

3900-3950 CIVIC CENTER DRIVE

CLASS A OFFICE SPACE FOR LEASE



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**CUSHMAN &
WAKEFIELD**

3900-3950 CIVIC CENTER DRIVE SAN RAFAEL, CA

Civic Center Plaza is a three story class "A" office building totaling approximately 93,296 square feet. Part of a two-building office plaza fronting Highway 101. The property offers convenient freeway access and numerous amenities nearby in the Terra Linda area and Northgate Shopping Mall.

AVAILABILITIES:

3950 CIVIC CENTER:

- Suite 230: ±2,809 SF
- Suite 310: ±3,104 SF
- Suite 320: ±3,430 SF

3900 CIVIC CENTER:

- Entire building available: ±47,653 SF
- 1st Floor: ±15,601 SF
- 2nd Floor: ±15,668 SF
- 3rd Floor: ±16,384 SF
- Move in ready with furniture in place
- Open ceiling, highly creative office space

PROPERTY DETAILS:

- Three-story Class "A" office building
- Parking: 3.4/1,000 SF
- \$3.50 PSF full service
- LEED Silver
- Across the street from SMART train
- Freeway visible signage available
- Highly improved creative office space
- Back up power generator





NORTHGATE ONE

Big 5 Sporting Goods
Walgreens
FedEx
Starbucks
Pet Food Express
Safeway
Round Table Pizza

