

FOR SALE/FOR LEASE

# UNIQUE OFFICE BUILDING ASSET

*±11,869 SF Office Space Available  
Now in San Rafael*

1115 3RD STREET, SAN RAFAEL, CA 94901



# EXCEPTIONAL OPPORTUNITY IN A DESIRABLE SAN RAFAEL LOCATION

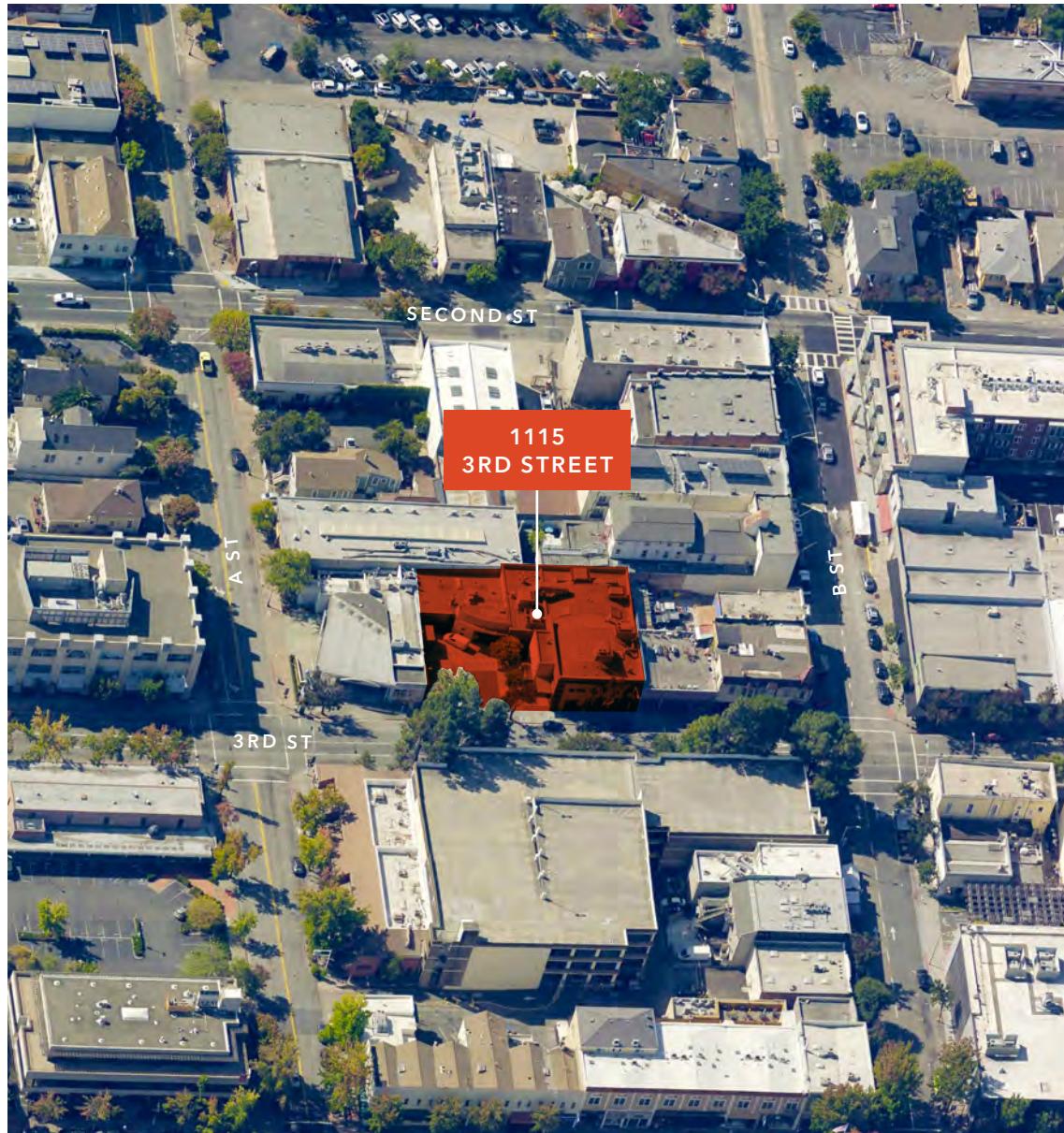
This two-story building was purchased in 2017 for \$4M and completely renovated in 2018 with over \$3M in improvements to create a state-of-the-art office space.

