conference room, bullpen, employee break room/lounge, private bathrooms and storage.

2 private offices, open area and kitchen.

One reception area and one large private office.

14 private offices, large conference room, breakroom, file room and reception.

DESCRIPTION OF PREMISES

True class “A” office space with high-quality modern tenant improvements. High-end finishes throughout. Operable windows.

LEASE TERMS

Size

794 - 5,968+/- sq ft

Rate

\$4.00 per sq ft

Terms

Full Service

15% load/Annual CPI increases

Base year for operating expenses

3 - 5 year lease term preferred

Parking

On-site plus Downtown Parking District

Zoning

5/MR/O

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
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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DESCRIPTION OF AREA

Located in the heart of Marin County, 1101 Fifth Avenue in San Rafael is in an ideal, universally attractive location for all residents.

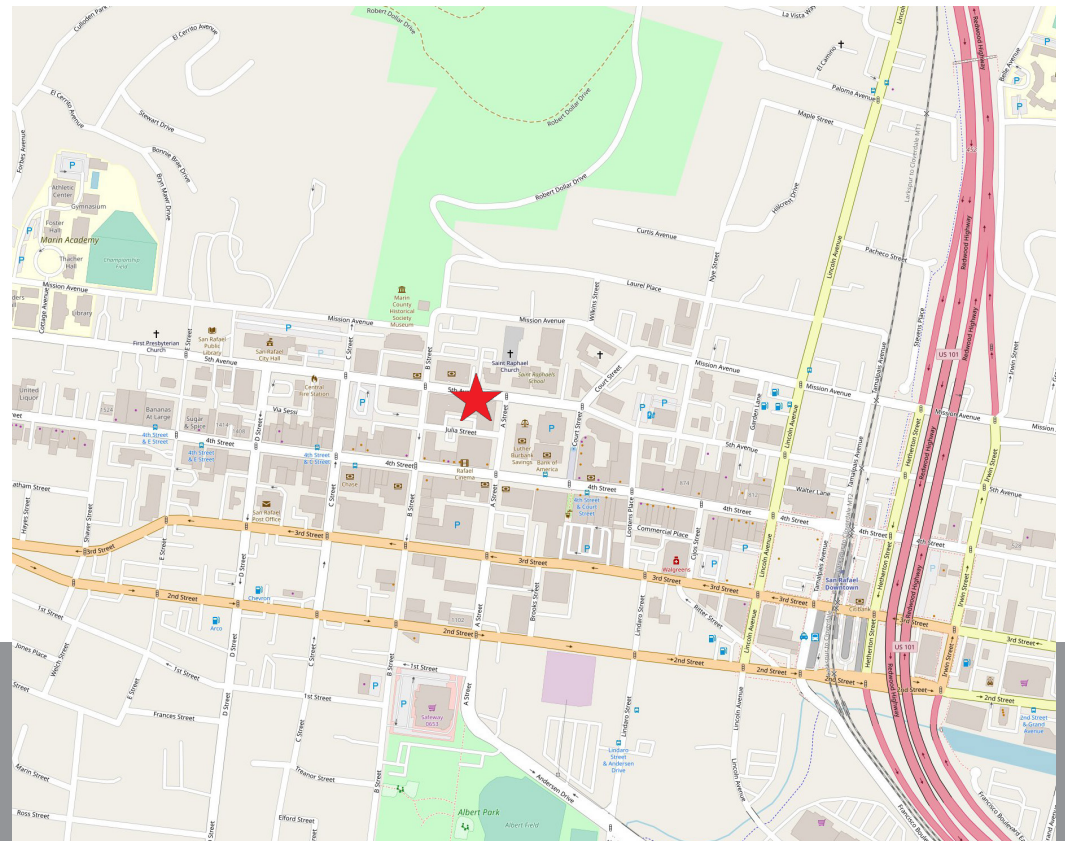
Downtown San Rafael location offers immediate access to well-paying jobs, restaurants, cultural amenities and entertainment. A short walk to the San Rafael Transit Center and SMART Train for an easy commute to San Francisco as well as Sonoma County. Near world-renowned Open Space Preserves of Mount Tamalpais, Stinson Beach and China Camp State Park, this central location has much to offer.

