

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

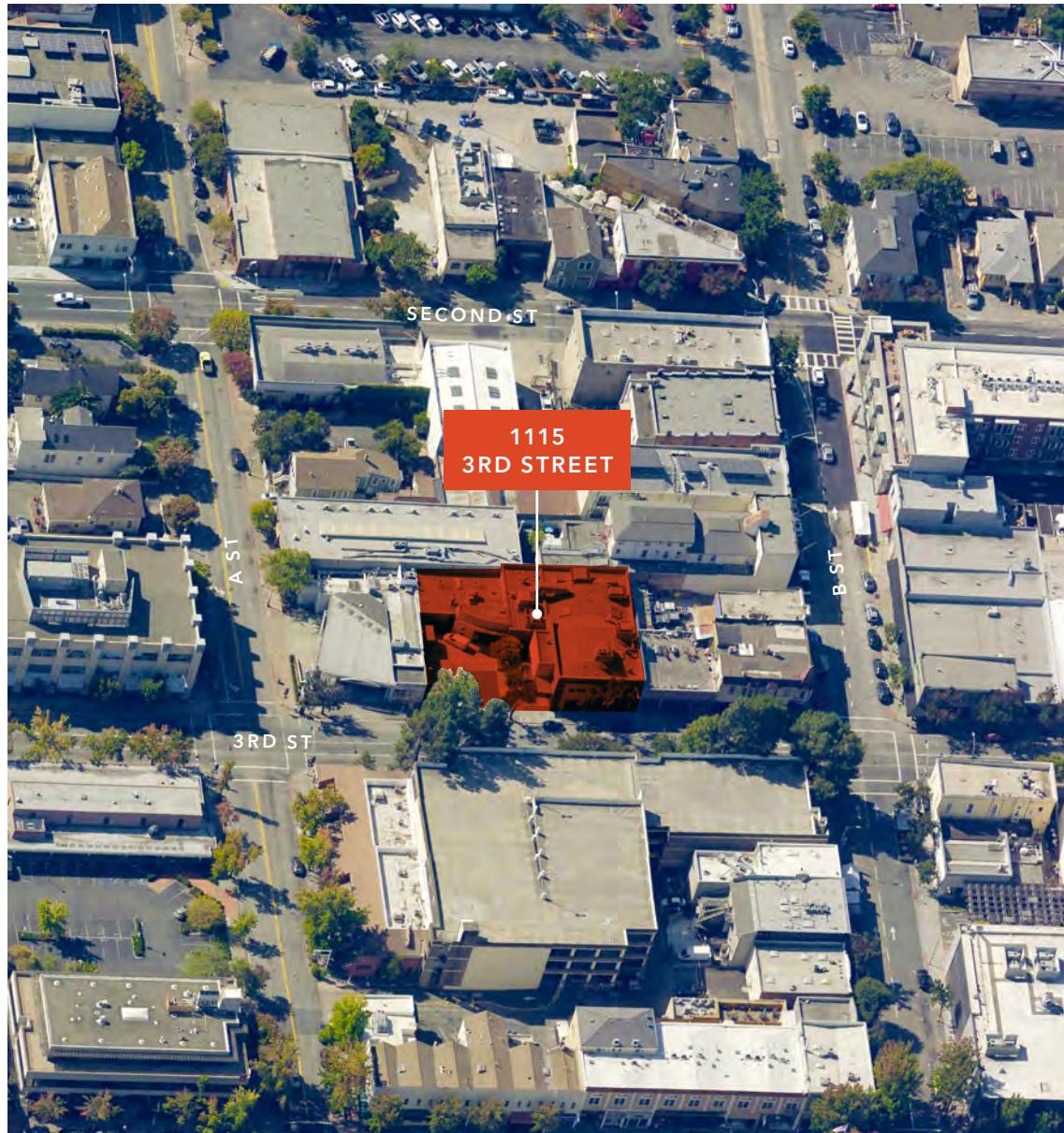
This two-story building was purchased in 2017 for \$4M and completely renovated in 2018 with over \$3M in improvements to create a state-of-the-art office space.

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.



