

PLUG & PLAY - OFFICE SPACE FOR SUBLEASE

818 Fifth Avenue, Suite 200

SAN RAFAEL, CALIFORNIA

±6,602 RSF ON THE SECOND FLOOR

\$3.75/RSF/MONTH, FULL SERVICE

SUBLEASE TERM THROUGH
AUGUST 31, 2031

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NEWMARK

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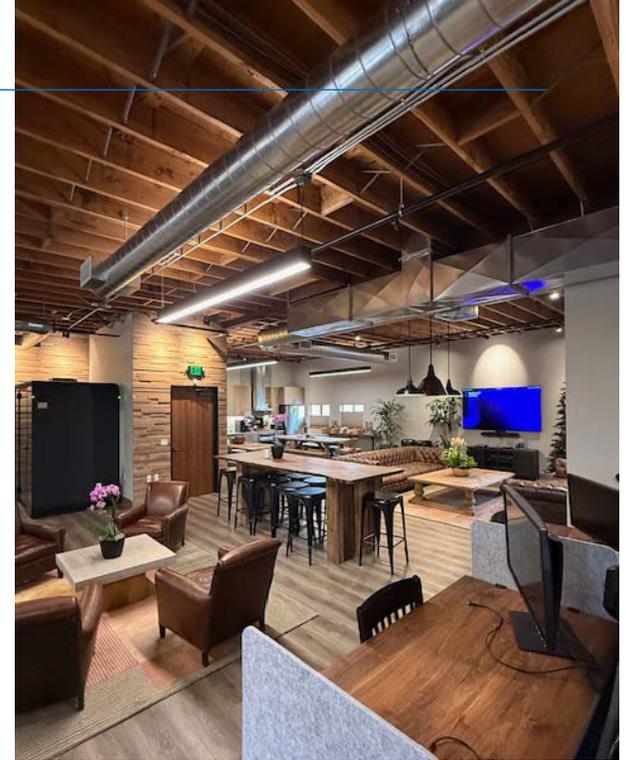
Why 818 Fifth Avenue?

Designed as a tech company headquarters in the heart of Downtown San Rafael. High-end, creative build-out with privacy glass, open ceilings, full kitchen and lounge, shower, audio/visual capabilities throughout and private, secure parking.

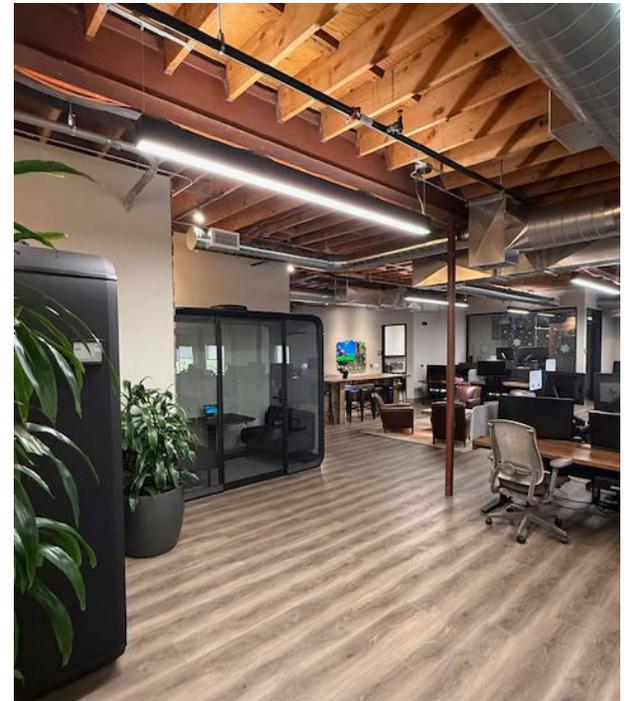
Property Highlights

- Prime Downtown San Rafael location
- 7 private offices (or 5 private offices and 2 medium conference rooms)
- 35 sit/stand work stations including monitors
- 1 large conference room
- Reception area
- 23 dedicated, secured parking spaces

