



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1618 2ND STREET
SAN RAFAEL, CA

Efficient Office Space in an
Excellent Downtown Location



Go beyond broker.

REPRESENTED BY:

JEFFREY WILMORE, PARTNER
LIC # 01241054
P: (415) 461-1010, EXT 119 C: (415) 310-1520
JWILMORE@KEEGANCOPPIN.COM



OFFICE/MEDICAL SPACE FOR LEASE



1618 2ND STREET
SAN RAFAEL, CA

OFFICE/MEDICAL
SPACE

PROPERTY INFORMATION

HIGHLIGHTS

- Newly Carpeted and Painted
- New Exterior Paint
- Efficient Office Space
- Easy Access Off of 2nd Street
- Kitchenette and Ensuite Restrooms
- Move In Ready

OFFICE SPACE

2,204+/- sq ft

DESCRIPTION

10 offices, kitchen, reception and lobby

DESCRIPTION OF PREMISES

Very clean and efficient office space, high traffic visibility.

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.

LEASE TERMS

Rate

\$1.95 per sq ft NNN

Terms

NNN = \$0.78 psf

(Tenant pays all operating expenses)

Base year for operating expenses

3 - 5 year lease term preferred

Parking

On-site shared plus Street Parking

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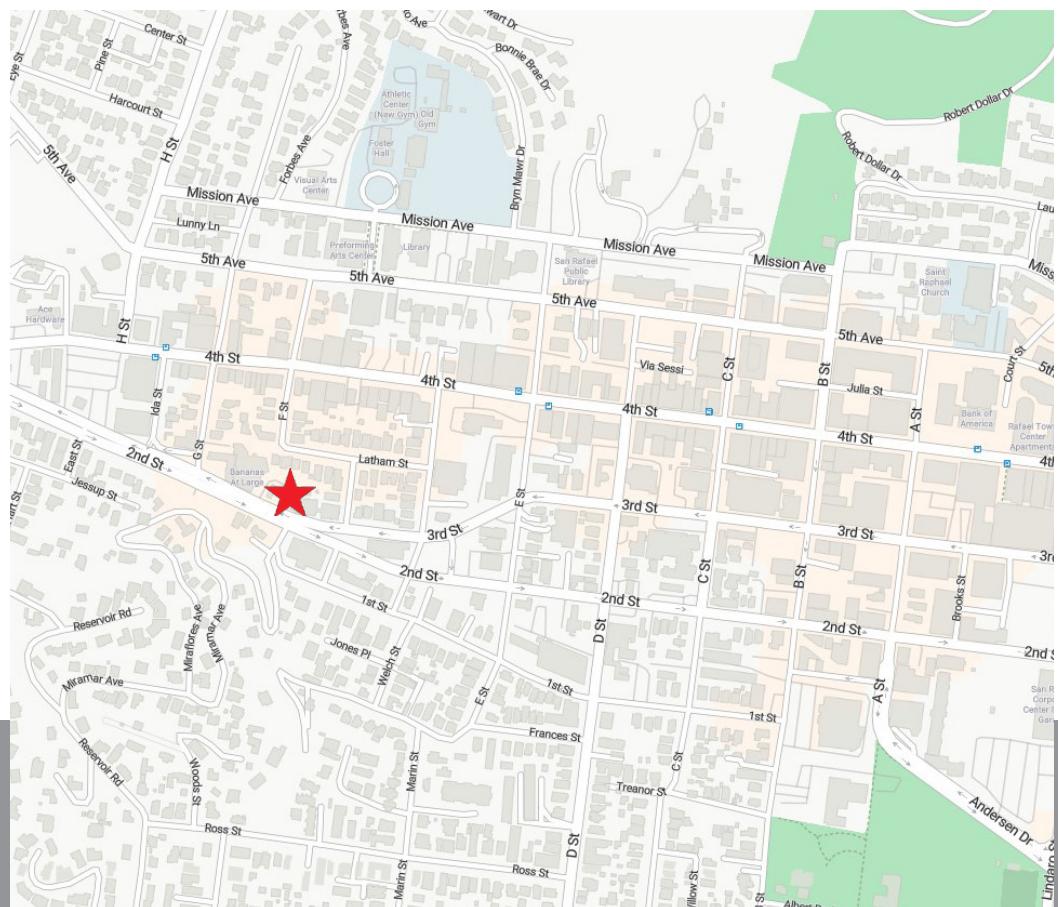
PROPERTY OVERVIEW

