

THE MARINWOOD PROFESSIONAL CENTER

MEDICAL/OFFICE SPACE FOR LEASE

2400 LAS GALLINAS AVENUE, SAN RAFAEL, CA

±703 RSF and ±748 RSF \$3.50/RSF/Month, Full Service (Less interior janitorial)



NEWMARK

Exclusive
Listing
Agents

JOE MCCALLUM

Associate
CA DRE #02048815

ALISA BELEW

Director
CA DRE #01821371

Overview

The Marinwood Professional Center, located at 2400 Las Gallinas Avenue, is easily accessible, from U.S. Highway 101 via Miller Creek Road. Parking areas are conveniently accessed via driveways on Miller Creek Road and Las Gallinas Avenue.

Nearby Amenities:

The Marinwood Market, including a deli and high-end organic groceries is located a block away from The Marinwood Professional Center. Numerous dining, shopping and business service amenities, including the Northgate Mall, are within a short drive of the Property.

Zoning:

The Property is located in Unincorporated Marin County's AP (Administrative & Professional) zoning district. This district allows for office, medical clinics and laboratories and various business service uses.



±703

±748

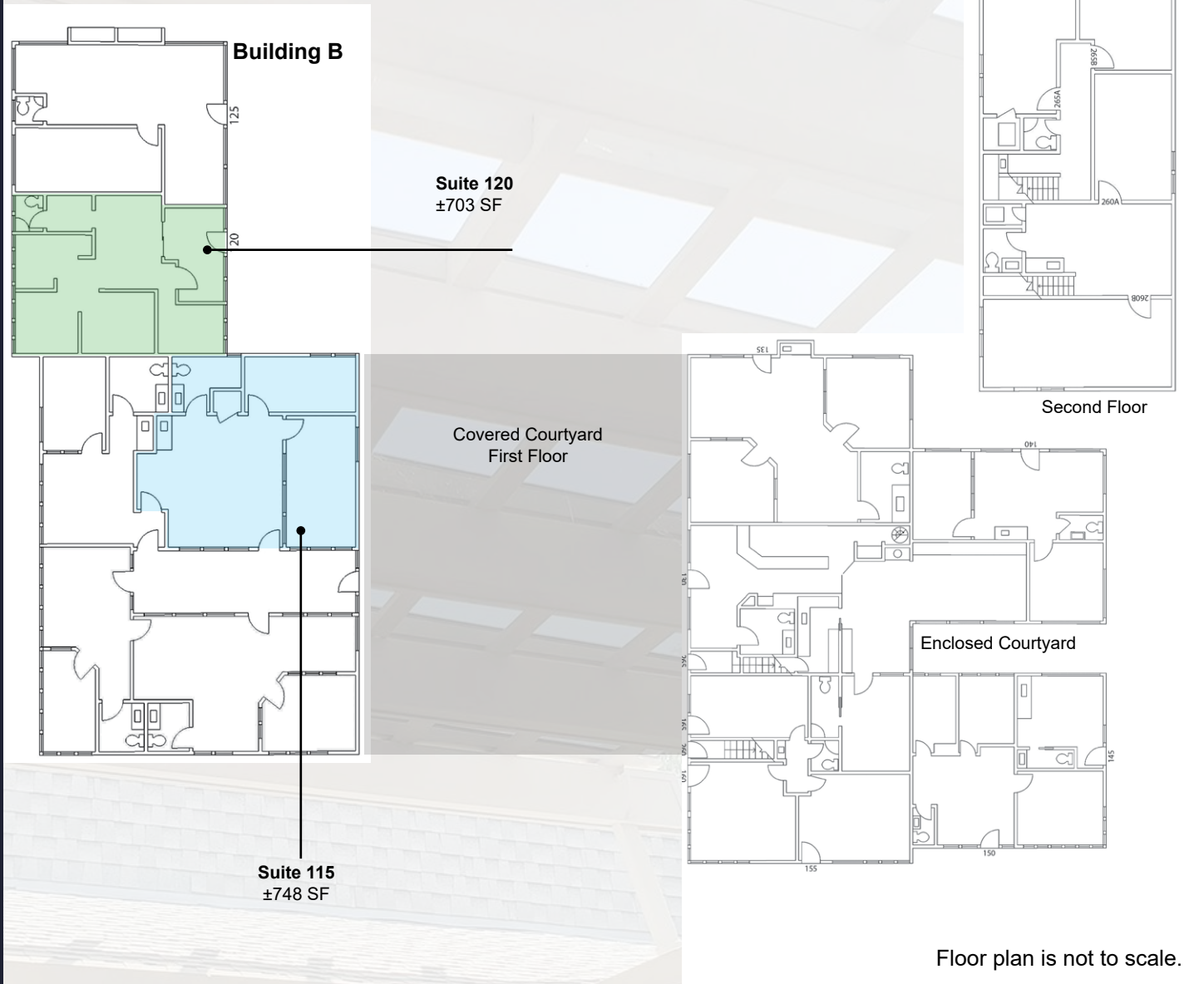
Rentable Square Feet

\$3.50/RSF

Per Month, Full Service
(less interior janitorial)

Highlights

- Attractive covered courtyard
- Most spaces have private restrooms
- Beautifully improved tenant spaces



Floor plan is not to scale.







Northgate Mall



Lucas Valley



Las Gallinas Avenue



Miller Creek Road



Miller Creek Road



The Marinwood Professional Center



The Marinwood Professional Center

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,657	47,704	111,801
Avg HH	2,783	19,491	46,344
Avg HH Income	\$141,111	\$136,902	\$140,047

AVERAGE DAILY TRAFFIC COUNT

Miller Creek Road @ US-101	177,226
Lucas Valley Rd @ US-101	13,041

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