Four Points by
Shearaton

NORTHGATE DR

NORTHGATE SHOPPING MALL

Restoration Hardware Outlet
Century Northgate
HomeGoods
Kohl's
Panera Bread

Panda Express
BJ's Restaurant
Macy's
Chipotle
Rite Aid

**3900-3950
CIVIC CENTER**

Aarons Brothers
Michaels
CVS

US 101
CIVIC CENTER DR



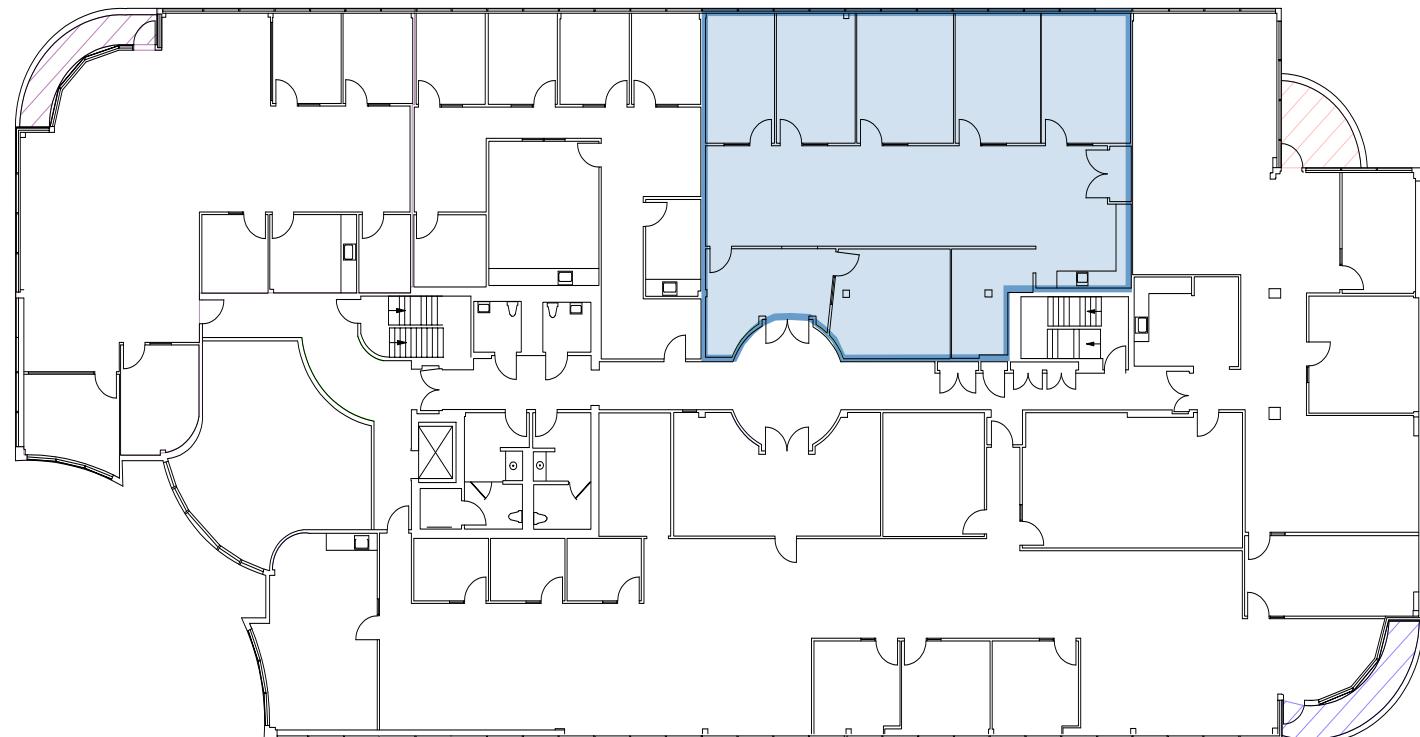
NEARBY AMENITIES

SUITE 230 ±2,809 SF

HIGHLIGHTS

- Mix of private offices and open area
- 5 private offices
- Conference room
- Kitchen
- Can be combined with suite 220 for a total of ±4,604 SF

2ND FLOOR



3950 CIVIC CENTER

SUITE 310

±3,104 SF

HIGHLIGHTS

- 2 large glass conference rooms
- 3 private offices
- Open area for workstations
- Kitchen break area
- Deck

