



## For Lease: Waterfront Corner Office Suite w/Balcony

181 3rd Street, Suite 250, San Rafael, CA 94901

- Waterfront
- Elevator served
- 3 Private Offices
- In-Suite Kitchen
- Views of Mt. Tamalpais
- Adjacent Shopping Center

Offering Summary	
Available Sq. Ft.:	2,634 +/- sf
Initial Base Rent:	\$2.80 psf
Lease Type:	Mod. Gross
Lease Term:	2 - 5 Years
Available:	NOW

Contact:

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## Property Description:

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Suite 250 at 181 3rd Street is a second-floor, elevator-served office space. The suite includes three private offices, a reception/lobby area, an in-suite kitchen, and a shared balcony accessible from one of the offices. Large windows provide ample natural light and views of the water and Mount Tamalpais. The building offers convenient access to downtown San Rafael, nearby amenities, and on-site parking.

## Location Description:

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181 3rd Street is located in East San Rafael, with immediate access to Highway 101 via the 2nd Street exit. The property is adjacent to Montecito Plaza, home to Trader Joe's, Chipotle, national banks, and other retail and dining options. United Market and Whole Foods are also nearby. The San Rafael Yacht Club and Loch Lomond Marina are within minutes, offering convenient access to local boating amenities. The location provides excellent access to public transportation, downtown San Rafael, and ample surface parking.

## Space Information/Features:

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Total Available Square Feet:	2,634 +/- sq. ft.
Divisible:	No
Parking:	73 Shared spaces, unassigned/unreserved

## Building Information/Features:

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Total Building Square Feet:	13,553 +/- sq. ft.
Year Constructed:	2004 +/-
Zoning Designation:	<a href="#">T5N 40/60</a>
Elevator:	Yes
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone AE (An area inundated by 100-year flooding.)

## Lease Terms:

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Lease Term:	2 - 5 Years
Initial Base Rent:	\$2.80 per sq. ft.
Base Rent Increases:	4 % per annum
Lease Type:	Modified Gross
Tenant Expenses:	Separately metered utilities, telephone, internet, and janitorial inside the premises.

