



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**1101 FIFTH AVENUE  
SAN RAFAEL, CA**

**True Class "A" Office Space  
San Rafael's Best Downtown Address**



Go beyond broker.

REPRESENTED BY:

**MATT STORMS, PARTNER**  
LIC # 01233478 (415) 461-1010, EXT 123  
[MSTORMS@KEEGANCOPPIN.COM](mailto:MSTORMS@KEEGANCOPPIN.COM)



# DOWNTOWN SAN RAFAEL CLASS "A" OFFICE SPACE FOR LEASE



1101 FIFTH AVENUE  
SAN RAFAEL, CA

**SAN RAFAEL'S BEST  
DOWNTOWN ADDRESS**

## PROPERTY INFORMATION

### HIGHLIGHTS

- High-end finishes throughout
- Best downtown location
- Modern tenant improvements
- On-site property management

### OFFICE SPACE

**Suite 170:** 5,968+/- sq ft

**Suite 215:** 2,040+/- sq ft

**Suite 320:** 794+/- sq ft

### DESCRIPTION

Ground floor corner suite in mostly shell condition ready for tenant improvements.

2 private offices, open area and kitchen.

One reception area and one large private office.

### DESCRIPTION OF PREMISES

True class "A" office space with high-quality modern tenant improvements. High-end finishes throughout. Operable windows.

### LEASE TERMS

#### Size

794 - 5,968+/- sq ft

#### Rate

\$4.00 per sq ft

#### Terms

Full Service

15% load/Annual CPI increases

Base year for operating expenses

3 - 5 year lease term preferred

#### Parking

On-site plus Downtown Parking District

#### Zoning

5/MR/O

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.

REPRESENTED BY:

**MATT STORMS, PARTNER**  
LIC # 01233478 (415) 461-1010, EXT 123  
MSTORMS@KEEGANCOPPIN.COM



# DOWNTOWN SAN RAFAEL CLASS "A" OFFICE SPACE FOR LEASE



1101 FIFTH AVENUE  
SAN RAFAEL, CA

**SAN RAFAEL'S BEST  
DOWNTOWN ADDRESS**

## DESCRIPTION OF AREA

Located in the heart of Marin County, 1101 Fifth Avenue in San Rafael is in an ideal, universally attractive location for all residents.

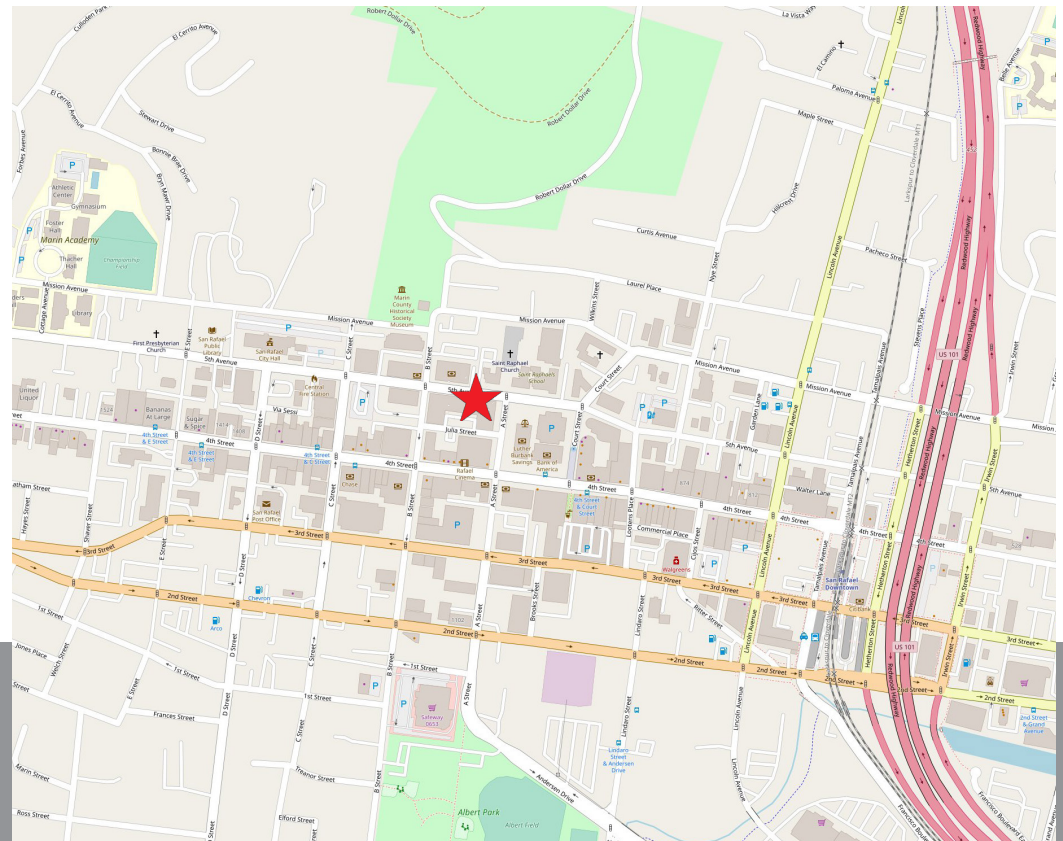
Downtown San Rafael location offers immediate access to well-paying jobs, restaurants, cultural amenities and entertainment. A short walk to the San Rafael Transit Center and SMART Train for an easy commute to San Francisco as well as Sonoma County. Near world-renowned Open Space Preserves of Mount Tamalpais, Stinson Beach and China Camp State Park, this central location has much to offer.