3RD FLOOR



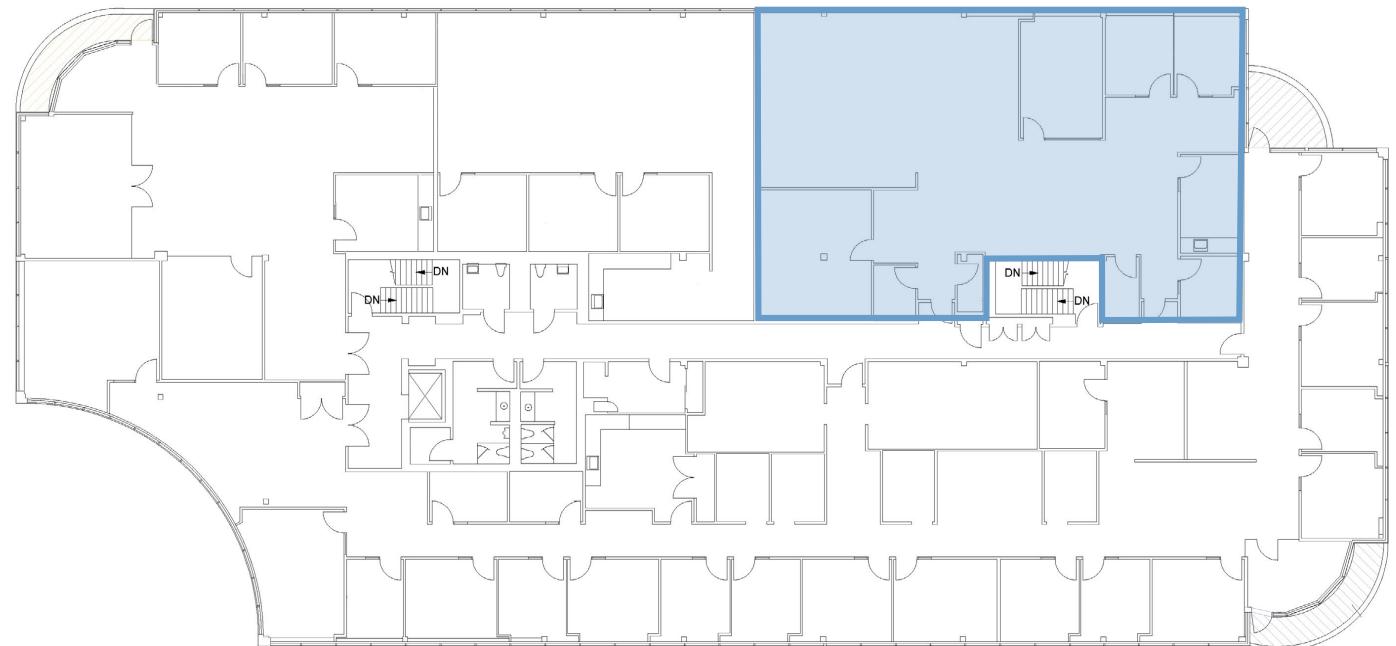
3950 CIVIC CENTER

SUITE 320 ±3,430 SF

HIGHLIGHTS

- Furniture in place
- Move-In ready

3RD FLOOR

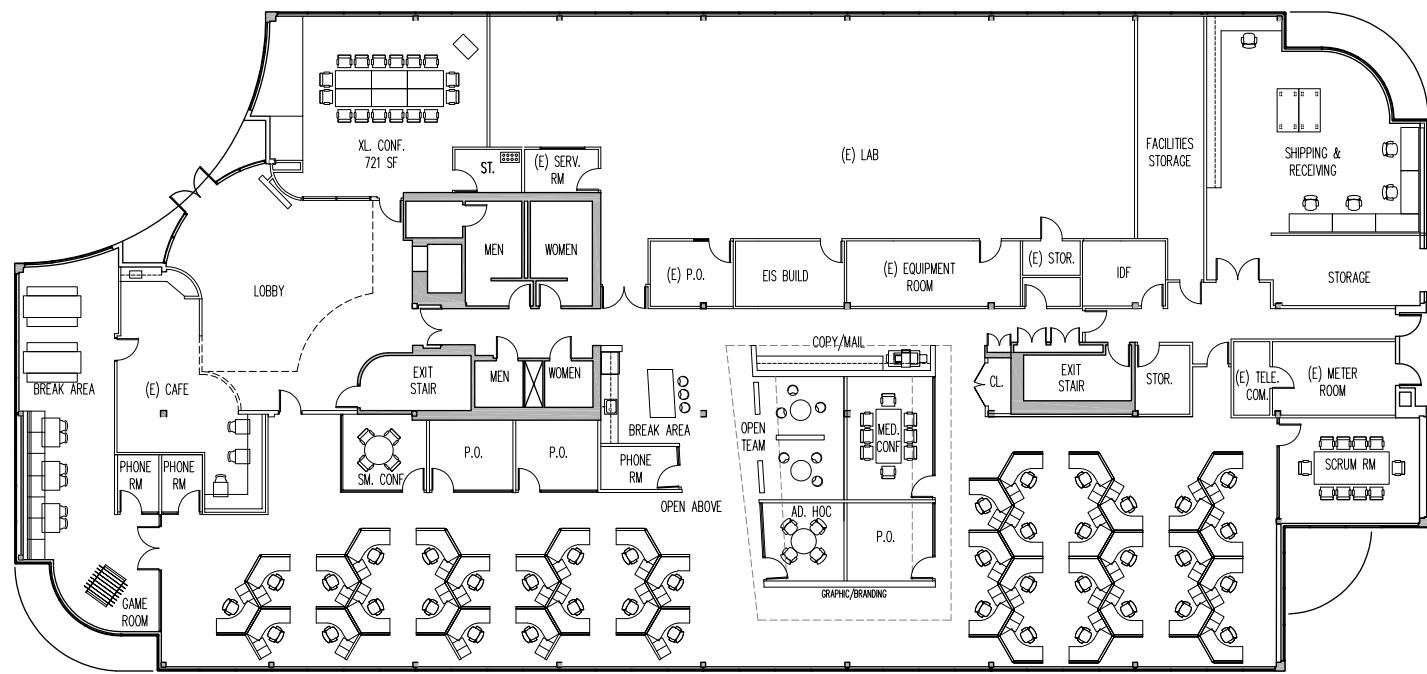


3950 CIVIC CENTER

1st FLOOR ±15,601 SF

HIGHLIGHTS

- Highly improved creative office space
- Open ceilings
- LED lights
- Polished concrete floors
- Back up generator

