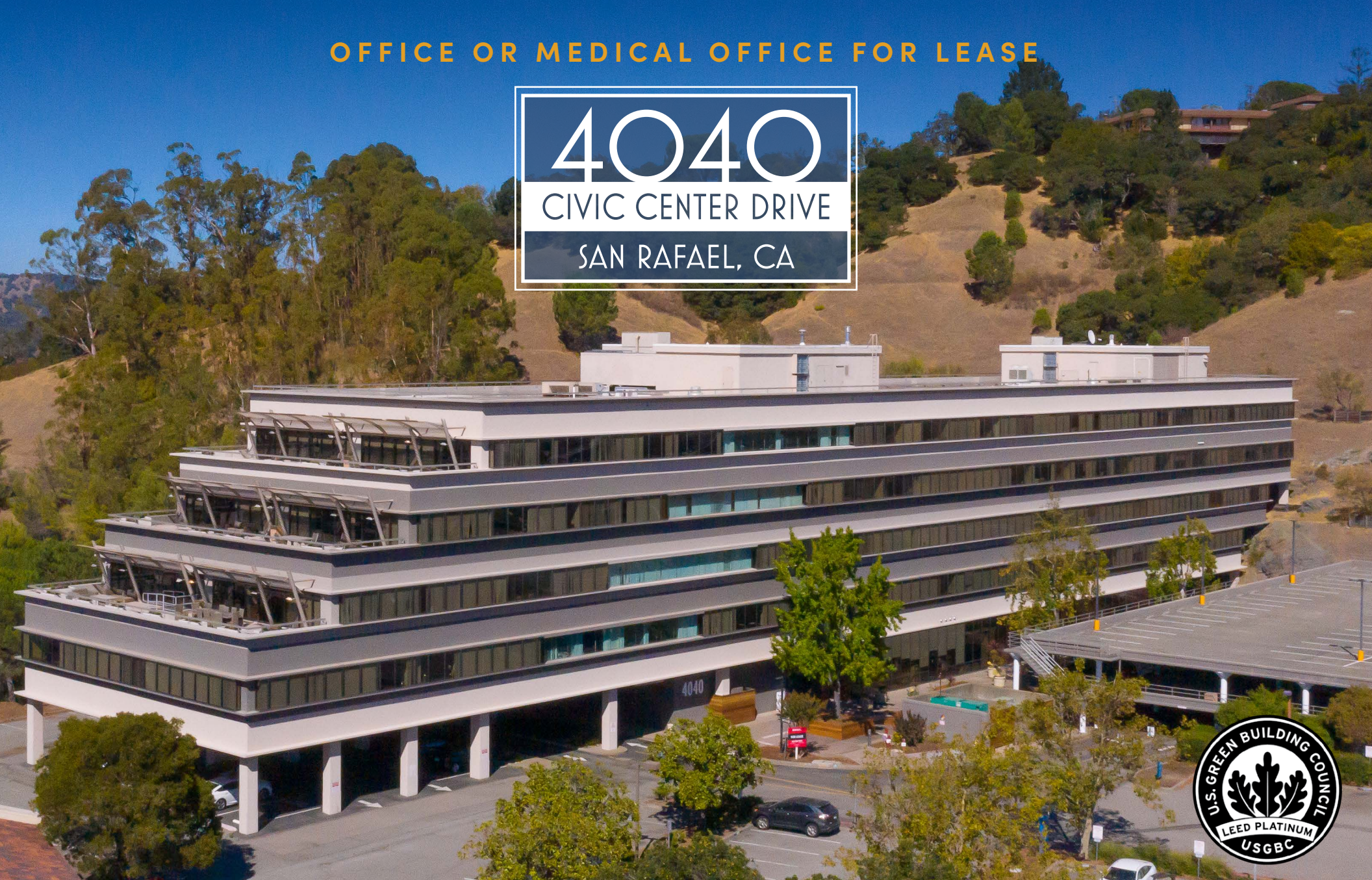


OFFICE OR MEDICAL OFFICE FOR LEASE

4040
CIVIC CENTER DRIVE
SAN RAFAEL, CA



±1,500 RSF up to ±50,697 RSF Available // \$3.75/SF/Month, Full Service

NEWMARK

HADEN ONGARO 415.526.7649 haden.ongaro@nmrk.com CA RE License #00916960
ALYSSA DOYLE 415.526.7652 alyssa.doyle@nmrk.com CA RE License #02016068



