





1330 LINCOLN AVENUE SAN RAFAEL. CA

SMALL EFFICIENT OFFICES

PROPERTY INFORMATION

HIGHLIGHTS

•	Newly	insta	lled	air	cleaner	c

- Landmark building
- Covered secure parking

- Close to downtown
- Extremely well maintained
- Immediate access to Highway 101
- Many possible uses
- Waiting rooms
- Elevator-served

OFFICE S	PACE	DESCRIPTION	RATE
Suite 106 A:	178 sf	Single office with shared waiting room	\$725
Suite 208 A:	183 sf	Single office with shared waiting room	\$600
Suite 308 B:	224 sf	Single office with shared waiting room	\$800
Suite 308 D:	299 sf	Single office with sink and shared waiting room	\$950

*Wifi available for an additional charge of \$50 per month

DESCRIPTION OF PREMISES

This extremely well maintained three story office building currently has a variety of available small offices that are well suited to accommodate an array of small businesses. The building, which has previously served primarily psychotherapists and has an efficient mix of single room offices with both private and shared waiting rooms, is well poised to host any smaller office users. Attorneys, health practitioners, and other small businesses with between one and three employees will find the convenient on-site parking, elevator-served second and third floors, and attractive wood shingled exterior the perfect environment to work in. This is a great opportunity for remote workers to get out of the house and rent a nice small office at an affordable rate.

LEASE TERMS

Size

183 - 299+/- sf

Rate

\$600 - \$950 per month

Terms

Full service

1 - 5 year lease term

Parking

On-site

Building size

16,056+/- sq ft

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.

NATHAN BALLARD, PARTNER LIC # 01743417 (415) 461-1010, EXT 116 NBALLARD@KEEGANCOPPIN.COM

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DESCRIPTION OF AREA

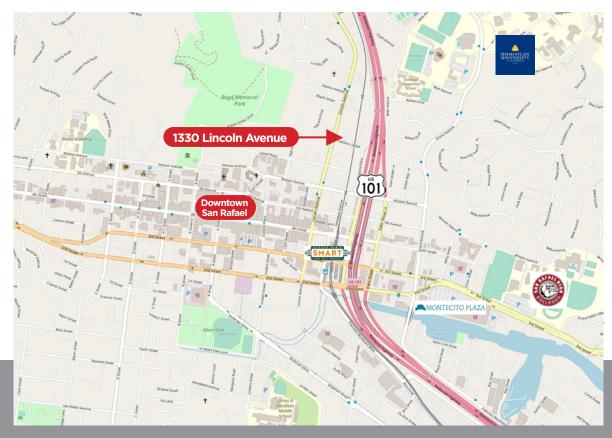
Highly visible and very well located in the northeast corner of Downtown San Rafael with immediate access to Highway 101 and the SMART Train. Walking distance to Fourth Street, San Rafael's 'Main Street', with its abundance of restaurants, shops, and other services. Adjacent to Dominican University (1800 students).

NEARBY AMENITIES

- · Downtown San Rafael, 4 blocks
- SMART Train, 5 blocks
- Bus stop, 1 block

TRANSPORTATION ACCESS

- Immediate access to Highway 101 and Interstate 580, 6 minutes, 1.9 miles
- Golden Gate Bridge, 14 minutes, 11.4 miles
- Richmond-San Rafael Bridge, 10 minutes, 7.1 miles
- Downtown San Rafael SMART Train Station, 0.5 miles



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