



**Keegan & Coppin**  
COMPANY, INC.

FOR SUBLEASE

86 BELVEDERE STREET  
SAN RAFAEL, CA

Affordable Office Space



REPRESENTED BY:

**THEO BANKS, PARTNER**  
LIC # 01359605 (415) 461-1010, EXT 130  
[TBANKS@KEEGANCOPPIN.COM](mailto:TBANKS@KEEGANCOPPIN.COM)

**DAN BORENSTEIN, AGENT**  
LIC # 02243256 (415) 461-1010, EXT 120  
[DBORENSTEIN@KEEGANCOPPIN.COM](mailto:DBORENSTEIN@KEEGANCOPPIN.COM)



# OFFICE SPACE FOR SUBLEASE



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**AFFORDABLE OFFICE  
SPACE**

## PROPERTY INFORMATION

### HIGHLIGHTS

- Large Classroom Spaces
- Monument Signage
- Abundant Power
- Abundant Parking
- Easy Access from Hwy 101
- Flexible Layout

### OFFICE SPACE

**Section A:** 1,765+/- rsf

**Section B:** 4,421+/- rsf

### DESCRIPTION

The building features easy access to 101, has abundant parking available and a large monument sign. Section A has 4 large offices, a large conference room and a large open area for desks. Section B has 10 separated offices that can be broken into smaller spaces or used as large conference rooms. Unit was previously used as classrooms for a non-profit.

### LEASE TERMS

#### Asking Rent

\$2.35 per sq. ft. per month  
Full service (less interior janitorial services)

#### Terms

Sublease through March 31, 2031  
Contact for details

#### Total Space Available

6,186+/- sq ft

#### Available

Immediately

#### Zoning

Commercial office

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.

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## DESCRIPTION OF AREA

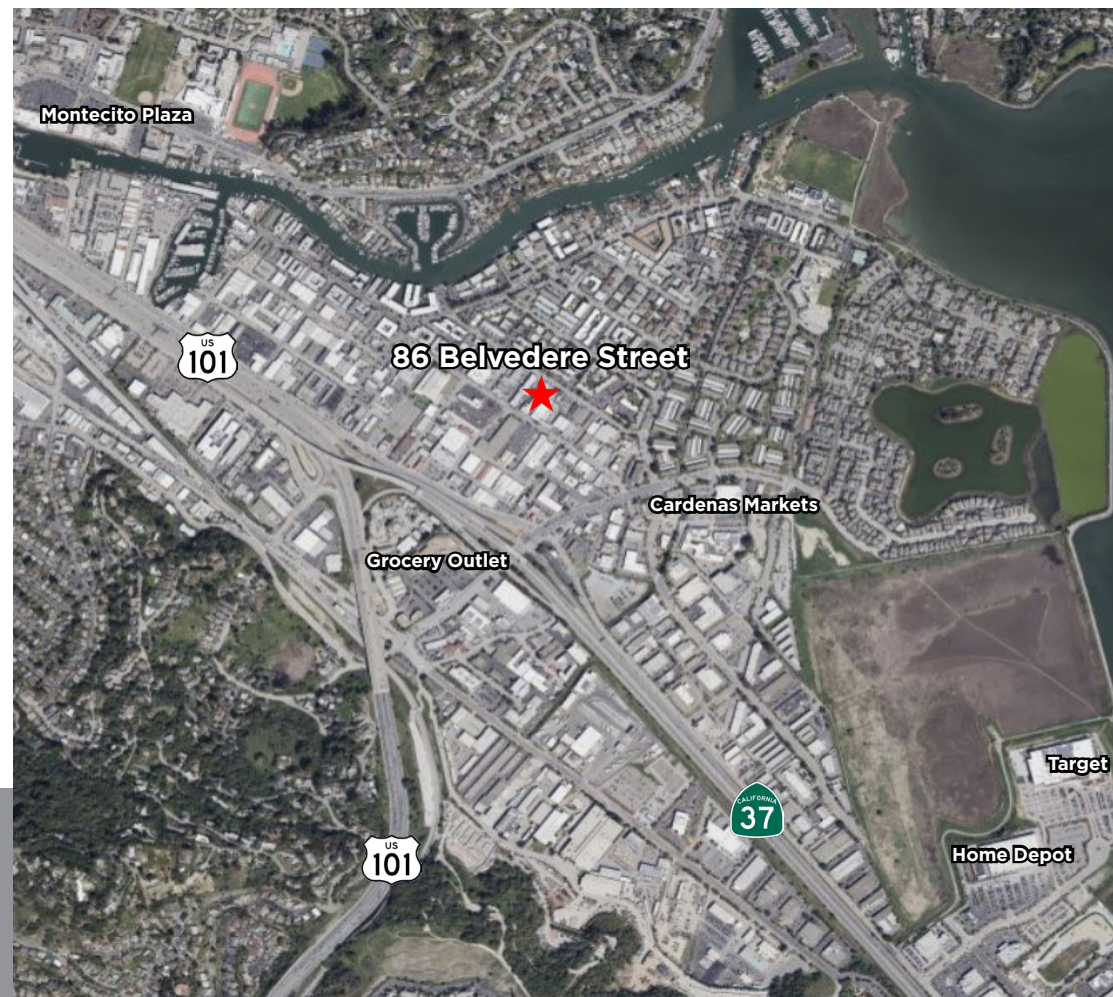
86 Belvedere Street is conveniently located directly off Hwy 101 at the Central San Rafael exit with many nearby amenities.