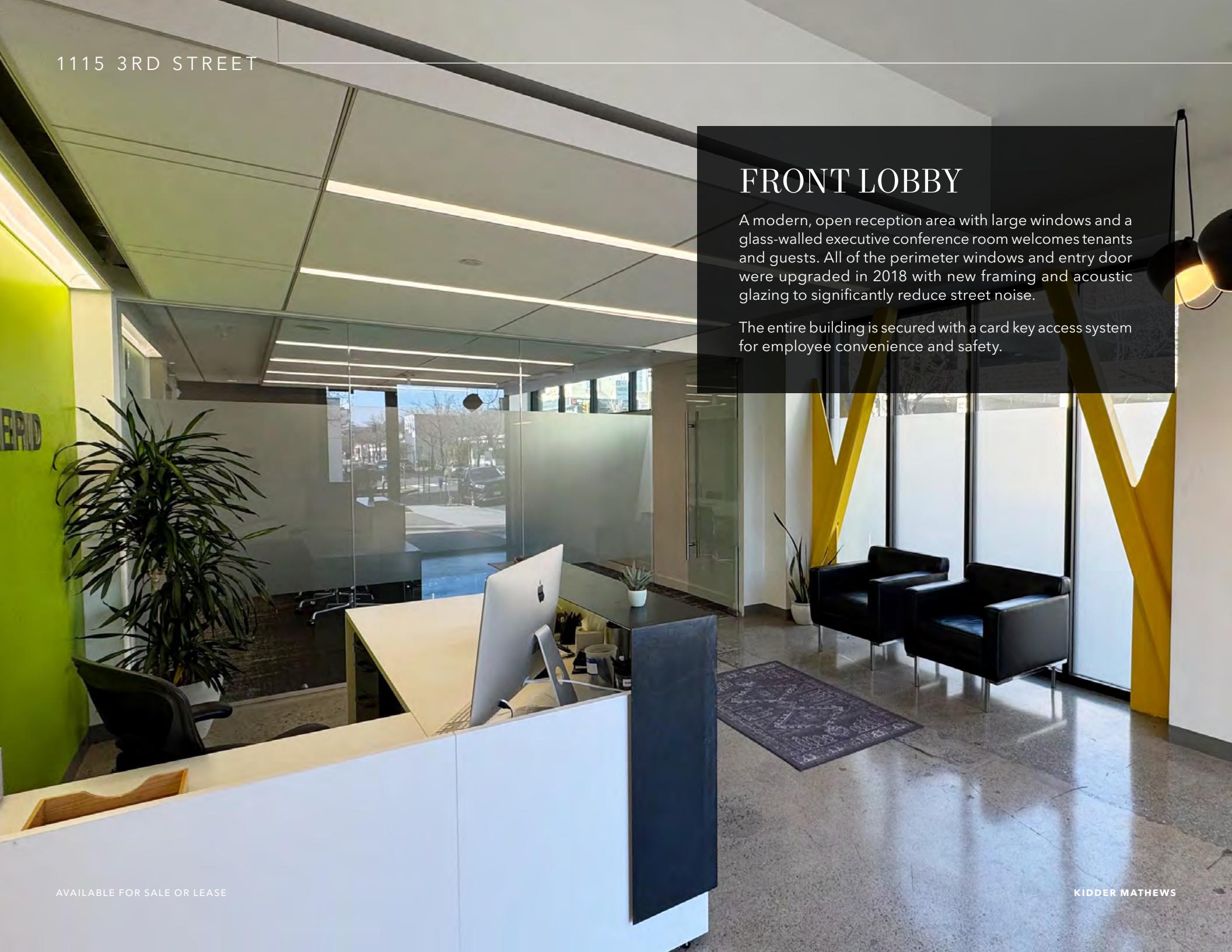
## Property Overview

ADDRESS	1115 3rd Street San Rafael, CA 94901
BUILDING SIZE	±11,869 SF
LOT SIZE	±12,197 SF/0.28 AC
BUILDING TYPE	Office
BUILT/RENOVATED	1940/2000's/2018
STORIES	2
ELEVATOR	Yes
PARKING	5 on-site stalls Over 200 in Multi-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





## FRONT LOBBY

A modern, open reception area with large windows and a glass-walled executive conference room welcomes tenants and guests. All of the perimeter windows and entry door were upgraded in 2018 with new framing and acoustic glazing to significantly reduce street noise.

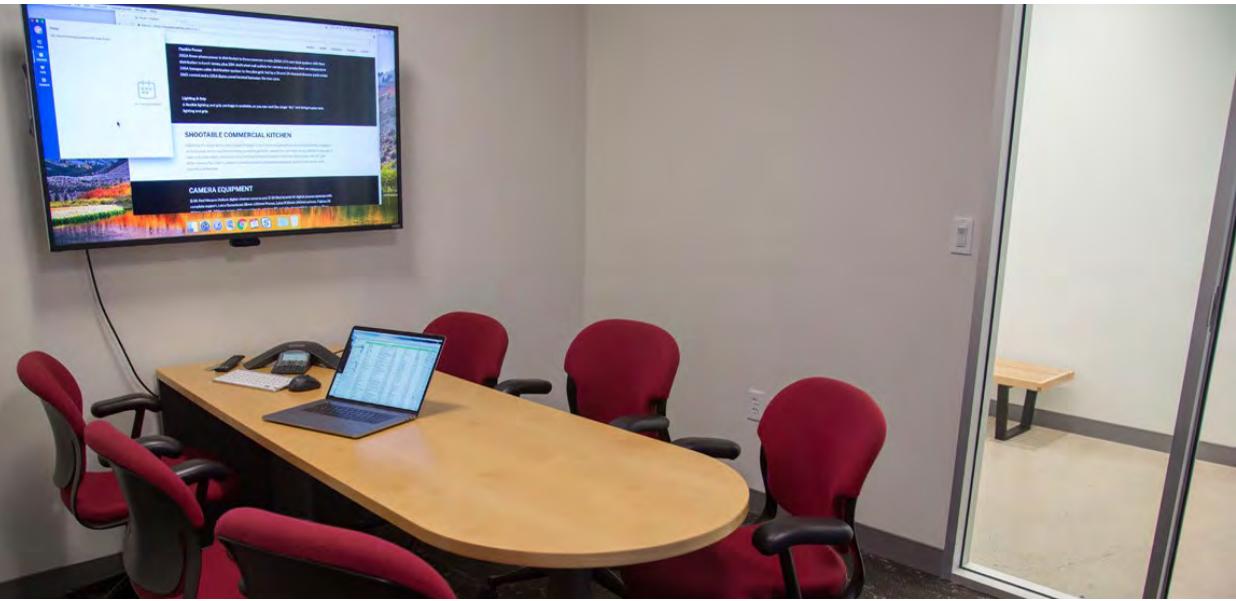
The entire building is secured with a card key access system for employee convenience and safety.