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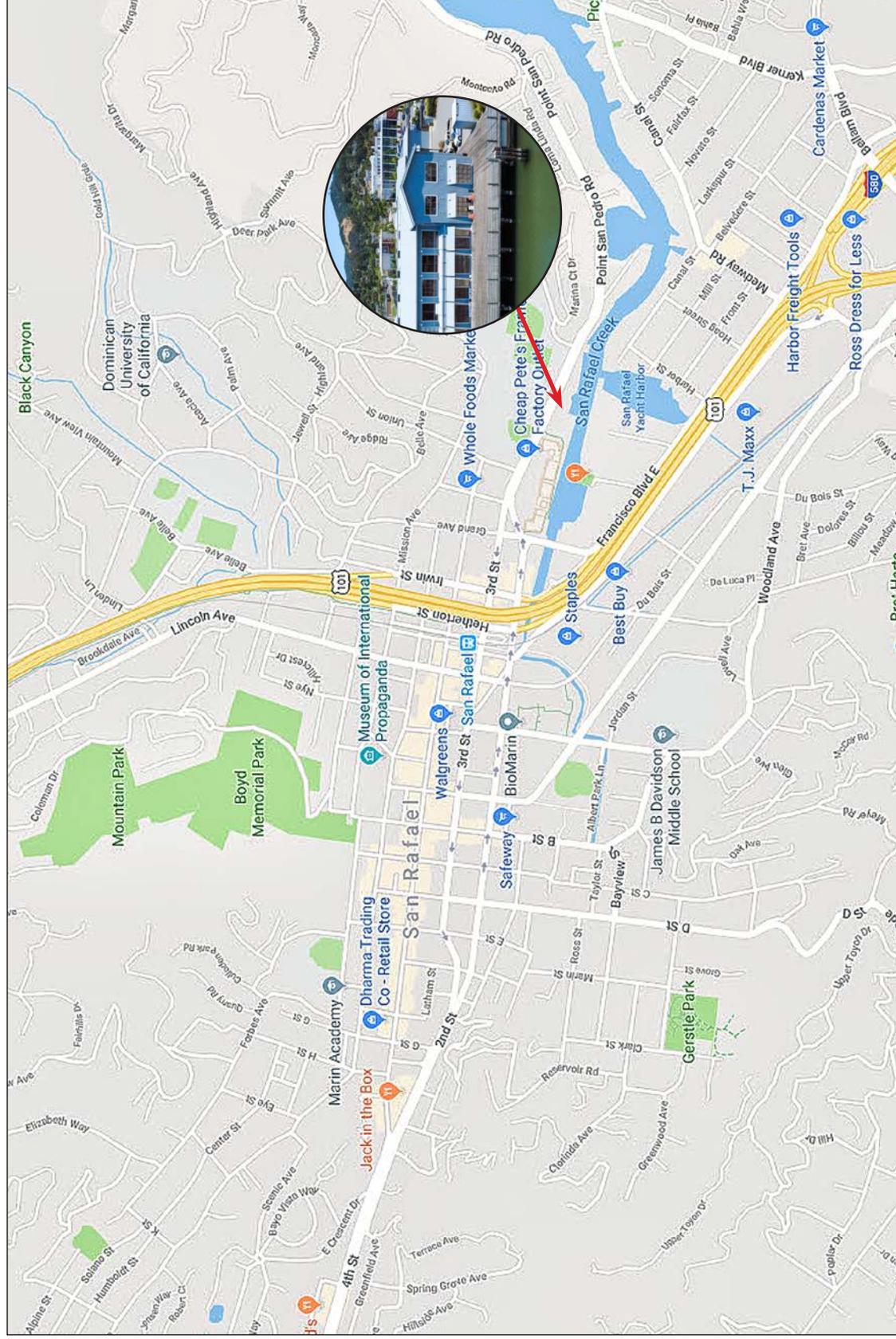
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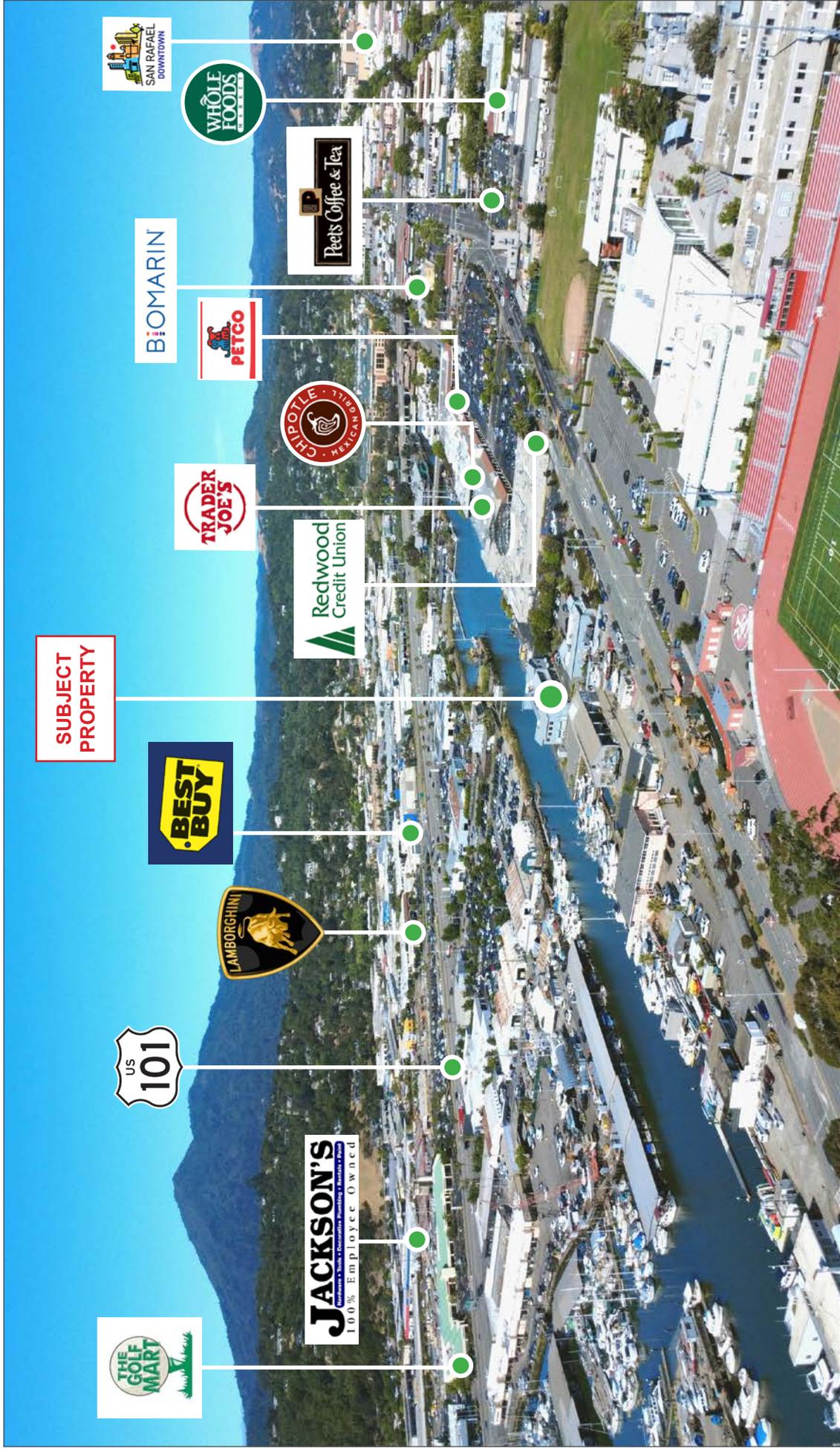
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[Click here to view in Google Maps](#)

