



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2130 4TH STREET
SAN RAFAEL, CA

Efficient Second Floor Office



2130



Miracle Mile
Café

YOUR NAME
HERE

REPRESENTED BY:

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
NBALLARD@KEEGANCOPPIN.COM

THEO BANKS, PARTNER
LIC # 01359605 (415) 461-1010, EXT 130
TBANKS@KEEGANCOPPIN.COM



OFFICE SPACE FOR LEASE



2130 4TH STREET
SAN RAFAEL, CA

**EFFICIENT SECOND
FLOOR OFFICE**

PROPERTY INFORMATION

HIGHLIGHTS

- Newly Remodeled Building
- Monument Signage
- Solar System
- High-End Finishes
- High Identity
- Flexible Layout

OFFICE SPACE

Suite B: 2,440+/- sq ft

DESCRIPTION

Nicely improved second floor space with 4 private offices, reception, conference room, kitchenette and private restrooms. Lots of natural sunlight. Tenant benefits from solar electrical offset.

DESCRIPTION OF PREMISES

2130 4th Street is an outstanding mixed-use retail/office building with high-quality finishes, situated on 4th Street in San Rafael's West End. The building boasts an extensive glass line and direct access to all neighborhood amenities and services.

LEASE TERMS

Asking Rent

\$2.75 per sq ft

Terms

3 - 5 year lease term

Gross unserviced

Annual increases, CPI with a 3% minimum and 6% maximum

Total Building Size

6,421+/- sq ft

Available

60 days notice

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

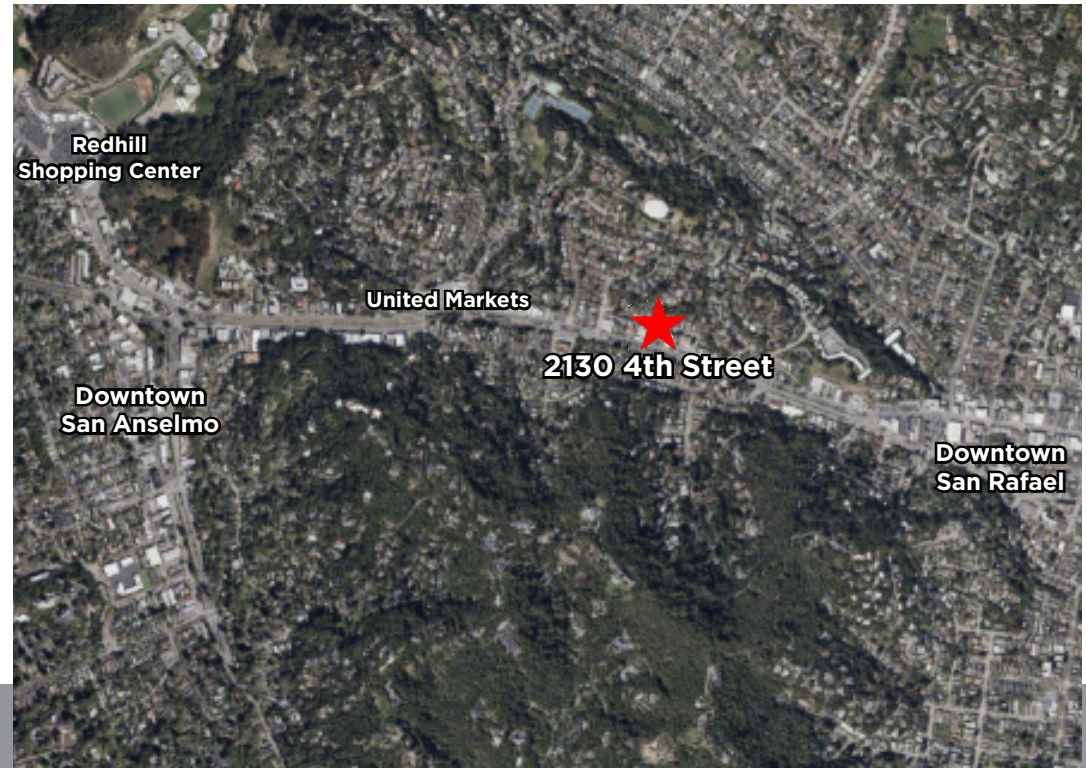
2130 4th Street is conveniently located in San Rafael's West End with strong traffic and many nearby amenities.