## NEARBY AMENITIES

- Target
- Home Depot
- Grocery Outlet
- Cardenas Markets
- Montecito Plaza

## TRANSPORTATION ACCESS

- .5 miles from Hwy 101
- 1.7 miles from the San Rafael Bus Station



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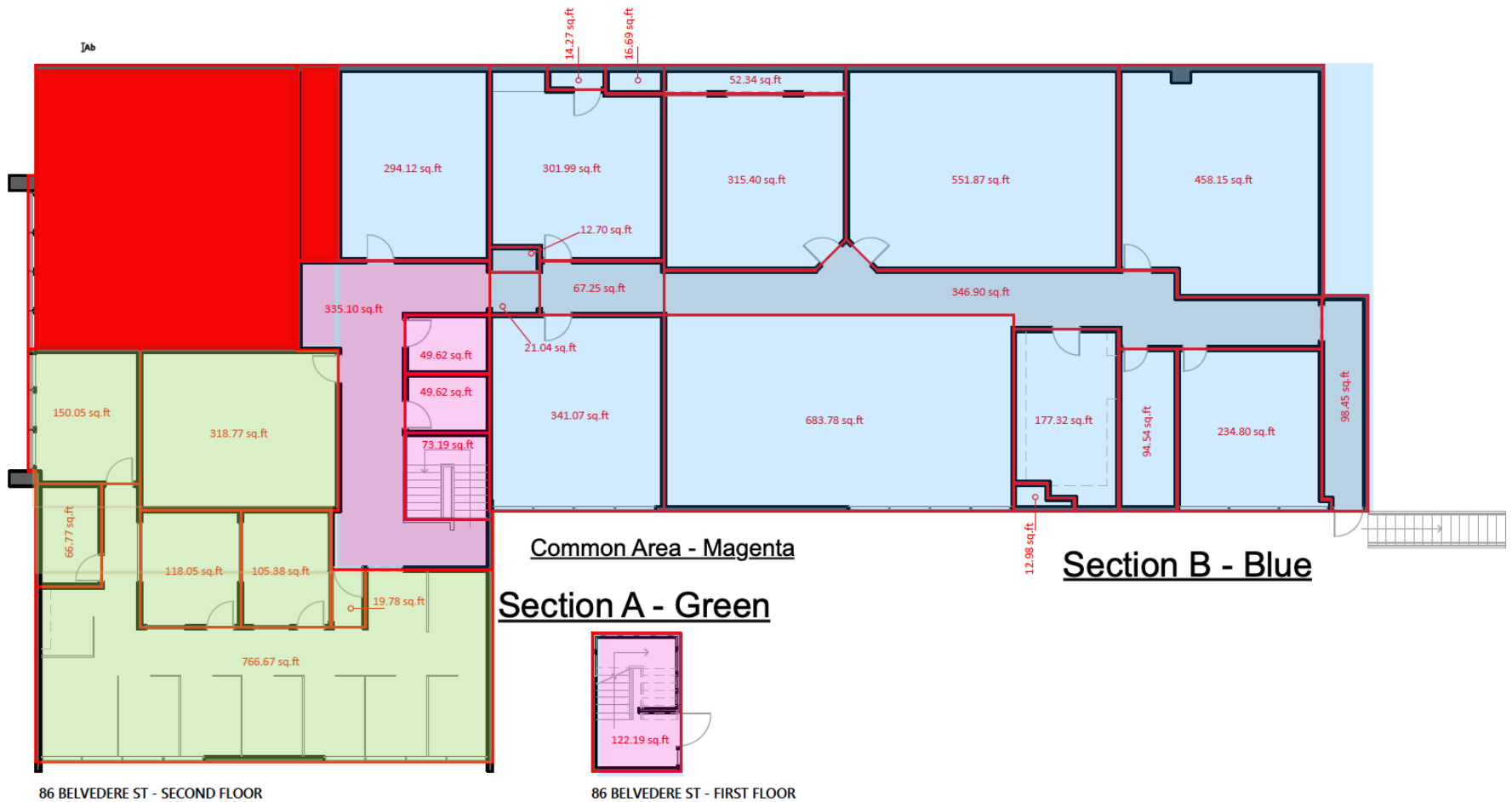


# FLOOR PLAN



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# PHOTOS



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