## NEARBY AMENITIES

- Many of Marin's best restaurants and eating establishments
- Inexpensive additional parking in city garages
- Parks, open space and trails

## TRANSPORTATION ACCESS

- Easy walk to Marin's largest transit center that provides public transportation via the SMART Train and the Golden Gate bus service to the entire North Bay
- Easy access to Highway 101
- 15 minute drive to San Francisco and the East Bay



REPRESENTED BY:

**MATT STORMS, PARTNER**  
KEEGAN & COPPIN CO., INC.  
LIC # 01233478 (415) 461-1010, EXT 123  
MSTORMS@KEEGANCOPPIN.COM

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.



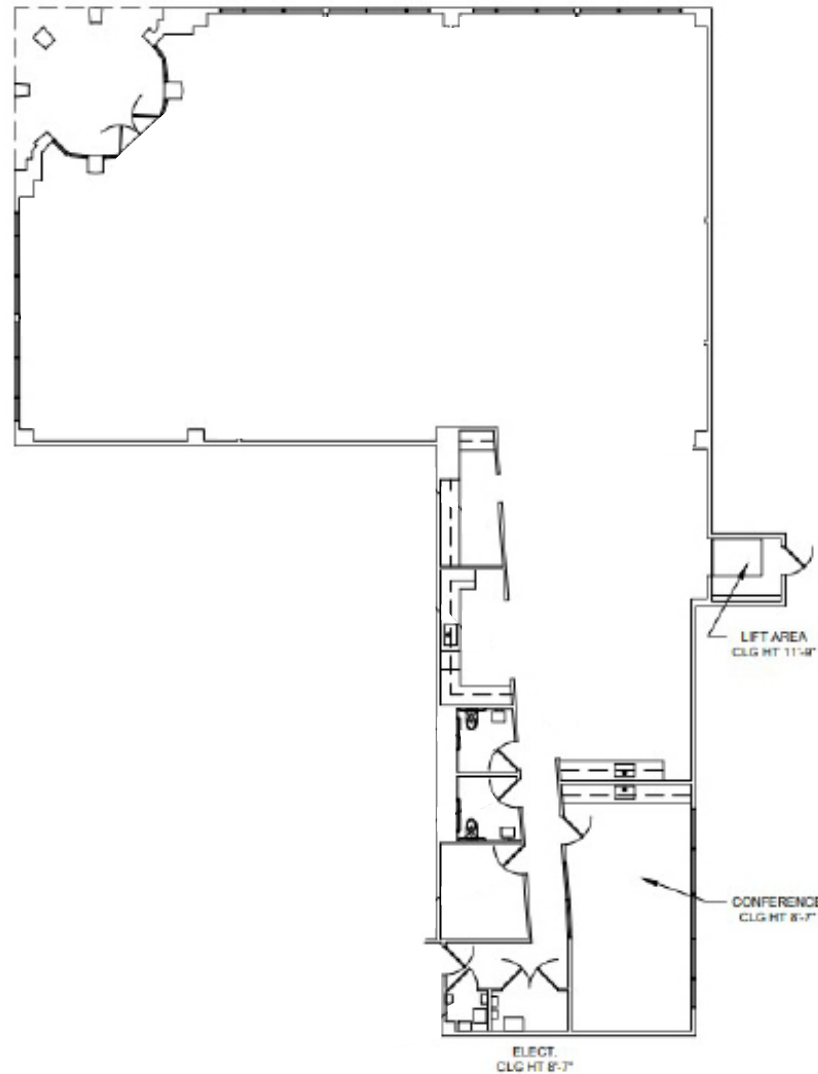
# FLOOR PLAN



1101 FIFTH AVENUE  
SAN RAFAEL, CA

**SAN RAFAEL'S BEST  
DOWNTOWN ADDRESS**

SUITE 170  
5,968+/- RSF



**REPRESENTED BY:**

**MATT STORMS, PARTNER**  
**KEEGAN & COPPIN CO., INC.**  
LIC # 01233478 (415) 461-1010, EXT 123  
MSTORMS@KEEGANCOPPIN.COM