## EXECUTIVE CONFERENCE ROOM

*The reception area leads to a stunning, 14-person executive conference room with a seamless, full height magnetic white board.*

The room design incorporates a state-of-the-art AV system featuring a Marantz 5.1 surround system, conferencing monitor and camera, and a ClearOne beam forming microphone array for the ultimate digital conferencing experience using Teams, Zoom or other applications. The system integrates a Mac mini, AppleTV, ClearOne audio and Crestron AV control system into a custom, intuitive iPad touch screen UI.





## FIRST FLOOR CONFERENCE ROOM & LOUNGE

The second conference room (12'x11') on the first floor is wired for high speed data and video networking with power and data connectivity and backing for a wall mounted monitor. The room is configured with a 50" monitor, webcam, Apple TV and Mac mini for conferencing applications.

The adjoining room (8'x11') features a wood-paneled wall with power and networking for a wall mounted monitor. The first floor lounge space could be used as a private office or "mother's room." It is wired for a wall-mounted TV, with Mac mini and/or Apple TV.



## EAST ENTRANCE

The entrance to the East wing connects to the main building with an ADA ramp from the parking lot level.



1115 3RD STREET

## LUNCH AREA

This bright, open, flexible space connects to the commercial kitchen/break room and the main building. It can be used as an employee lunch room or an office space.



## EAST WING

### OFFICE SPACE

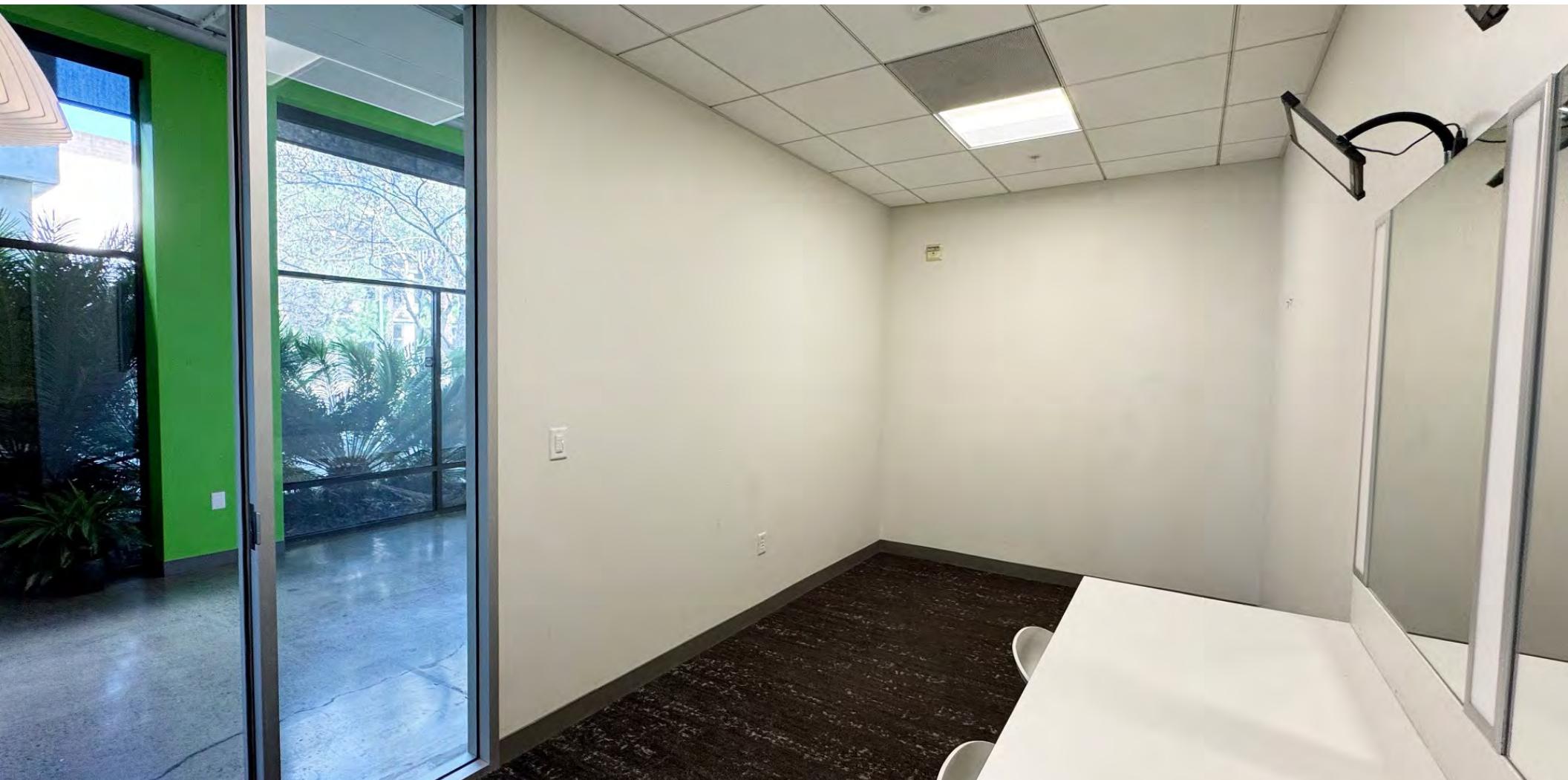
This office space is has a dedicated main entry with card key access. The large open plan area lends itself to a variety of workstation and collaboration configuration options.