4040
CIVIC CENTER DRIVE
SAN RAFAEL, CA



STUNNING LOCATION

Excellent freeway access
adjacent to U.S. 101

Walkable to SMART Rail



ON-SITE AMENITIES

Newly-built training room and amenity area

Above market structured parking:
3.63 : 1,000 ratio with Electric Vehicle
charging stations

On-site Café with a twenty-year
track record of success



GREEN FEATURES

Tenant safety enhanced with
UV air treatment, building procedures
and thorough janitorial practices

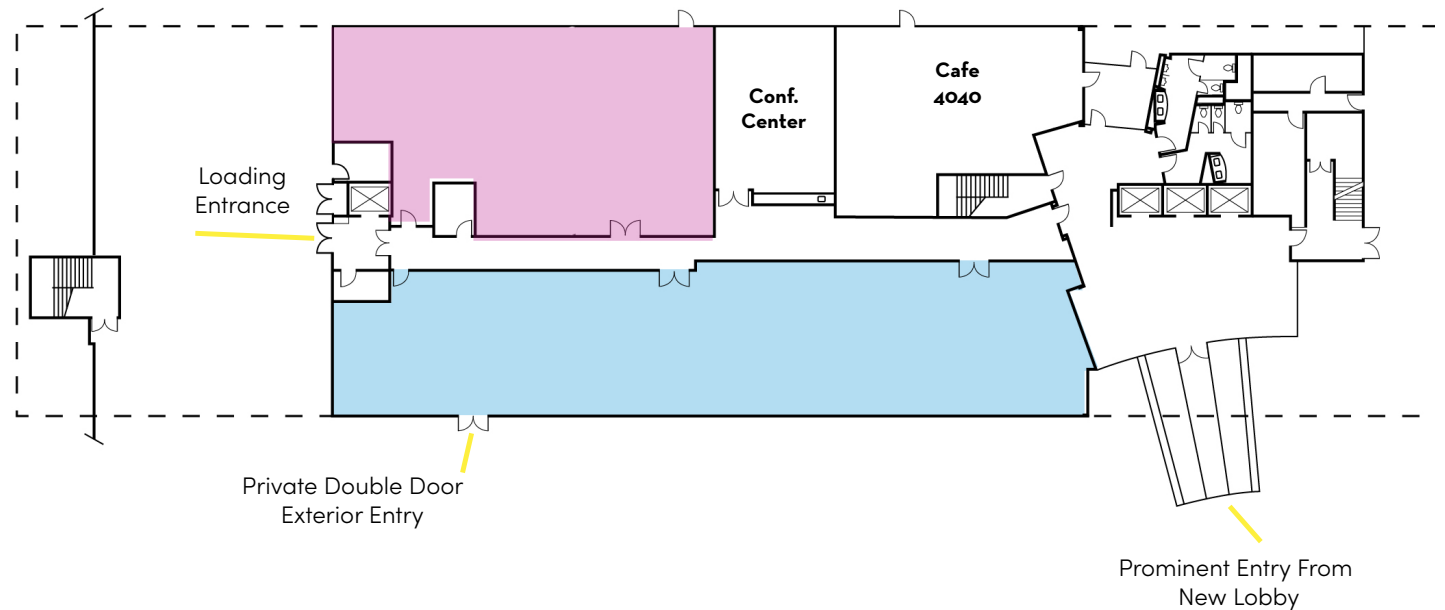
LEED Platinum Certified

First Floor

AVAILABLE SPACE

Suite 100	±3,633 RSF
Suite 150	±5,618 RSF

- 14 foot high ceilings
- Excellent natural lighting with floor-to-ceiling window-line
- Prominent entry directly off the lobby
- Private exterior entrance with signage opportunity in Suite 150
- Direct access to newly upgraded outdoor amenity area in Suite 100
- Flexibility to demise to ±1,500 RSF



