

FOR LEASE

1330 LINCOLN AVENUE  
SAN RAFAEL, CA

Small Efficient Offices



Keegan & Coppin  
COMPANY, INC.



REPRESENTED BY:

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# OFFICE SPACE FOR LEASE



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## PROPERTY INFORMATION

### HIGHLIGHTS

- Newly installed air cleaners
- Landmark building
- Covered secure parking
- Close to downtown
- Extremely well maintained
- Immediate access to Highway 101
- Many possible uses
- Waiting rooms
- Elevator-served

### OFFICE SPACE

	DESCRIPTION	RATE
<b>Suite 106 A: 178 sf</b>	Single office with shared waiting room	\$725
<b>Suite 208 A: 183 sf</b>	Single office with shared waiting room	\$600
<b>Suite 308 B: 224 sf</b>	Single office with shared waiting room	\$800
<b>Suite 308 D: 299 sf</b>	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

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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.

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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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