There are three equally-sized office suites (11'x 15') on one large suite (13'x21') suite suitable for a conference room, multi-office use, or lab space. It has card key access control in addition to one of the office spaces. This suite also features a new, multi-zoned AC system with individual thermostat control in each space. The office spaces are also acoustically isolated with double sheetrock walls and sound clips. There is a phone booth room for private calling. It also features a dedicated IT room with high-speed fiber networking tied into the IT room in the main building.



## FIRST FLOOR OFFICE

This 16.8' x 8' office space is perfect for a single manager's office with a desk, side chairs and a small conference table.



## COMMERCIAL KITCHEN

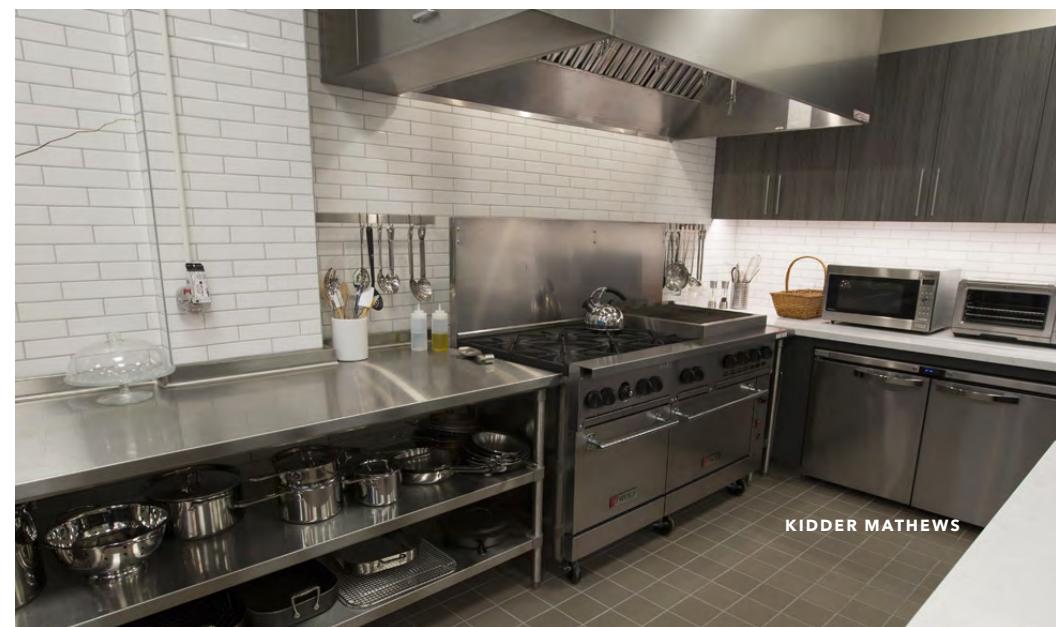
*This stylish commercial kitchen provides flexible, efficient, multi-purpose culinary capabilities for daily meals, catered events and client entertainment.*

It features a Wolf 6-burner gas range and grill, with a standard and convention oven and a fire suppression, vented commercial hood. The kitchen also features a three-compartment commercial sink, undercounter and free standing True refrigeration and freezer, and fast-cycle Hobart commercial dishwasher and a crushed ice and water dispenser.

High quality custom cabinetry and quartz countertops provide lots of storage and working surfaces for food prep and serving. An adjacent seating area with a wall mounted TV rounds out the space for staff meals.+



AVAILABLE FOR SALE OR LEASE



KIDDER MATHEWS

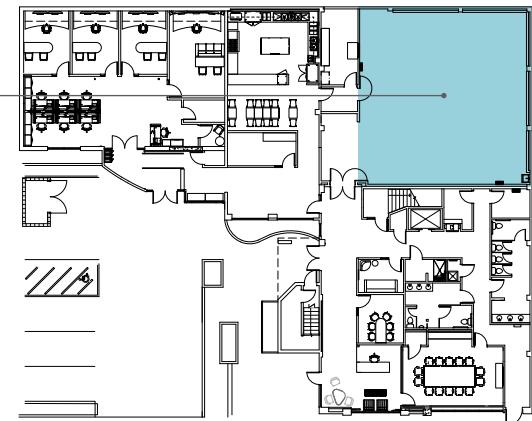
## OPEN SPAN OFFICE OR WORKSPACE

This 2,500 square foot clear span space can be configured a number of different ways—from a workshop/maker space to a multi-function conference center/theatrical presentation space to workstation seating for up to 36 employees.