NEARBY AMENITIES

- Many of Marin's best restaurants and eating establishments
- Inexpensive additional parking in city garages
- Parks, open space and trails

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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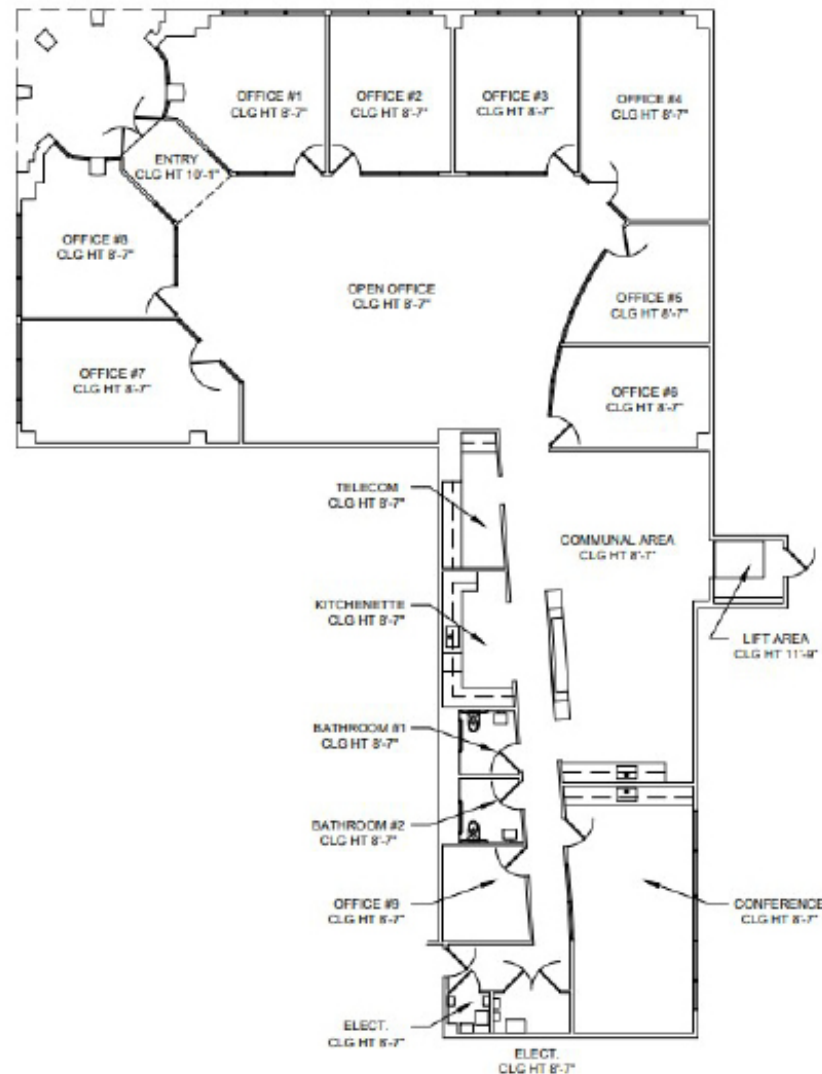
FLOOR PLAN



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**SAN RAFAEL'S BEST
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SUITE 170
5,968+/- RSF



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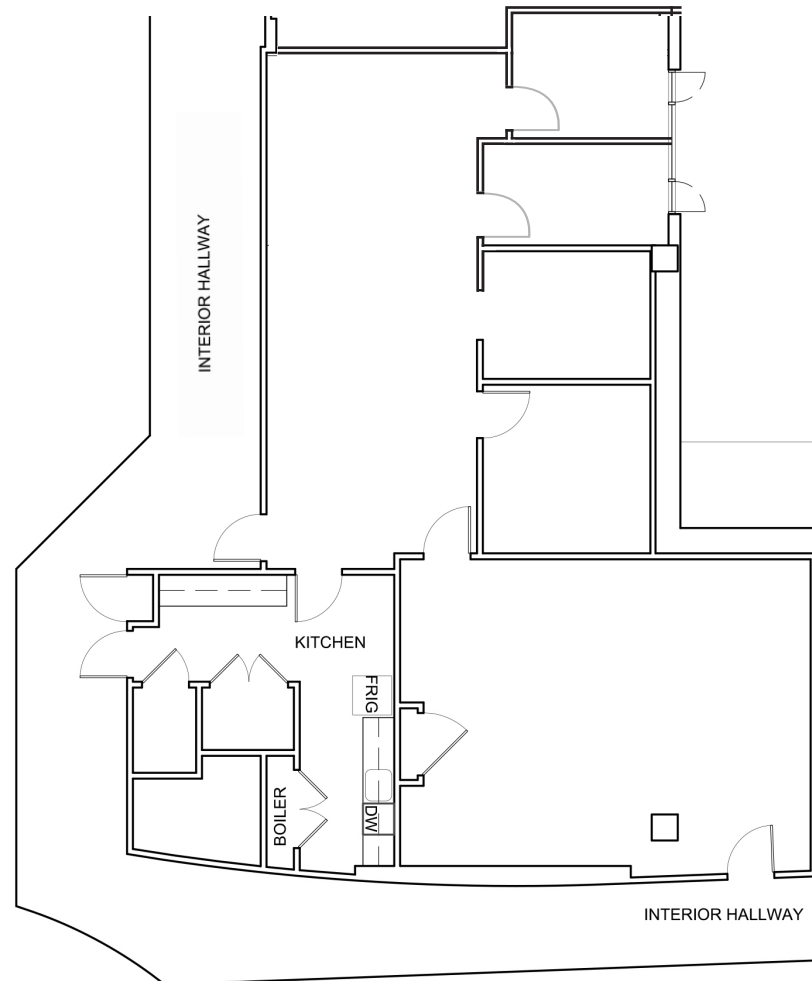
FLOOR PLAN