Built in 1940, 1618 2nd street is approximately 2,204 sq. ft. with 10 offices, kitchen, and reception desk.

The building has new carpet and paint and two new HVAC systems.

LOCATION OVERVIEW

The building is conveniently located in the West End Village neighborhood in Downtown San Rafael, which spans both sides of Fourth Street, along the "Miracle Mile". The West End Village has recently added many new and exciting dining, entertainment and retail all within walking distance to Pond Farm Brew Pub, The Kitchen Table, Café Arrivederci, and Bananas at Large Music Store. The building is 2/3 of a mile from Marin's largest transit station, providing swift and convenient access via the SMART train and Golden Gate bus service to the entire North Bay.



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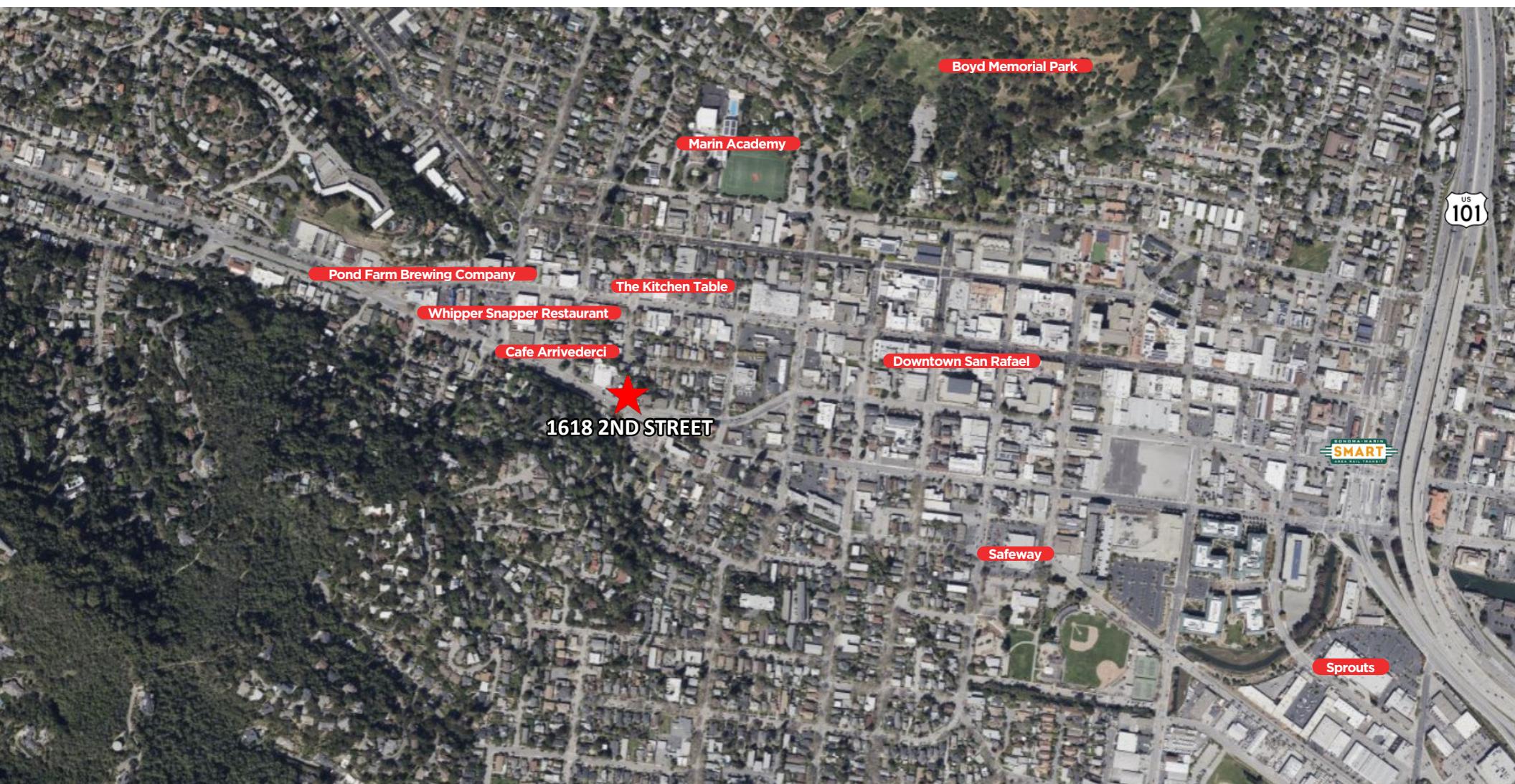