The room is acoustically treated with a new, high-volume, low-velocity, silent air

conditioning system, and sound-isolated walls and doors. The exposed timber truss ceiling is treated with Insulquilt acoustical absorption material to further eliminate sound reflections. The wood trusses are at 15 feet. If desired, existing large skylights on the roof can be re-opened to the space. The floor can easily be re-finished to polished concrete.

OPEN SPAN  
OFFICE OR  
WORKSPACE



## SECOND FLOOR FACILITIES

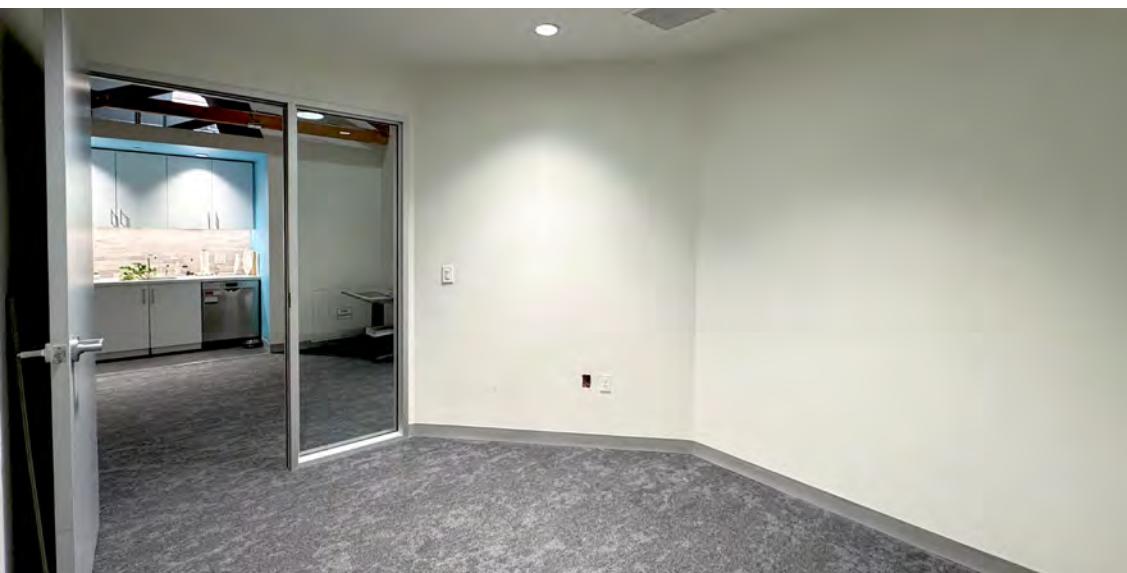
The second floor open plan area is a bright, high ceiling space with exposed wood bow trusses. It provides ample space for up to 18 workstations with height-adjustable desks for seating or standing and individual credenzas. A center island features built-in cabinetry for office supplies and a large Knoll locking file system.

With linear LED ceiling strip lights, overhead skylights and a large, North-facing window line, employees enjoy an open, airy environment.

## SECOND FLOOR FACILITIES

The other half of the second floor houses three private offices, a break kitchen and open collaboration space. The corner office has an East-facing window overlooking the parking lot and Third Street and a new North-facing window that is contiguous with the adjoining office.





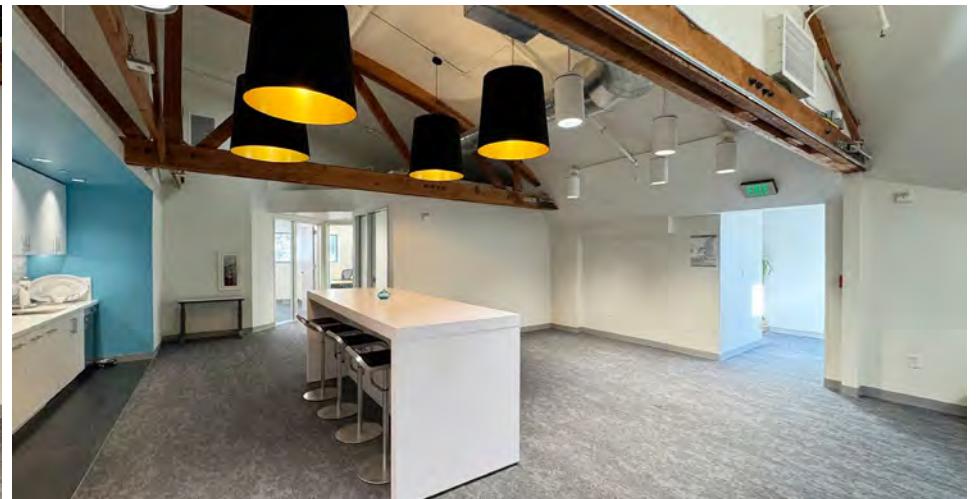
## SECOND FLOOR FACILITIES

The North-facing window office is large enough (15'x15') for either 3 workstations, or a circular conference room configuration. The other private office (11'x10') is across from the kitchen area.



## SECOND FLOOR FACILITIES

A kitchen break area with a bar-height break table echoes the island look. The large open space lends itself to flex seating and is perfect for team collaboration/brainstorming.



# RESTROOMS

## ADA REQUIREMENTS

The restrooms were updated for ADA requirements with new stalls and LED lighting in 2018.