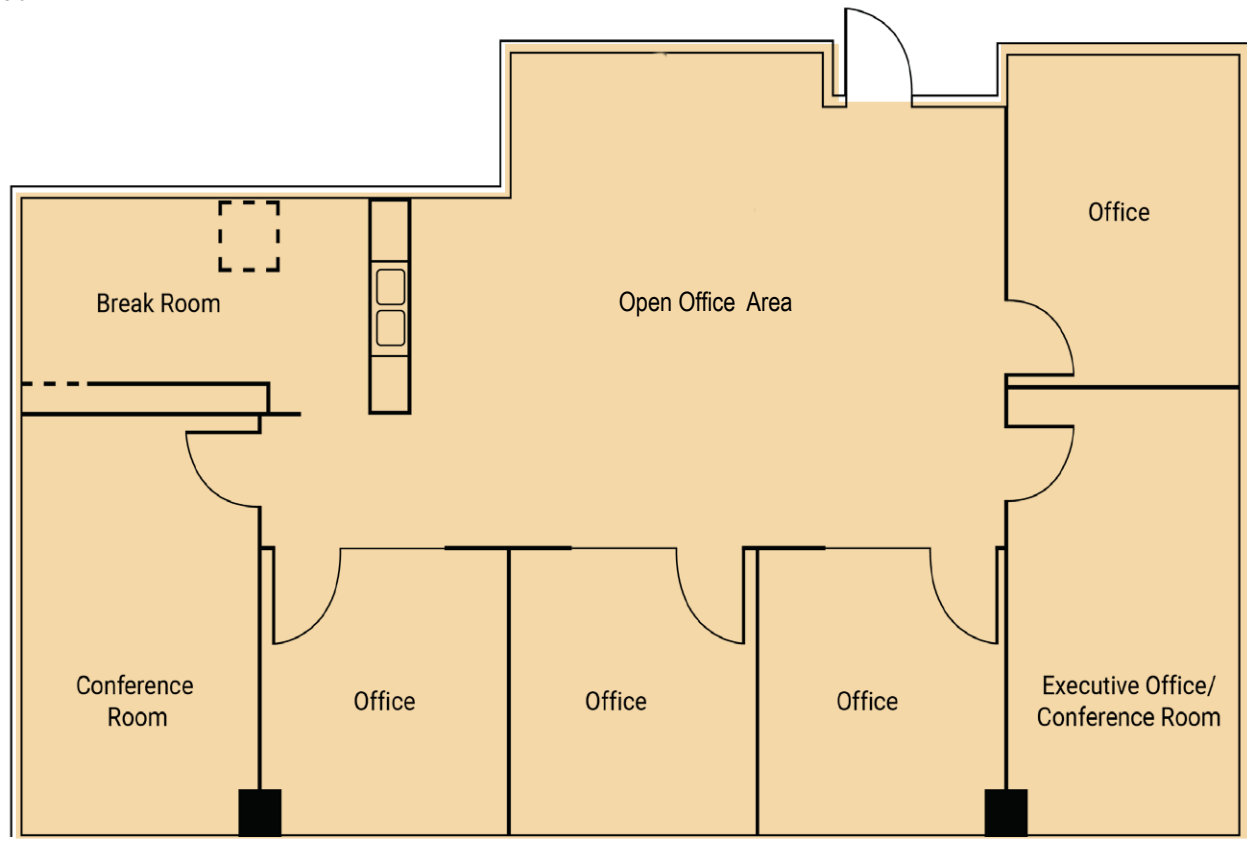


Second Floor

AVAILABLE SPACE

Suite 225	±2,047 RSF
-----------	------------

- 4 private offices
- Move-in ready
- 2 conference rooms
- Break room
- Open office area



FLOOR PLANS NOT TO SCALE.