It offers a rare mix of modern creative office space with exposed timber trusses, multiple conference rooms, a beautiful commercial kitchen, open plan office areas, private offices, a second story break room, kitchen and collaboration area, with elevator service to the second floor.

The original building was constructed in approximately 1940 and has been expanded over the years, with a major exterior and seismic upgrade in the 2000's prior to the 2017 interior remodel and code upgrade.

The building is centrally located in downtown San Rafael and a wide selection of restaurants and amenities within easy walking distance.

It enjoys visibility along San Rafael's 3rd street corridor and is directly across the street from San Rafael's main Third and B street parking garage with over 200 spaces. The building is also part of the downtown San Rafael precise plan allowing redevelopment.



## Property Overview

ADDRESS	1115 3rd Street San Rafael, CA 94901
BUILDING SIZE	±11,869 SF
LOT SIZE	±12,197 SF/0.28 AC
BUILDING TYPE	Office, Stage, Commercial kitchen
BUILT/RENOVATED	1940/2018
STORIES	2
ELEVATOR	Yes
PARKING	5 on-site stalls Multiple story parking lot across the street
PARCEL ID	011-262-25
ZONING	T4 Main Street T4MS 60/80 (Section 2.3.040)

**\$3.9M**  
ASKING PRICE

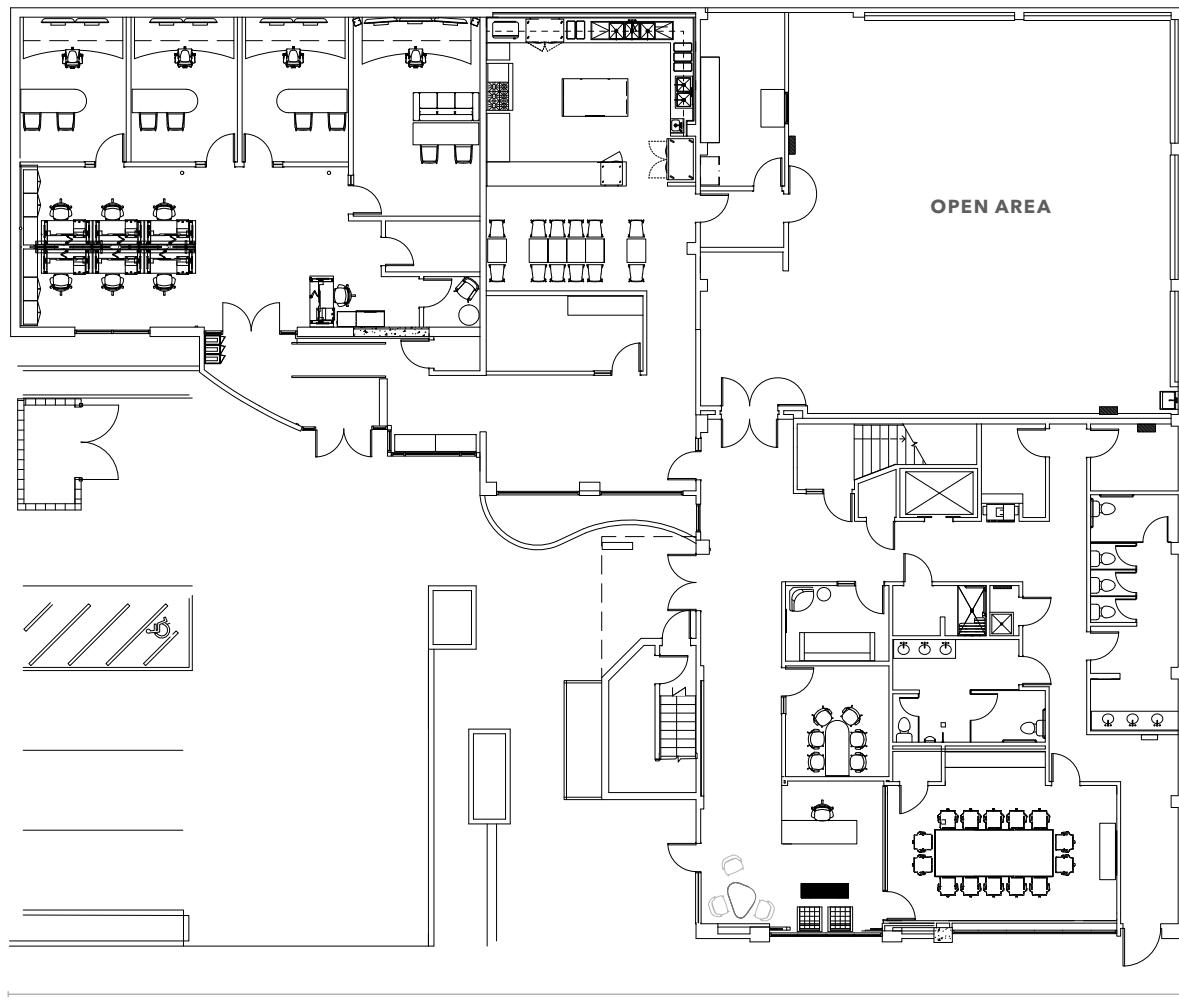
**\$2.75**  
SF/MO, IG



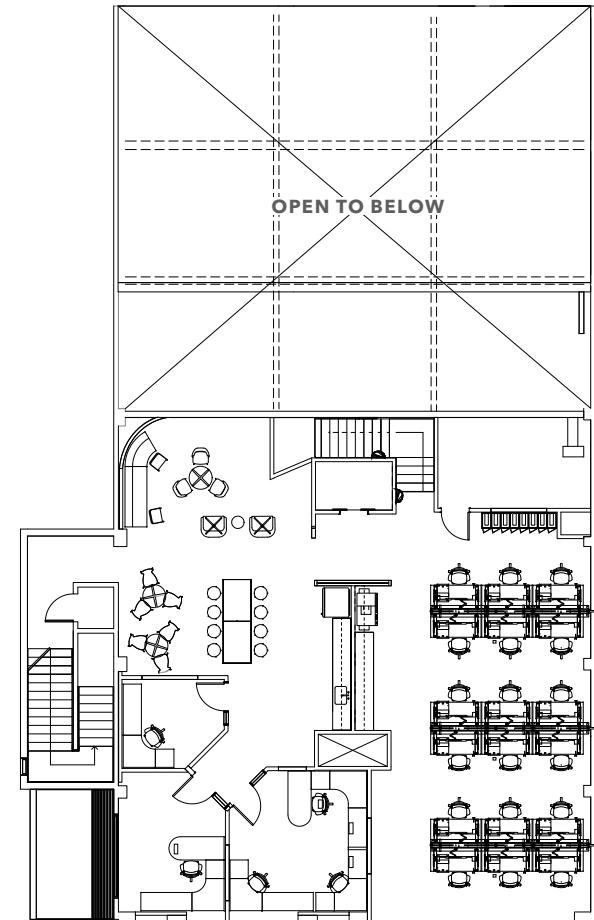
1115 3RD STREET

# FLOOR PLAN

## FIRST FLOOR

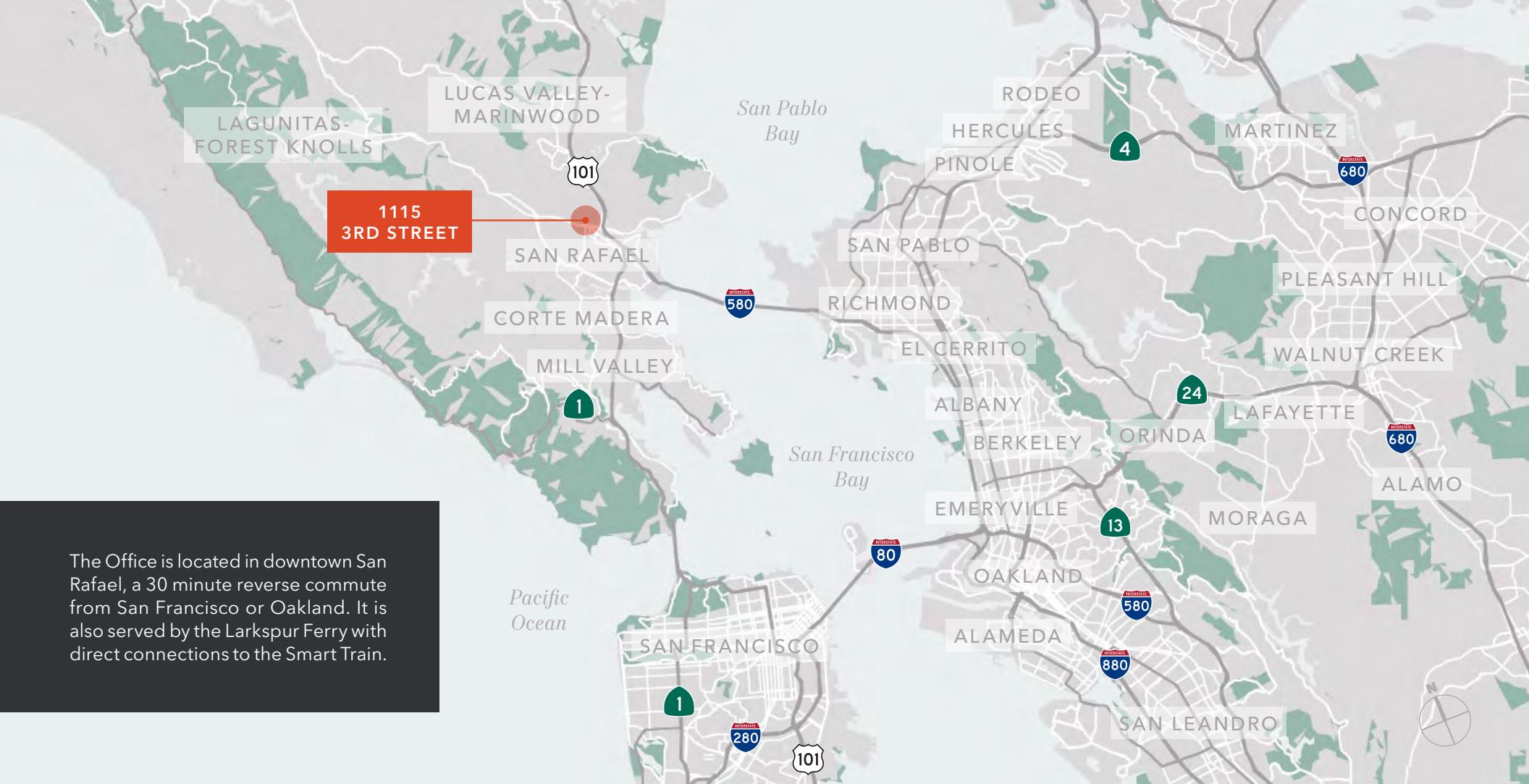


## SECOND FLOOR



# 1115 3RD STREET





## 1115 3RD STREET

*For more information on  
this property, please contact*

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