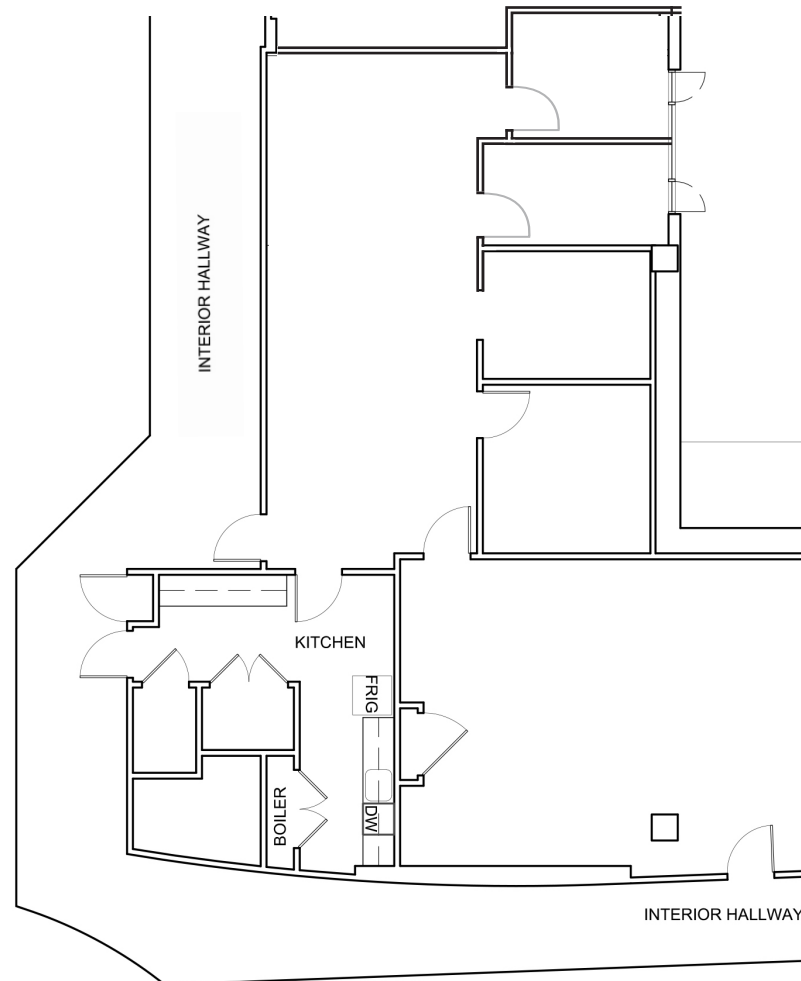
# FLOOR PLAN



1101 FIFTH AVENUE  
SAN RAFAEL, CA

**SAN RAFAEL'S BEST  
DOWNTOWN ADDRESS**

SUITE 215  
2,040+/- RSF



**REPRESENTED BY:**

**MATT STORMS, PARTNER**  
KEEGAN & COPPIN CO., INC.  
LIC # 01233478 (415) 461-1010, EXT 123  
MSTORMS@KEEGANCOPPIN.COM



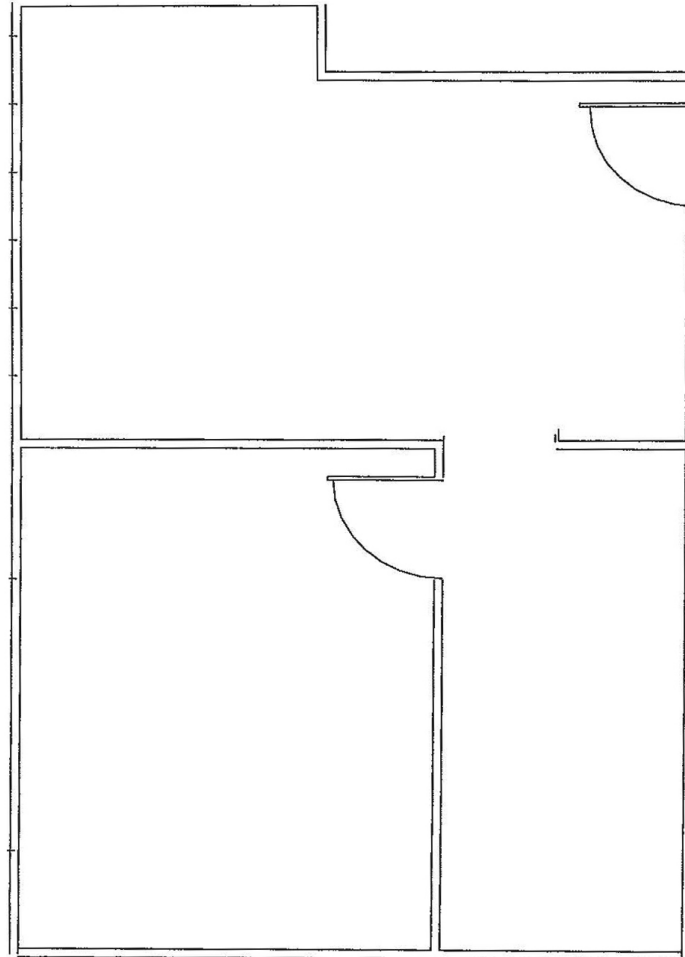
# FLOOR PLAN



1101 FIFTH AVENUE  
SAN RAFAEL, CA

**SAN RAFAEL'S BEST  
DOWNTOWN ADDRESS**

SUITE 320  
794+/- RSF



**REPRESENTED BY:**

**MATT STORMS, PARTNER**  
**KEEGAN & COPPIN CO., INC.**  
LIC # 01233478 (415) 461-1010, EXT 123  
MSTORMS@KEEGANCOPPIN.COM