## MEN'S RESTROOM

The men's restroom features Sloan waterless urinals and motion activated faucets. The women's restroom features Sloan motion activated faucets and four stalls.

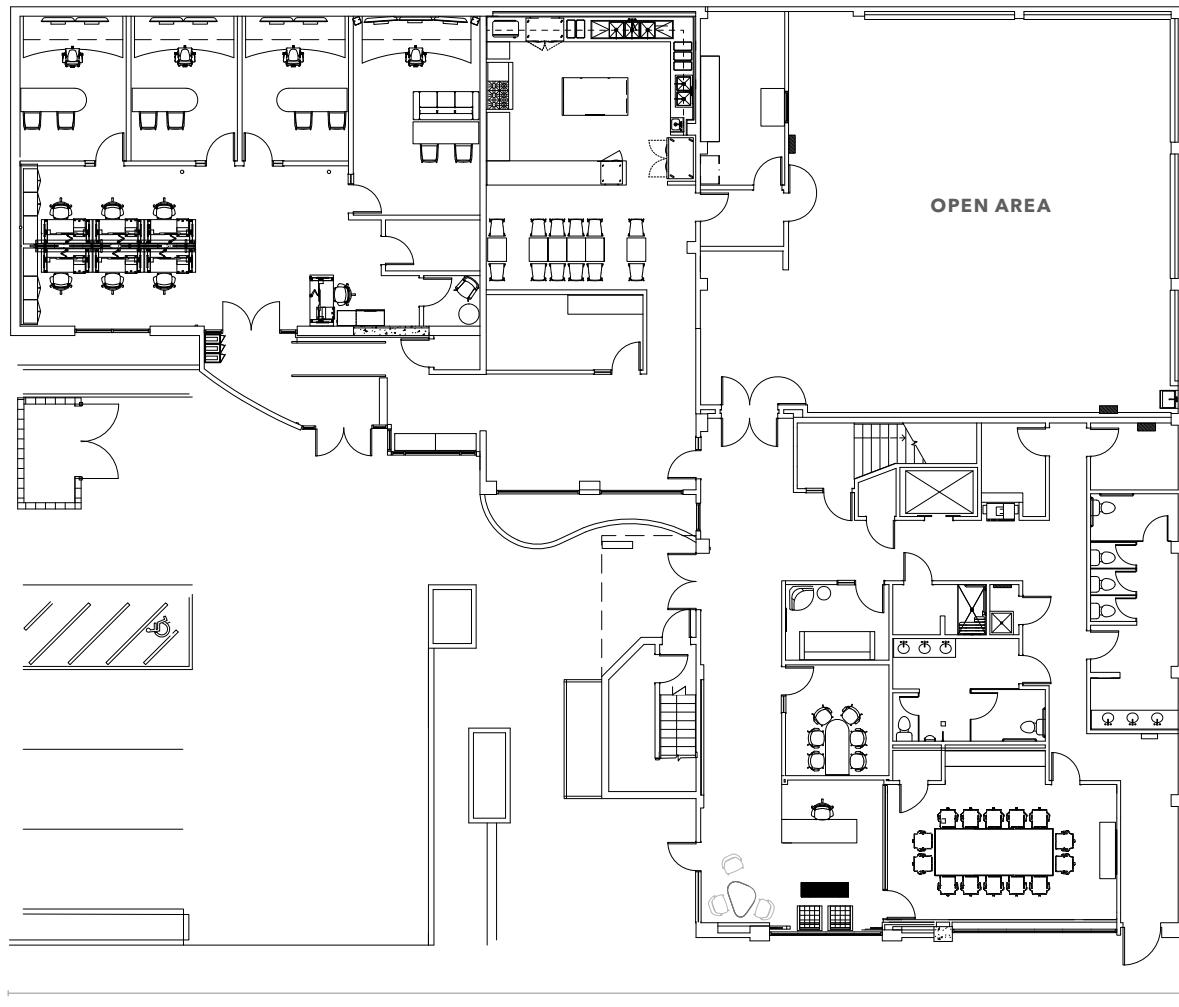


## WOMEN'S RESTROOM

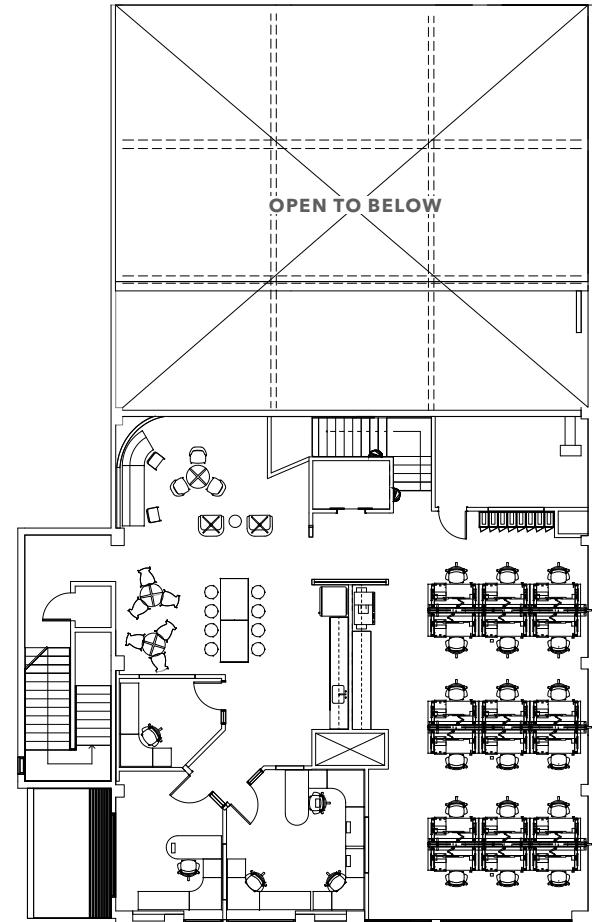
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# FLOOR PLAN