NEWMARK



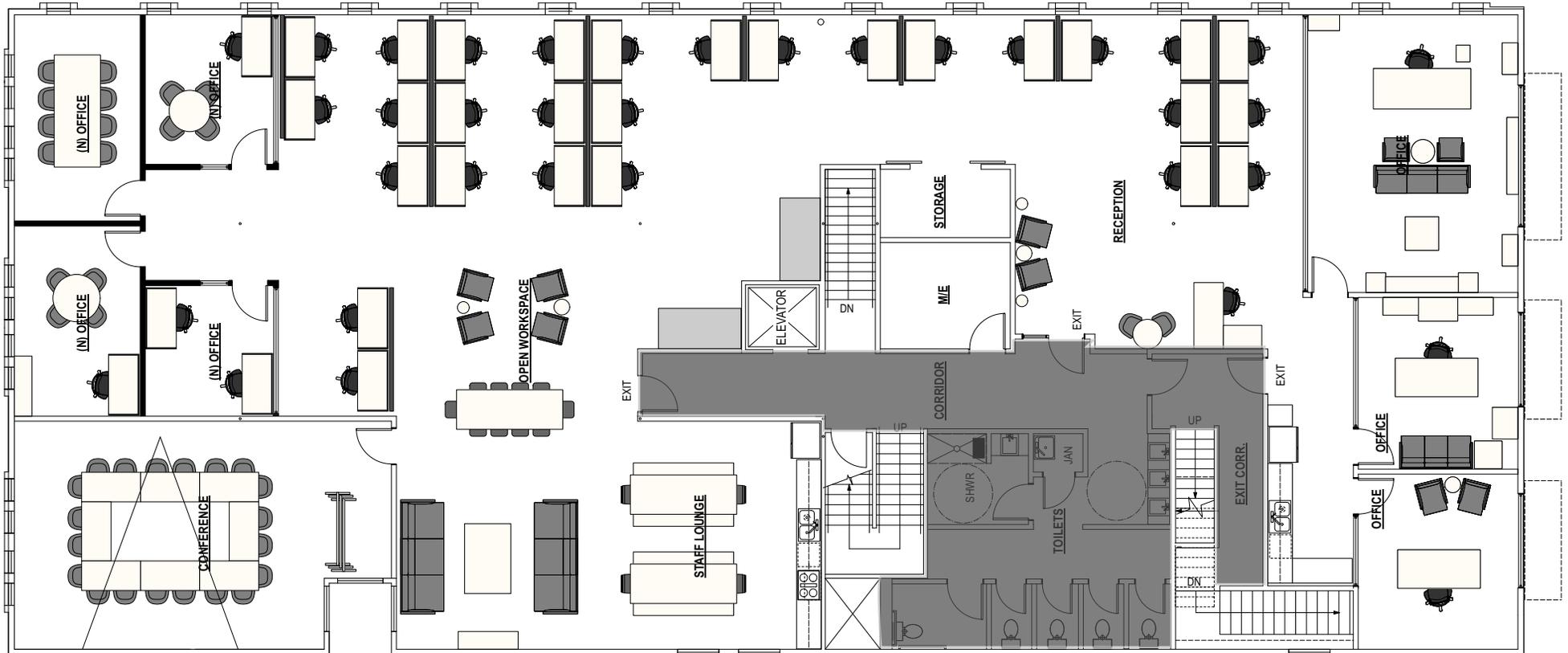
Full Kitchen & Lounge



Open Work Area w/Private Call Rooms

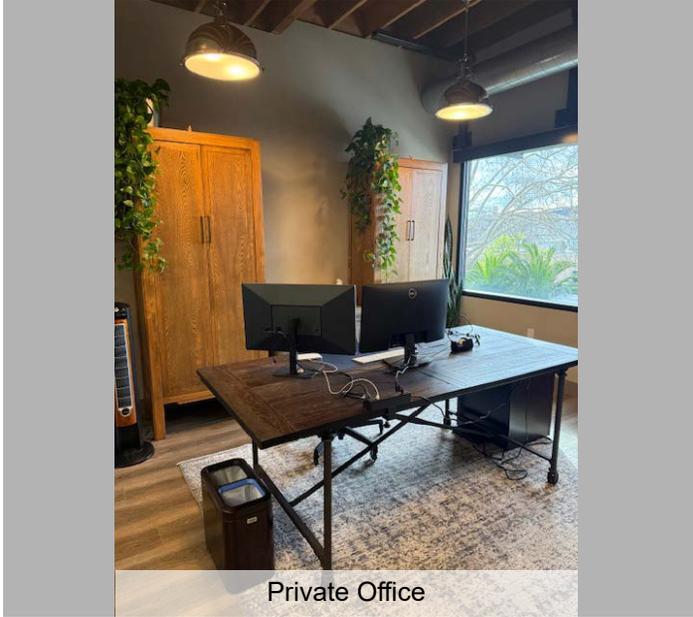
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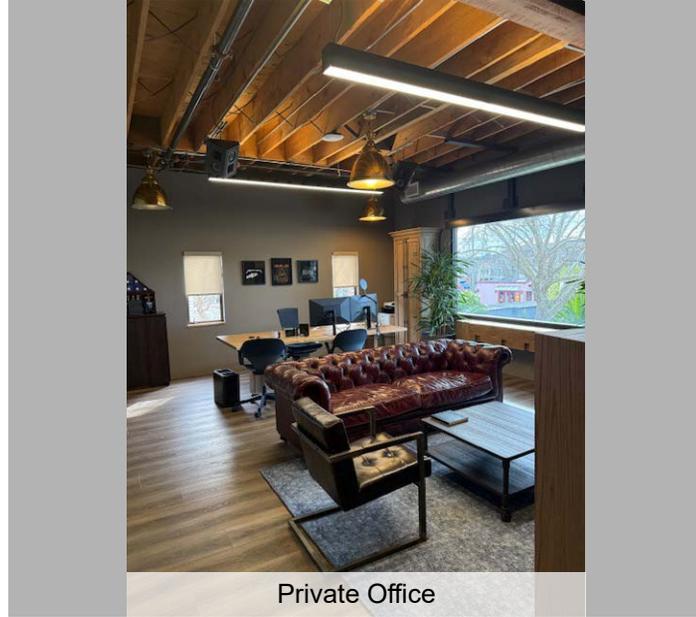