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**SAN RAFAEL'S BEST
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SUITE 215
2,040+/- RSF



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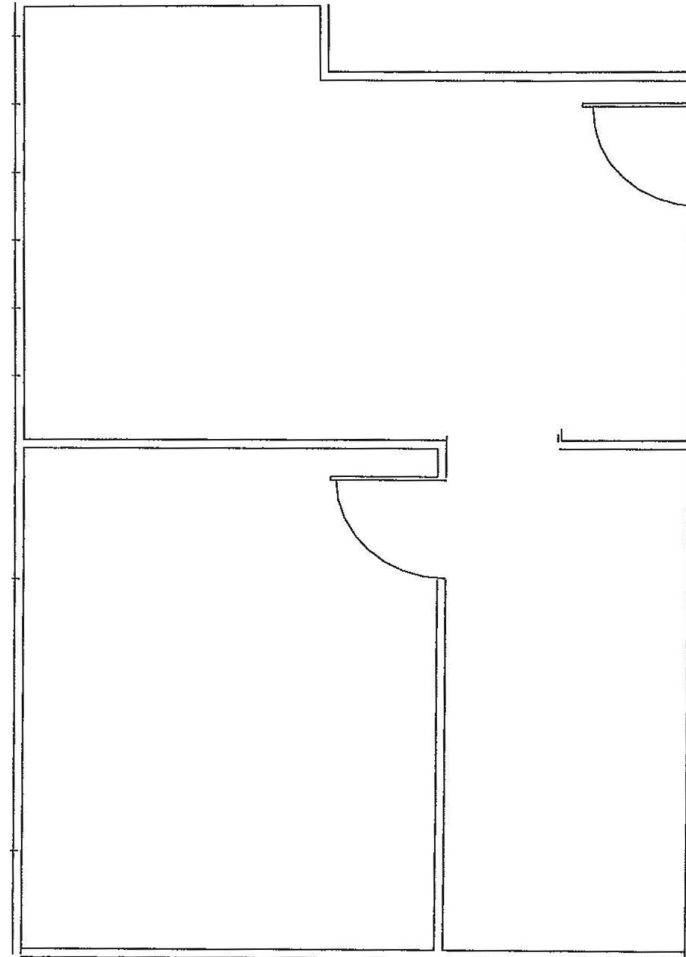
FLOOR PLAN



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**SAN RAFAEL'S BEST
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SUITE 320
794+/- RSF



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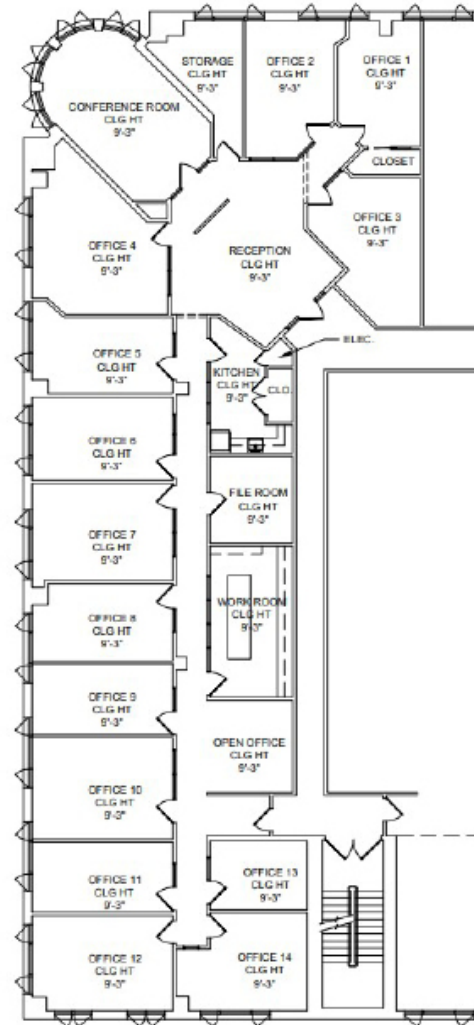
FLOOR PLAN



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**SAN RAFAEL'S BEST
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SUITE 350
5,863+/- RSF



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