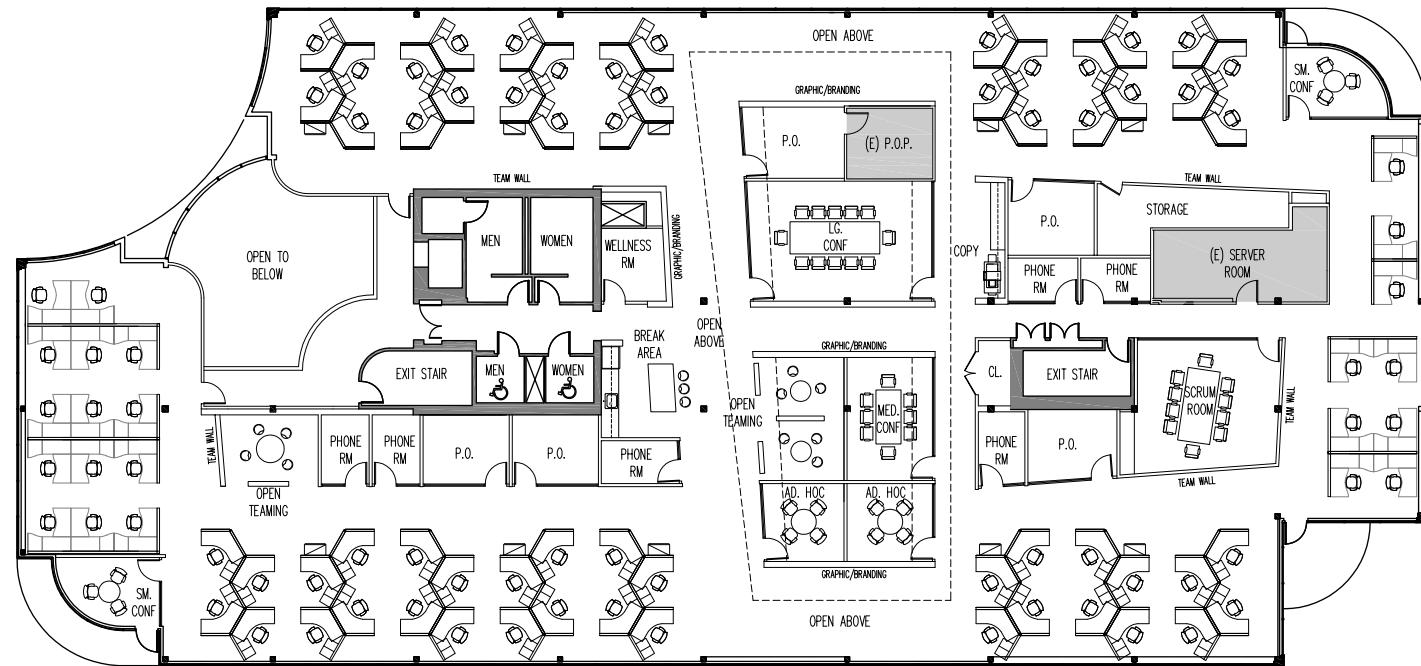


3900 CIVIC CENTER

2nd FLOOR ±15,668 SF (DIVISIBLE)

HIGHLIGHTS

- Highly improved creative office space
- Open ceilings
- LED lights
- Polished concrete floors
- Back up generator

