

**1925
FRANCISCO
BOULEVARD E**

SAN RAFAEL
CALIFORNIA

AVAILABLE FOR SALE/LEASE

Highly Improved Office Condominium with Warehouse Area and Roll Up

\$1,320,000 (\$355/SF)

±3,720 SF (±740 SF WAREHOUSE)



NEWMARK

HADEN ONGARO

415.526.7649
haden.ongaro@nmrk.com
CA DRE #00916960

ALYSSA DOYLE

415.526.7652
alyssa.doyle@nmrk.com
CA DRE #02016068

SHANE ZUVELLA

415.526.7677
shane.zuvella@nmrk.com
CA DRE #02125003

PropertyDescription

Highly versatile commercial space with high end improvements and excellent freeway visibility. The unit offers high ceilings, natural lighting and comes equipped with a spacious warehouse area with a rollup door. There is also a kitchenette, two bathrooms and a shower. The unit offers easy freeway access connecting to the East Bay and Marin County.



Rentable Area: $\pm 3,720$ SF
(± 740 SF Warehouse)



Clear Height: 17'



Roll-Up Door: 12'



Units: 9, 20, 21



Year Built: 1992



Zoning: Light Industrial/Office District (LI/O)



Municipality: City of San Rafael



Ample Parking: 101 Shared Spaces



Flood Zone: AE (Flood Insurance Required)



HOA Dues: \$493/month



Layout: 8 Offices, Conference Room,
Kitchen, 2 Restrooms (1 Shower)