Second Floor - Gallery



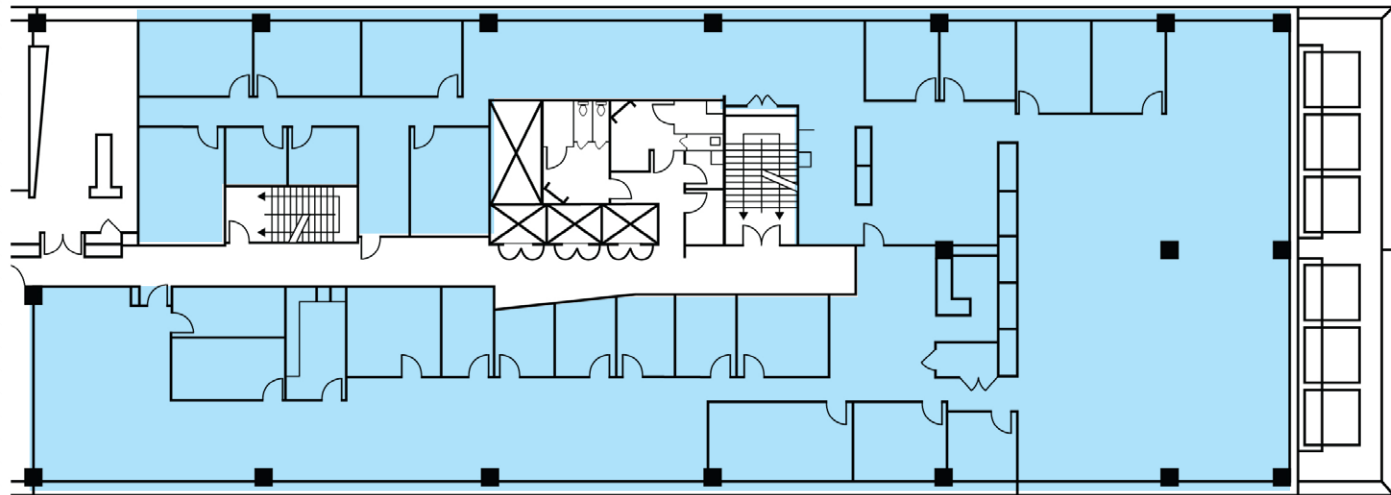
Fourth Floor

AVAILABLE SPACE

Suite 430

±15,587 RSF

- 13 private offices
- 9 conference rooms
- Open office area
- Modern, open ceilings in the reception area, large open office area and kitchen
- Beautiful views and abundant natural light



FLOOR PLANS NOT TO SCALE.

Fifth Floor

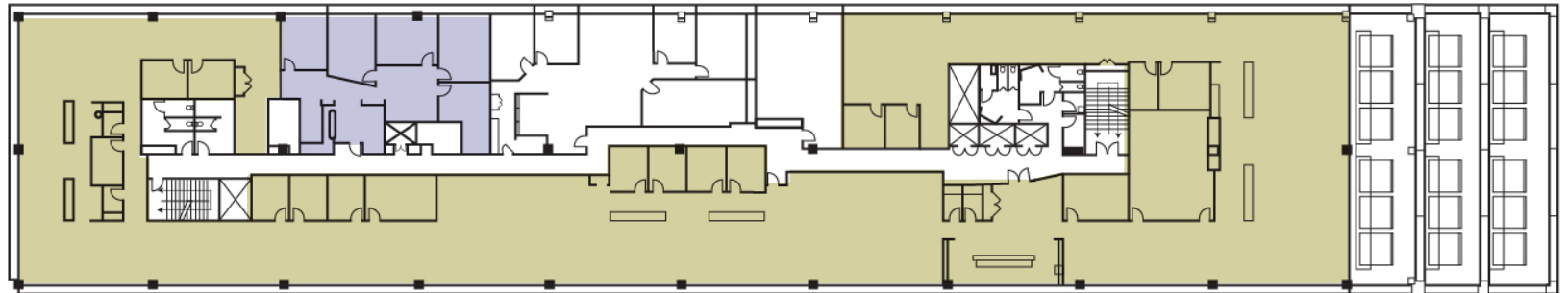
AVAILABLE SPACE

Suite 500	±23,812 RSF
-----------	-------------

- 12 private offices
- 3 conference rooms
- Open office area
- 2 phone booths
- Beautiful views on all sides and abundant natural light

Suite 530	±1,865 RSF
-----------	------------

- 3 private offices
- Open office area
- Kitchenette



FLOOR PLANS NOT TO SCALE.



Spacious Learning Center



Indoor Amenity - Cafe 4040



Updated Lobby



Spectacular Hillside Location - Amenity-Rich Neighborhood



Abundant Covered Parking + Outdoor Seating Area

Location

a short walk to
Northgate Mall Shopping Center



HADEN ONGARO 415.526.7649 haden.ongaro@nmrk.com CA RE License #00916960
ALYSSA DOYLE 415.526.7652 alyssa.doyle@nmrk.com CA RE License #02016068

NEWMARK

1101 Fifth Avenue, Suite 370, San Rafael, CA 94901 | t 415-526-7676

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-712.06/24