NEARBY AMENITIES

- Miracle Mile Cafe
- Safeway
- United Markets
- Downtown San Rafael
- Downtown San Anselmo
- Redhill Shopping Center

TRANSPORTATION ACCESS

- 1 block from bus stops on Bridgeway
- 1.5 miles from Hwy 101
- 1.5 miles from the SMART Train station



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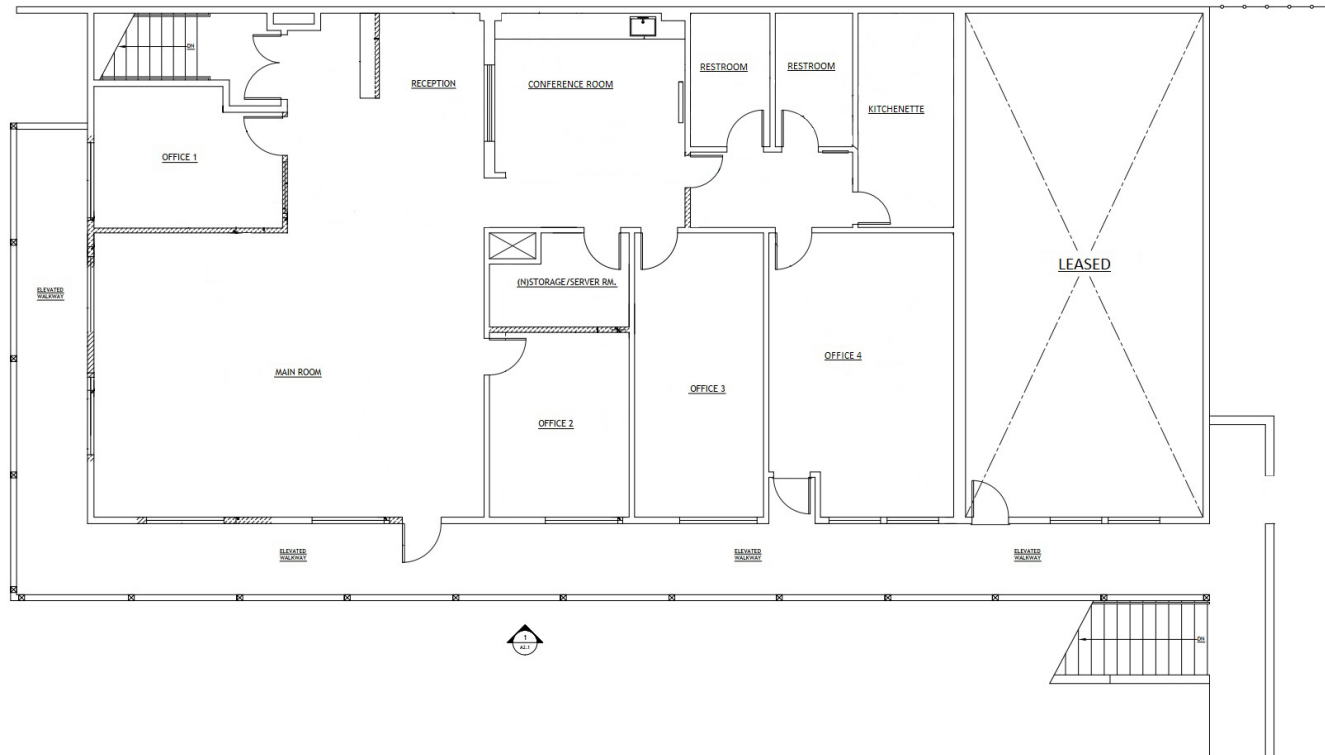
FLOOR PLAN



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PHOTOS



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