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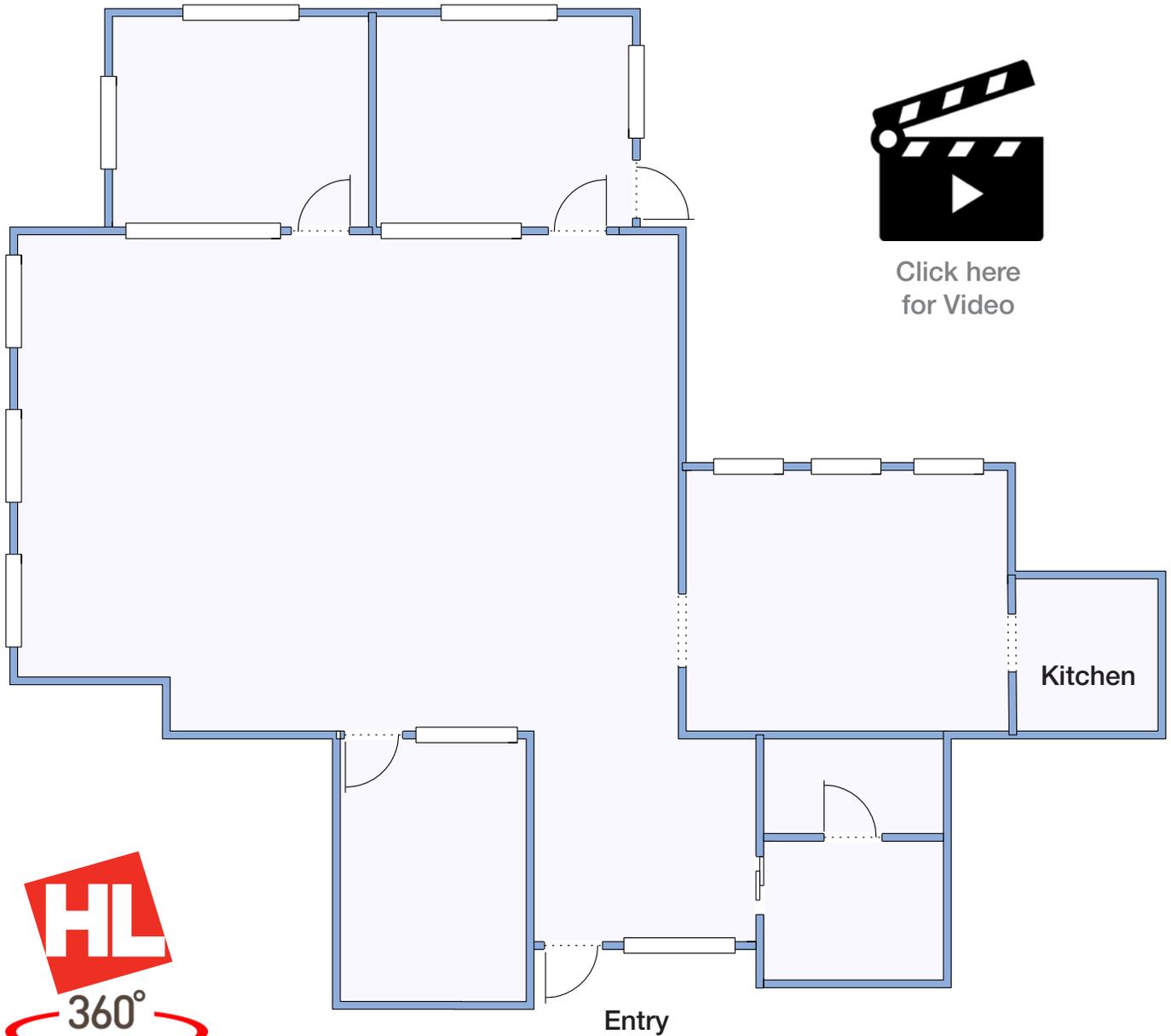
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Water Views