## FIRST FLOOR



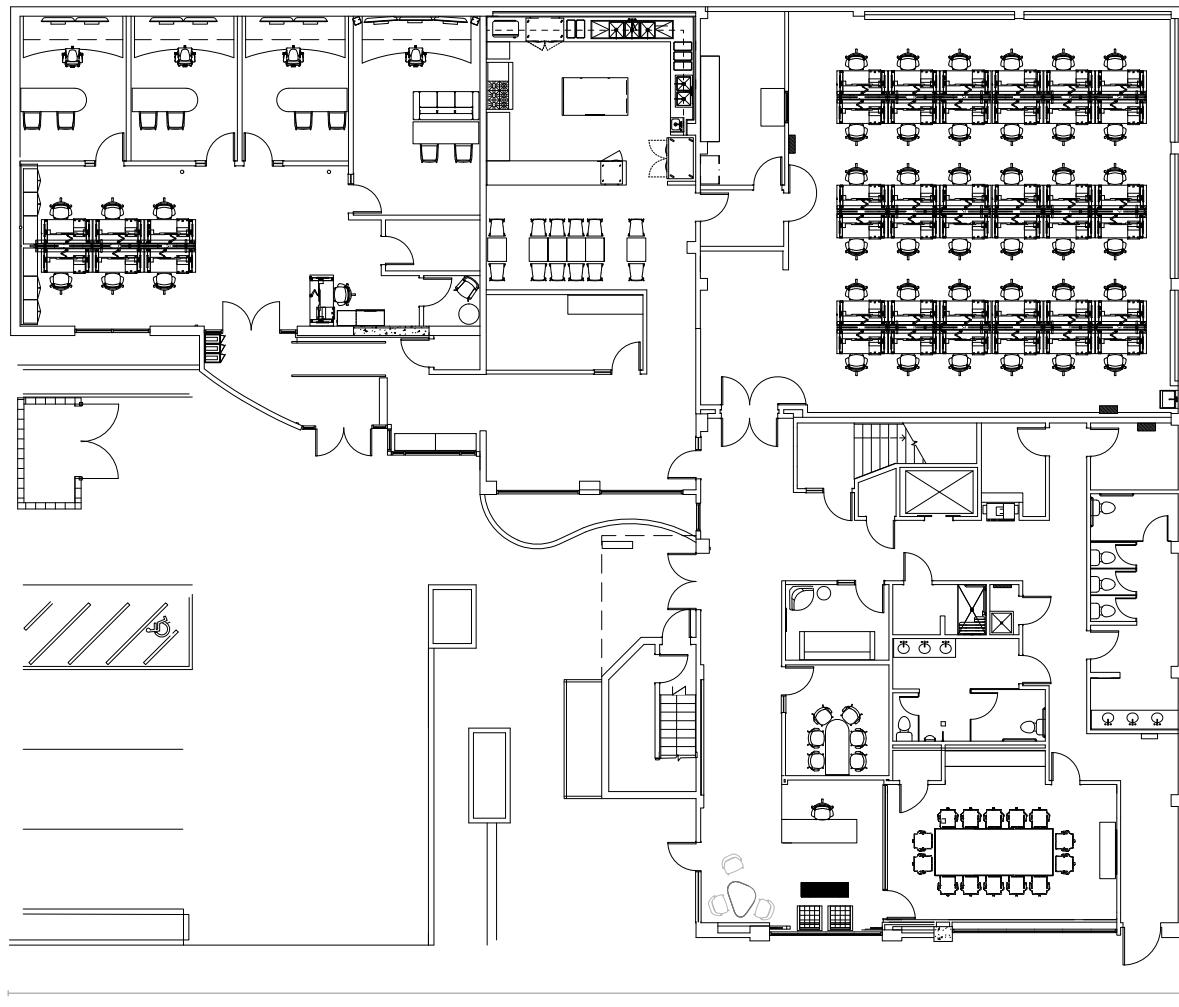
## SECOND FLOOR



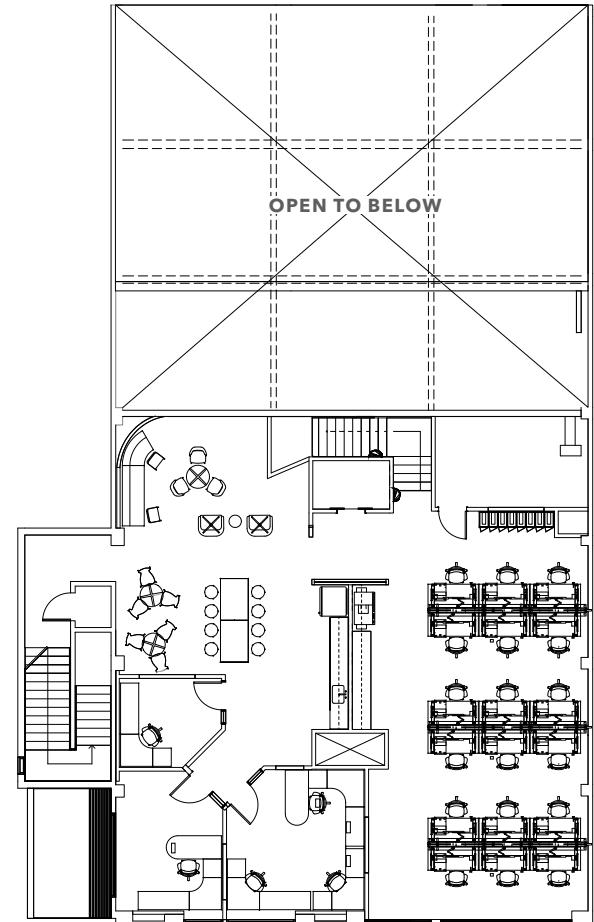
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## FLOOR PLAN (Hypothetical layout)