AERIAL MAP



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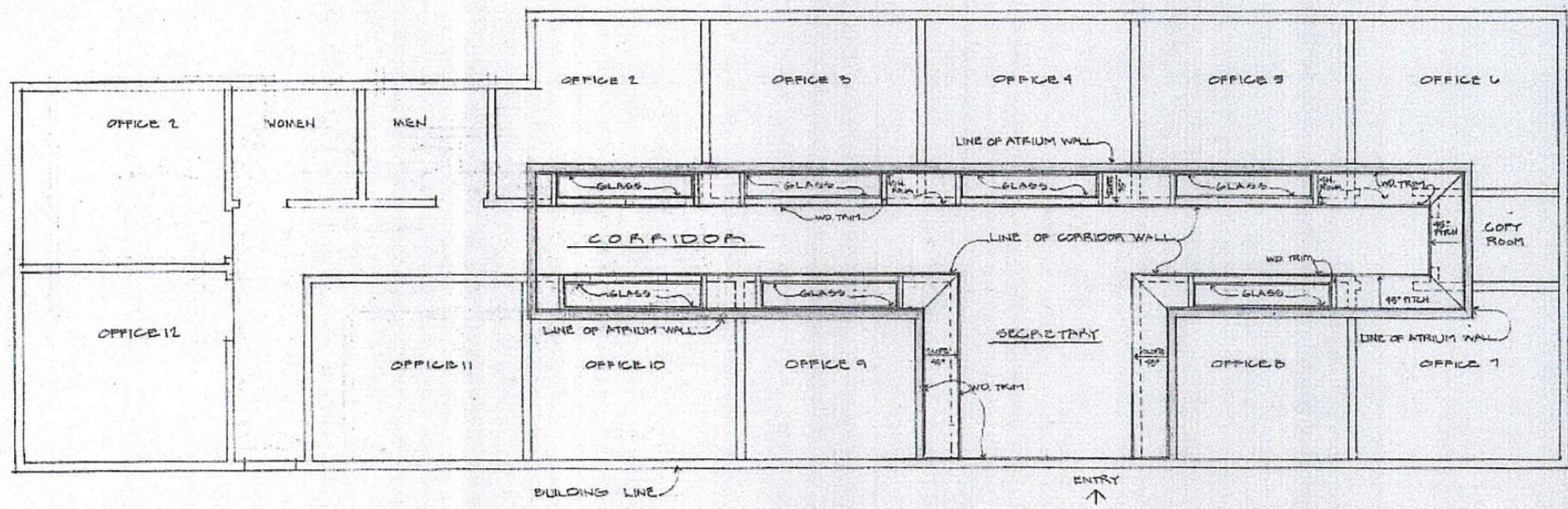


FLOOR PLAN



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PHOTOS



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