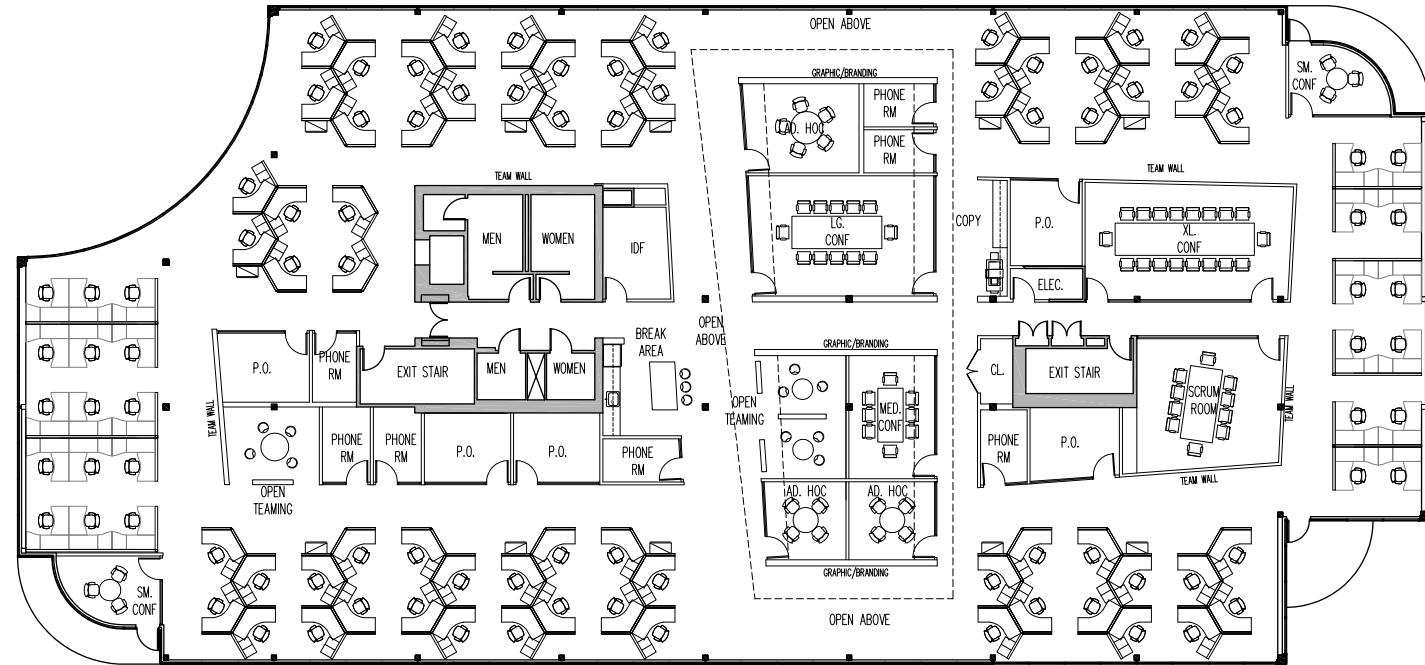


3900 CIVIC CENTER

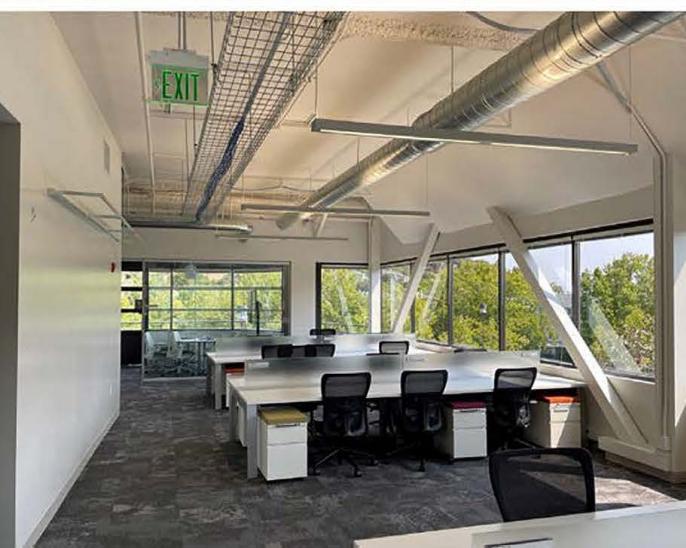
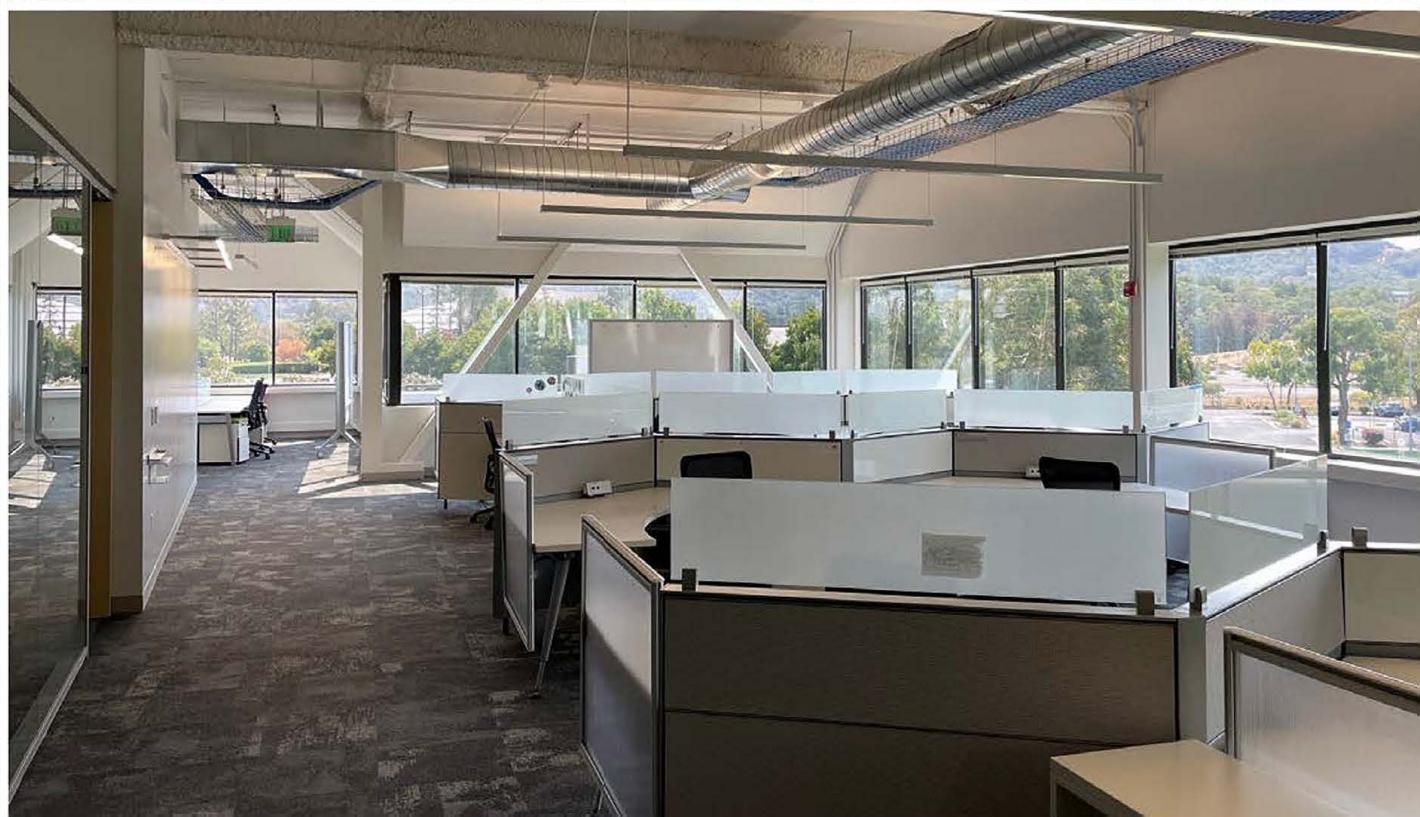
3RD FLOOR ±16,384 SF (DIVISIBLE)

HIGHLIGHTS

- Highly improved creative office space
- Open ceilings
- LED lights
- Polished concrete floors
- Back up generator



3900 CIVIC CENTER



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SAN RAFAEL, CA

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