### FIRST FLOOR

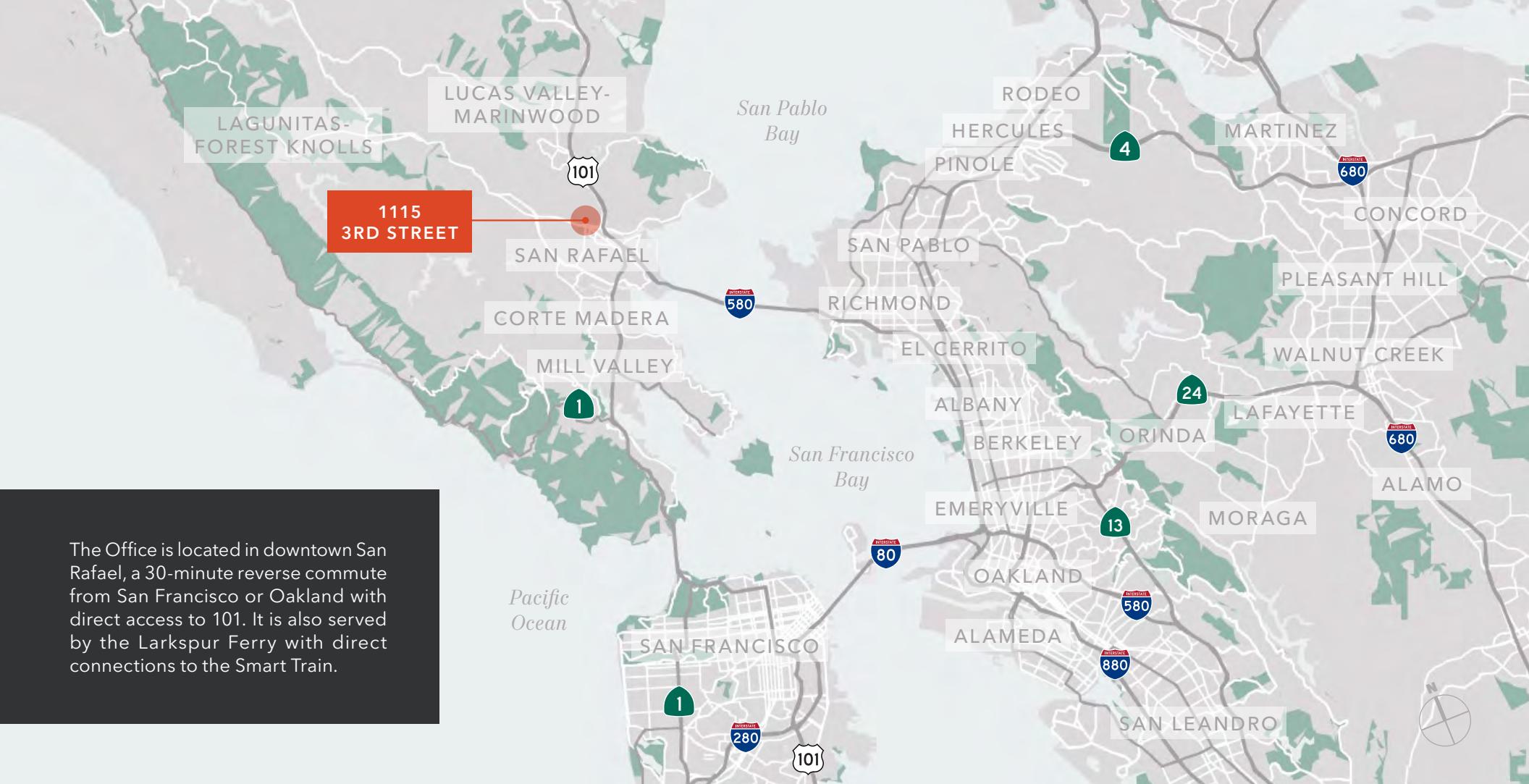


### SECOND FLOOR



# 1115 3RD STREET





## 1115 3RD STREET

*For more information on  
this property, please contact*

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