



OFFERING MEMORANDUM 750 LAS GALINAS AVENUE, SAN RAFAEL

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PROPERTY DETAILS

ADDRESS: 750 LAS GALINAS AVENUE

CITY,STATE: SAN RAFAEL, CA

RENTAL RATE MO:
STARTING AT \$2.50 SQ. FT./MONTH

MODIFIED GROSS, PLUS CAM:
\$0.50 SQ. FT./MONTH



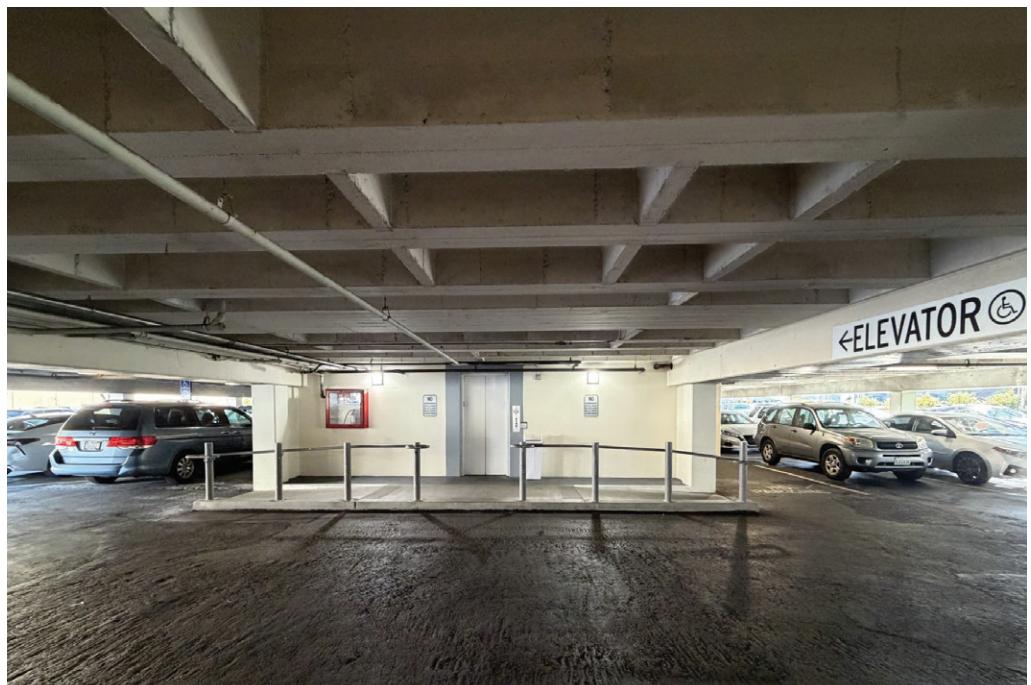
MEDICAL OFFICE SPACE FOR LEASE

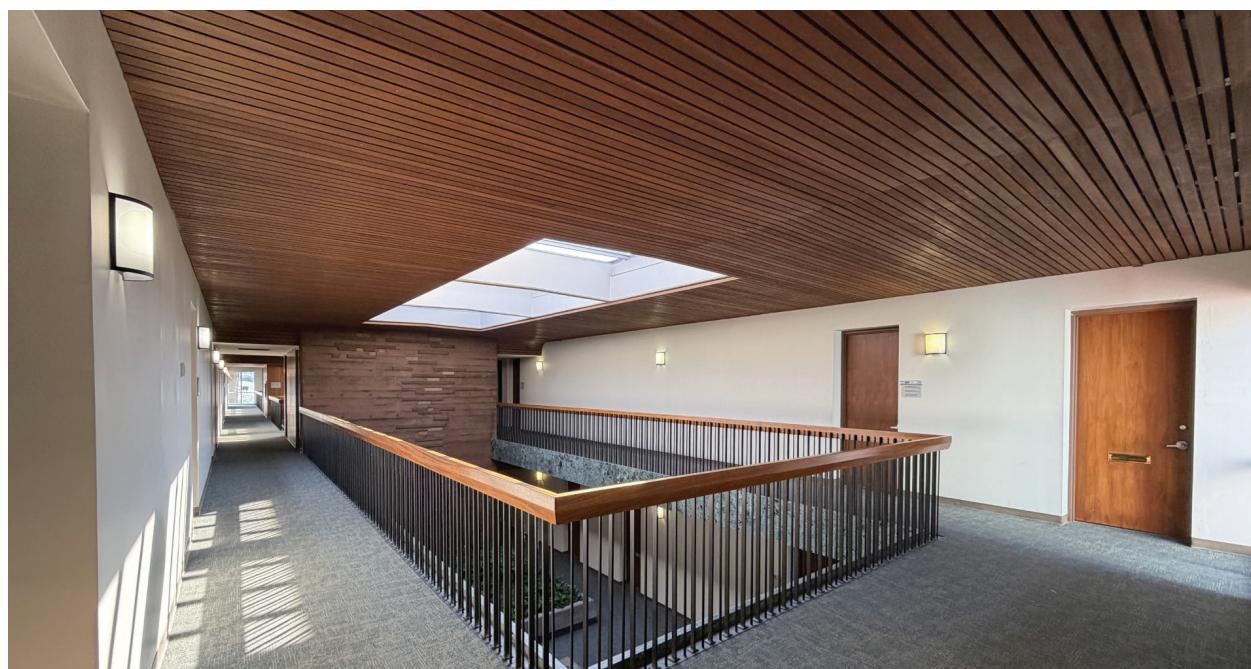
750 Las Gallinas Avenue offers medical, dental, and professional service users the opportunity to lease efficient, well-appointed office space in one of San Rafael's most established business districts. The property features expansive window lines with abundant natural light, scenic hillside views, and strong visibility overlooking Highway 101. Located in the Northgate area of San Rafael, the building provides immediate access to Highway 101 and is surrounded by a diverse mix of businesses, healthcare services, retail amenities, and county offices. Proximity to Northgate Mall, restaurants, and banks makes this a convenient and highly desirable location for both practitioners and clients.

- Expansive window lines with abundant natural light
- Scenic hillside views
- Excellent visibility overlooking Highway 101
- Immediate access to Highway 101
- Located in San Rafael's Northgate commercial district
- Surrounded by healthcare providers, retail services, and county offices
- Close proximity to Northgate Mall, restaurants, banks, and daily-use amenities



PROPERTY PHOTOS





FLOORPLAN



The building is thoughtfully designed to support medical, dental, and professional office users with an efficient and intuitive floor plan. Suites are organized along wide, well-lit interior corridors, creating clear wayfinding and a professional environment for both staff and visitors. The property features three separate stairwells, strategically located to provide convenient access throughout the building and support smooth circulation. In addition, an elevator provides direct access from the parking level to the upper floors, enhancing accessibility for patients, clients, and employees. This functional layout allows for flexible suite configurations, efficient patient flow, and ease of access across all levels of the building.

FIRST FLOOR



Rendering and measurements provided by Newmark. All measurements are approximate and may not be exact. Vanguard has not and will not verify same. Do not rely on the accuracy of this floor plan or the measurements contained therein when determining the price to pay for the property, or making decisions regarding buying or selling the property, without independent verification. Buyer and seller are advised to verify the rendering and measurements with the appropriate professionals.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property commonly known as 750 Las Gallinas Avenue. While this Offering Memorandum has been prepared by Vanguard Properties, the source of all information contained herein is the Seller. Neither Vanguard Properties nor its real estate licensees have verified any of the information contained herein and disclaim knowledge of its accuracy.

This Offering Memorandum is not all-inclusive and does not contain all of the information a prospective purchaser may find material or desire.

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Nothing contained herein should be considered to be a legal opinion of any kind and should not be relied upon as such.

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Vanguard Properties believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.