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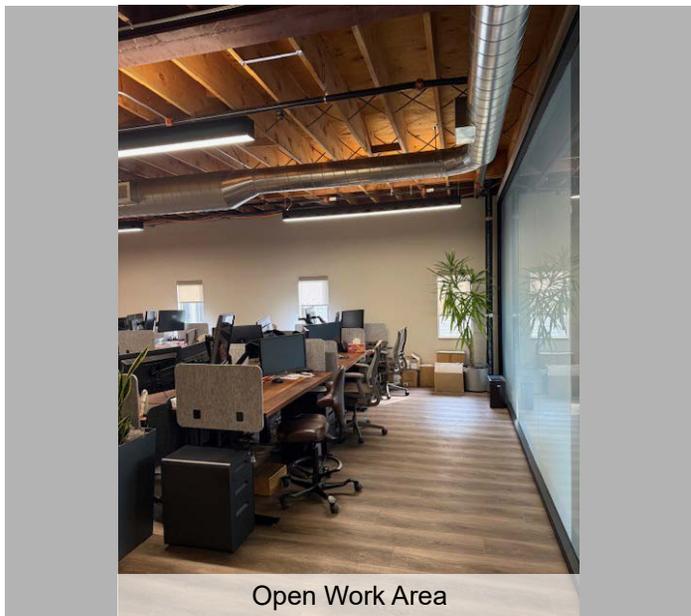
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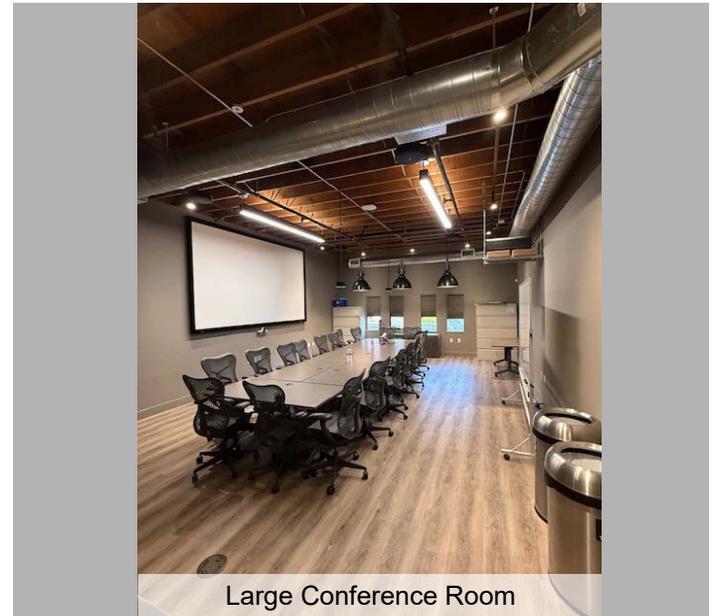
Private Office