[Click here for Video](#)



[Click here for Virtual Tour](#)

Floor Plan Not to Scale  
For Illustration Only

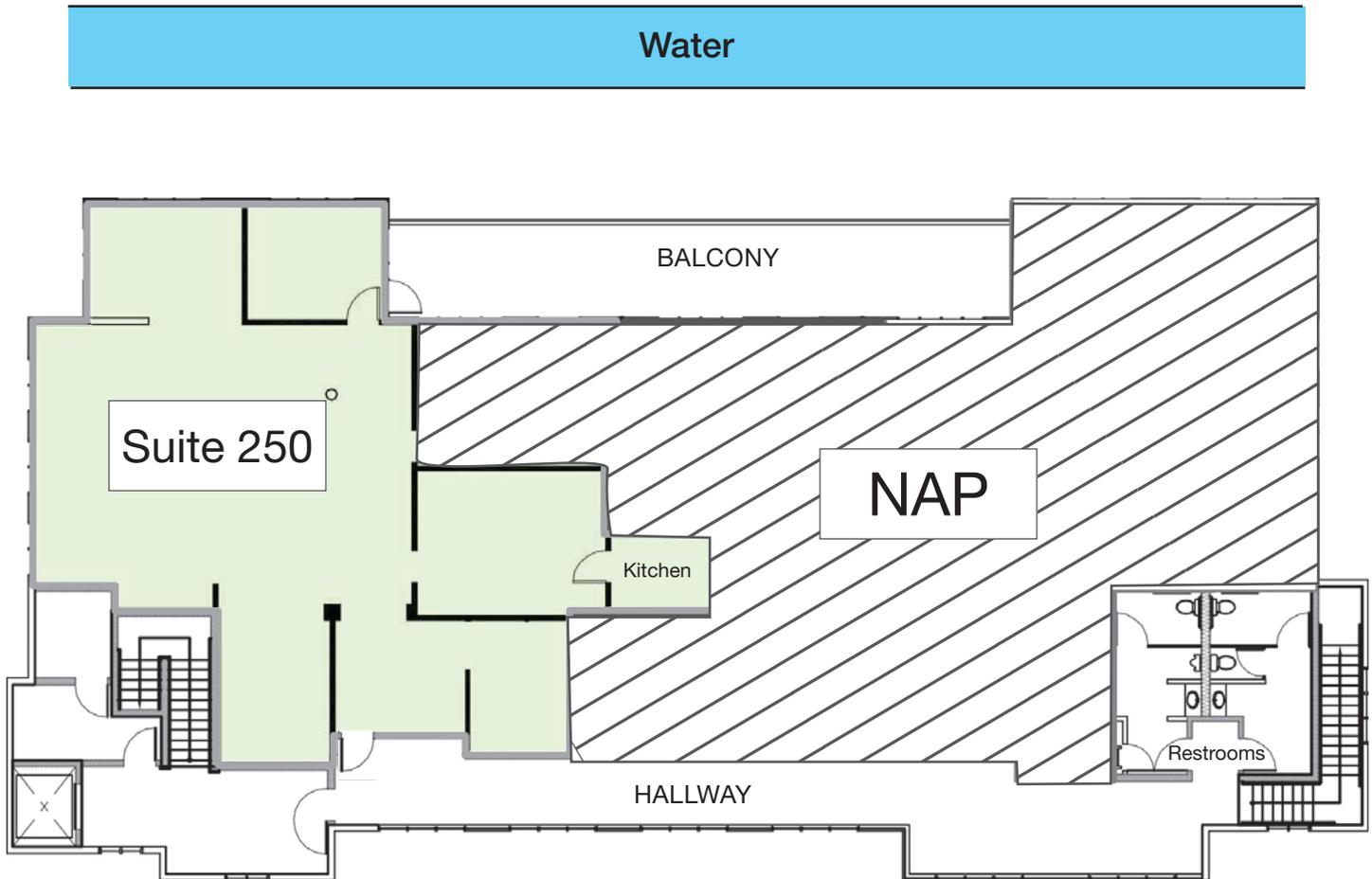
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3rd Street