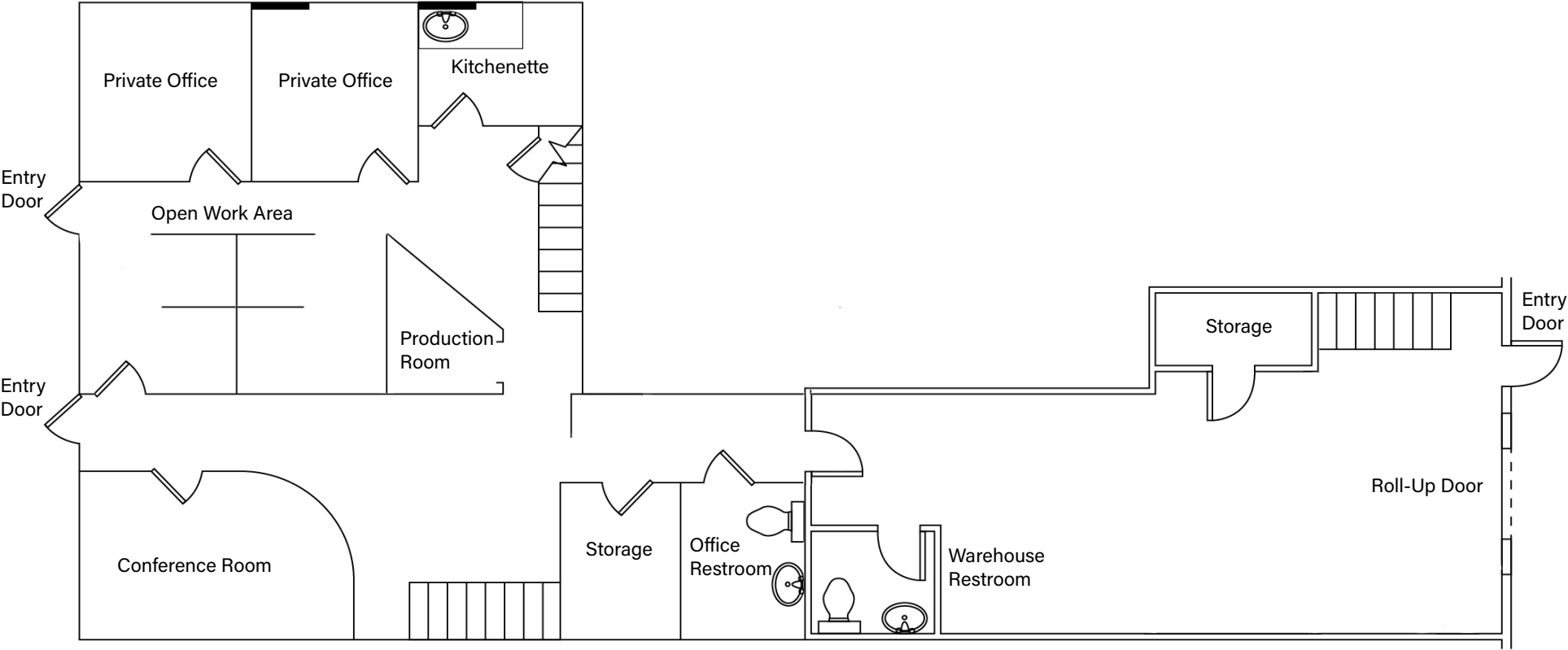




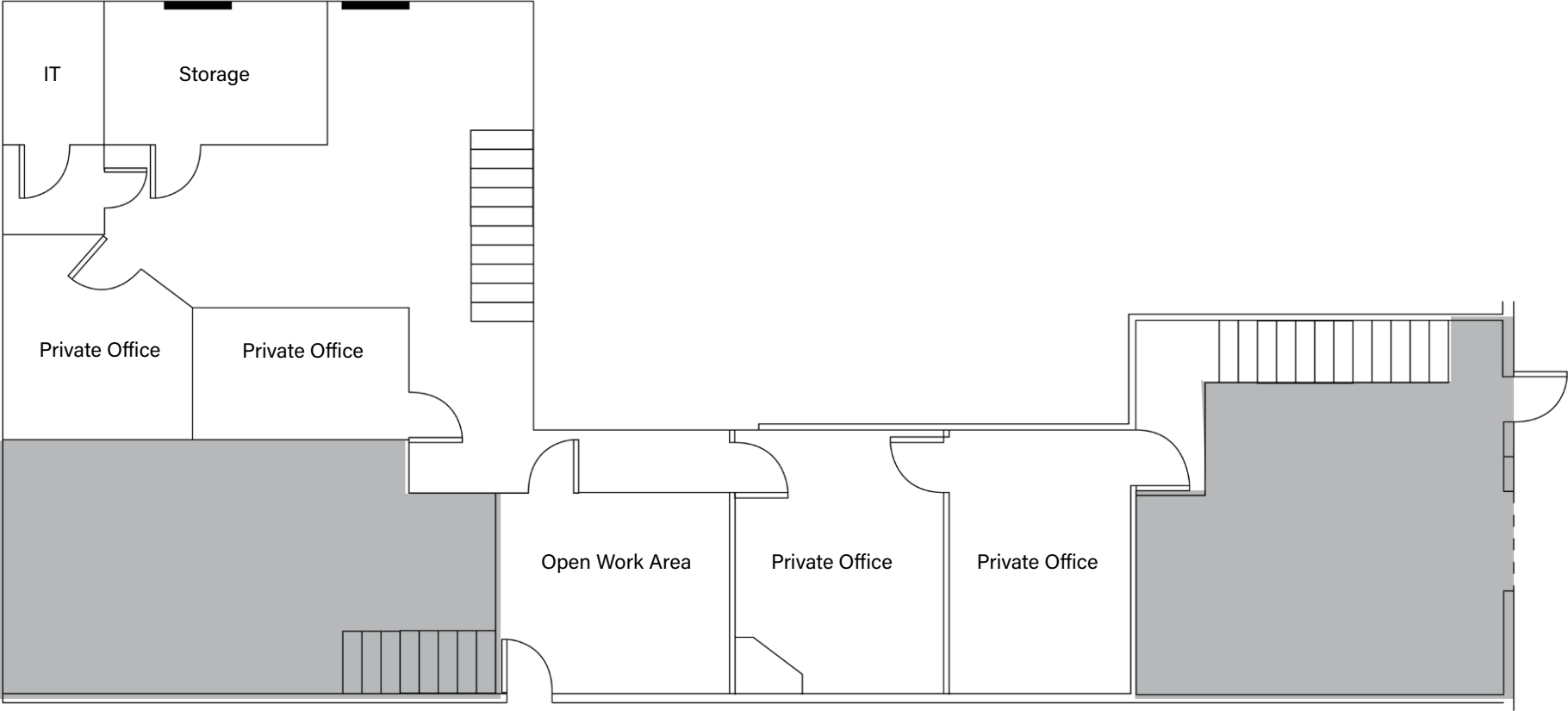




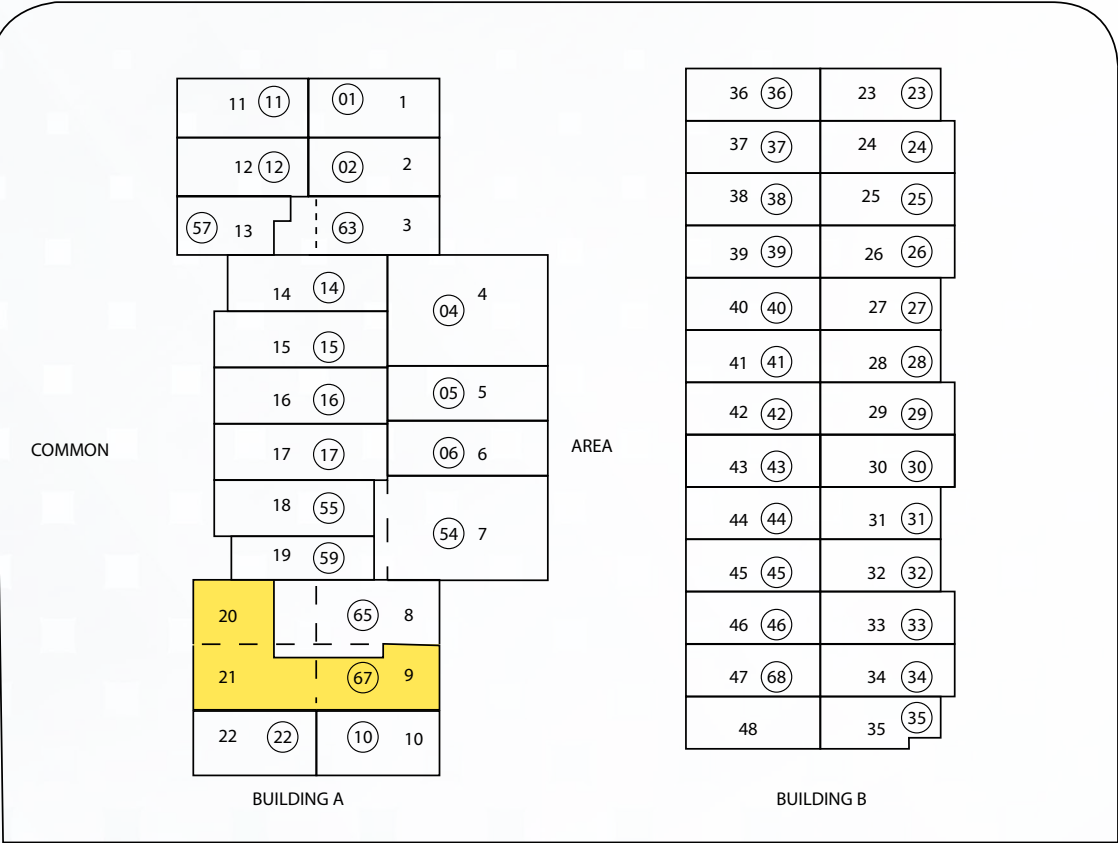
Floorplan**Firstfloor**



Floorplan**Secondfloor**



SitePlan



Nearby Amenities



TransportationMap



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RICHMOND / SAN RAFAEL BRIDGE	2 MINUTE
DOWNTOWN SAN RAFAEL	8 MINUTES
LARKSPUR LANDING FERRY TERMINAL	6 MINUTES
GOLDEN GATE BRIDGE	15 MINUTES



ROUTE LARKSPUR TO SANTA ROSA

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1101 FIFTH AVENUE, SUITE 370 | SAN RAFAEL, CA 94901 | OFFICE: 415-526-7676 | NMRK.COM