Private Office



Open Work Area



Large Conference Room

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Location

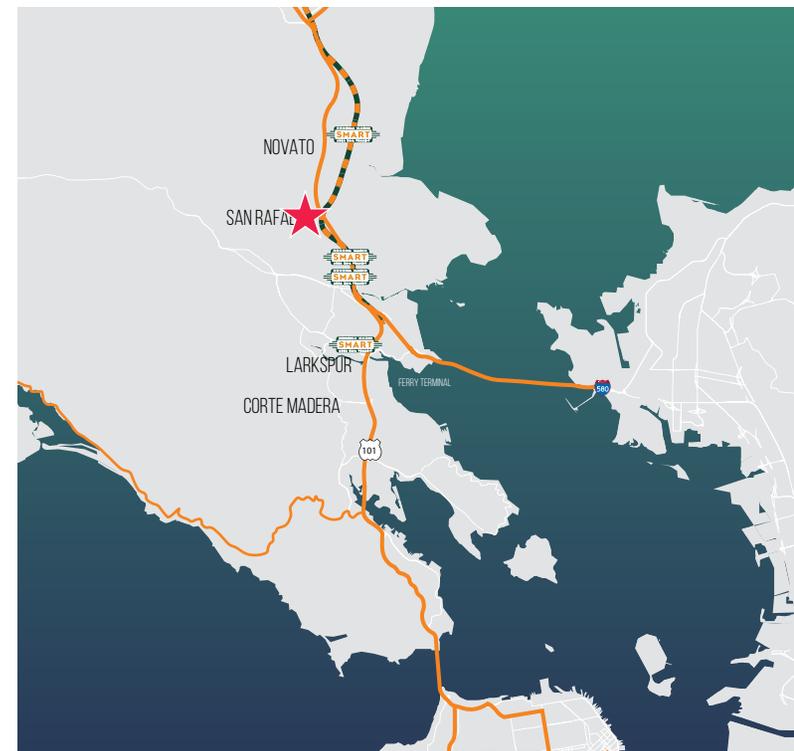
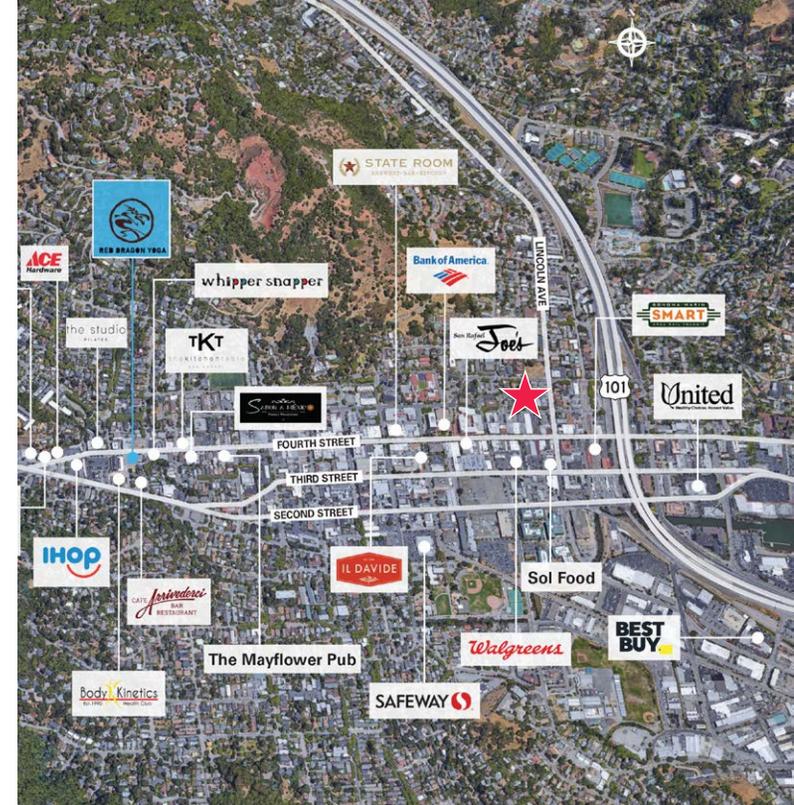
818 Fifth Avenue sits in the heart of Downtown San Rafael, offering exceptional walkability to a wide range of amenities. The building is centrally located and within walking distance to restaurants, retail, shopping centers, and the SMART Train station making it convenient for employees and visitors alike.

Transportation & Freeway Connectivity

Excellent freeway access, the property is located blocks from Highway-101, providing fast north-south access throughout Marin County and into San Francisco or Sonoma County.

SMART Train & Ferry Connections

The San Rafael SMART station is only 0.2 miles away—about a one minute drive or four minute walk—connecting riders north to Novato, Petaluma, and the Sonoma County Airport, and south to the Larkspur Ferry.



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