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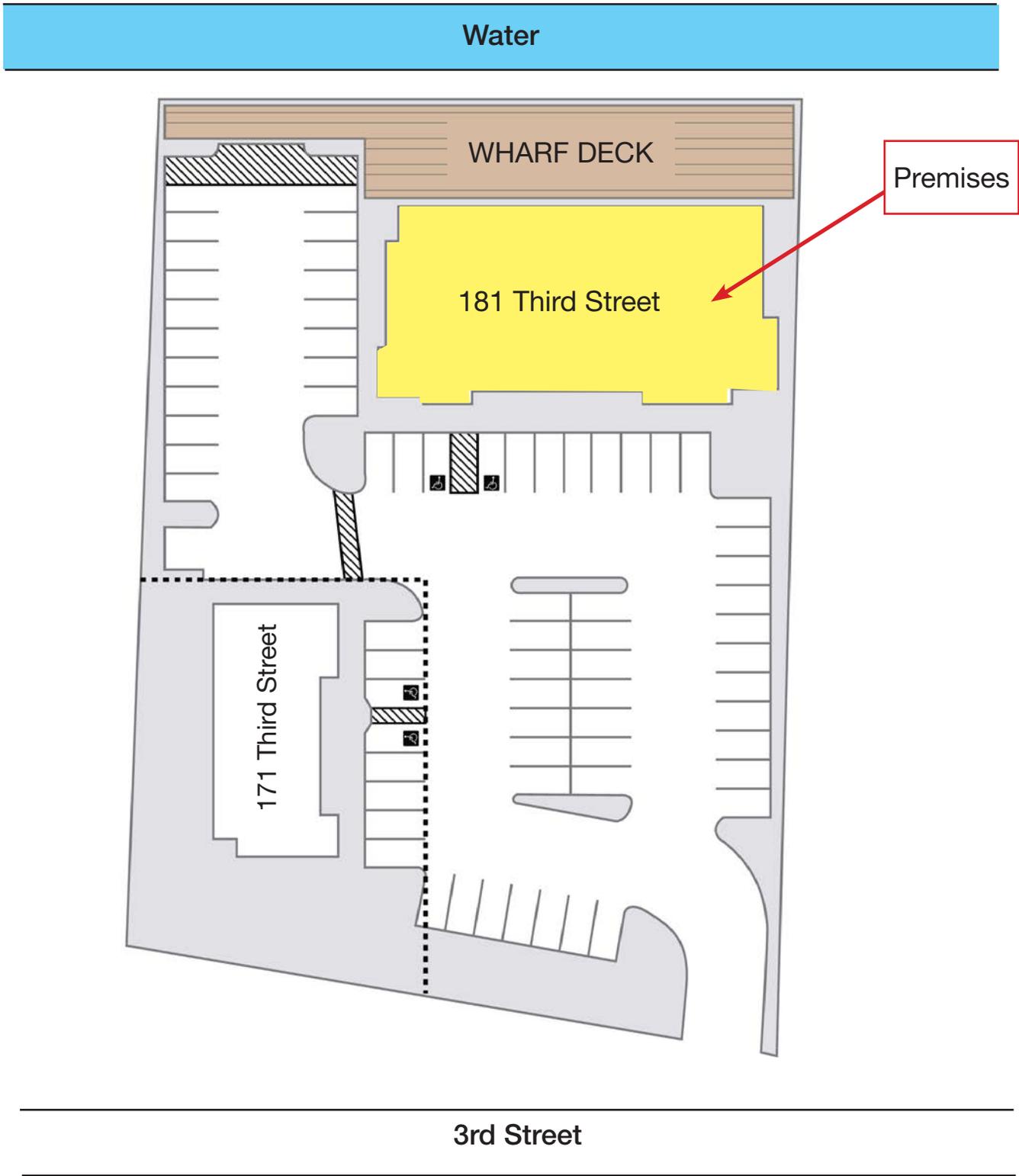


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