

SUITE 124 | SUBLEASE $\pm 2,020$ - $\pm 6,124$ RSF

100 SMITH RANCH ROAD
REGENCY CENTER I - SAN RAFAEL, CA

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SAN RAFAEL, CA

Property Features

Building Size:	±108,817 SF RBA
Suite 124 Sublease Available:	±2,020 - ±6,124 RSF
Lease Expiration Date:	7/31/2027
Stories:	3
Zoning:	PD - Office
Asking Rate:	Inquire
Parking Ratio:	4/1,000
Year Built:	1988

- Located at the intersection of US 101 and Smith Ranch Road
- High-end building finishes
- On-site restaurant, showers, and property management
- Ample parking
- Convenient access to the Marin County Civic Center, Northgate Shopping Mall and amenities at the Northgate Business Park
- Convenient access from San Francisco, Marin and Sonoma Counties



Class A Office Campus



Mature Landscaping

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FIRST FLOOR PLAN

Suite 124: ±2,020 - ±6,124 RSF

Corner suite with abundant natural light.

Welcoming reception area and lounge.

Mix of open space and private offices.

Verdant views from every window.

Sound proof office pods.

Kitchenette.

Conference rooms.

Outdoor patio.

Potential to include some office furnishings.

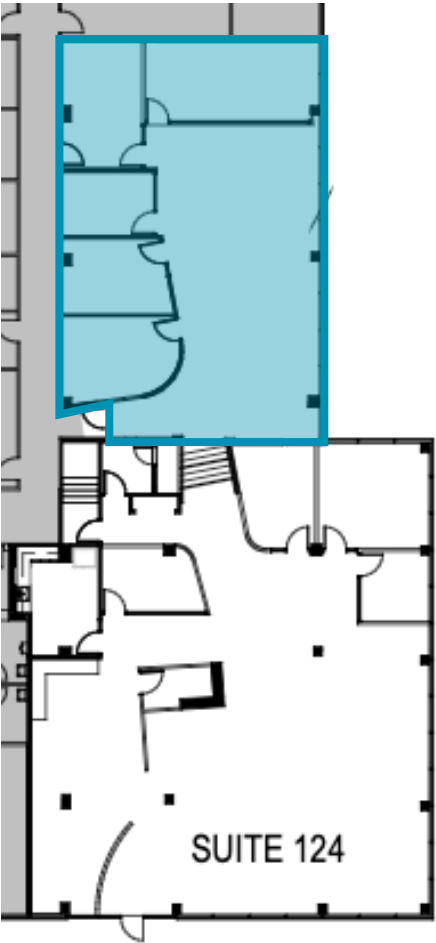
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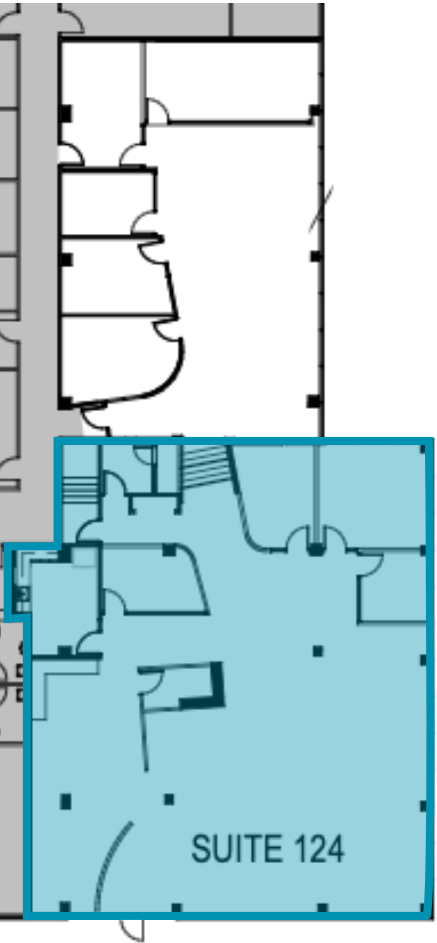
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SUITE 124 | DEMISING PLAN

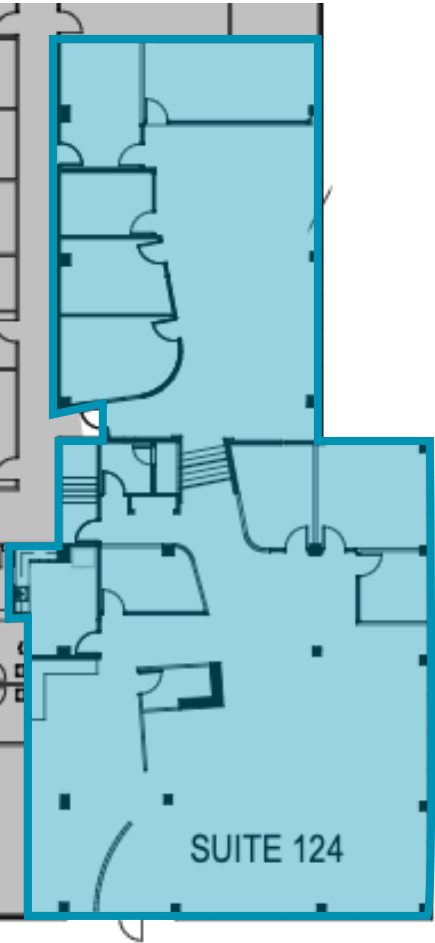
PLAN A: ±2,020 RSF



PLAN B: ±4,104 RSF



PLAN C: ±6,124 RSF



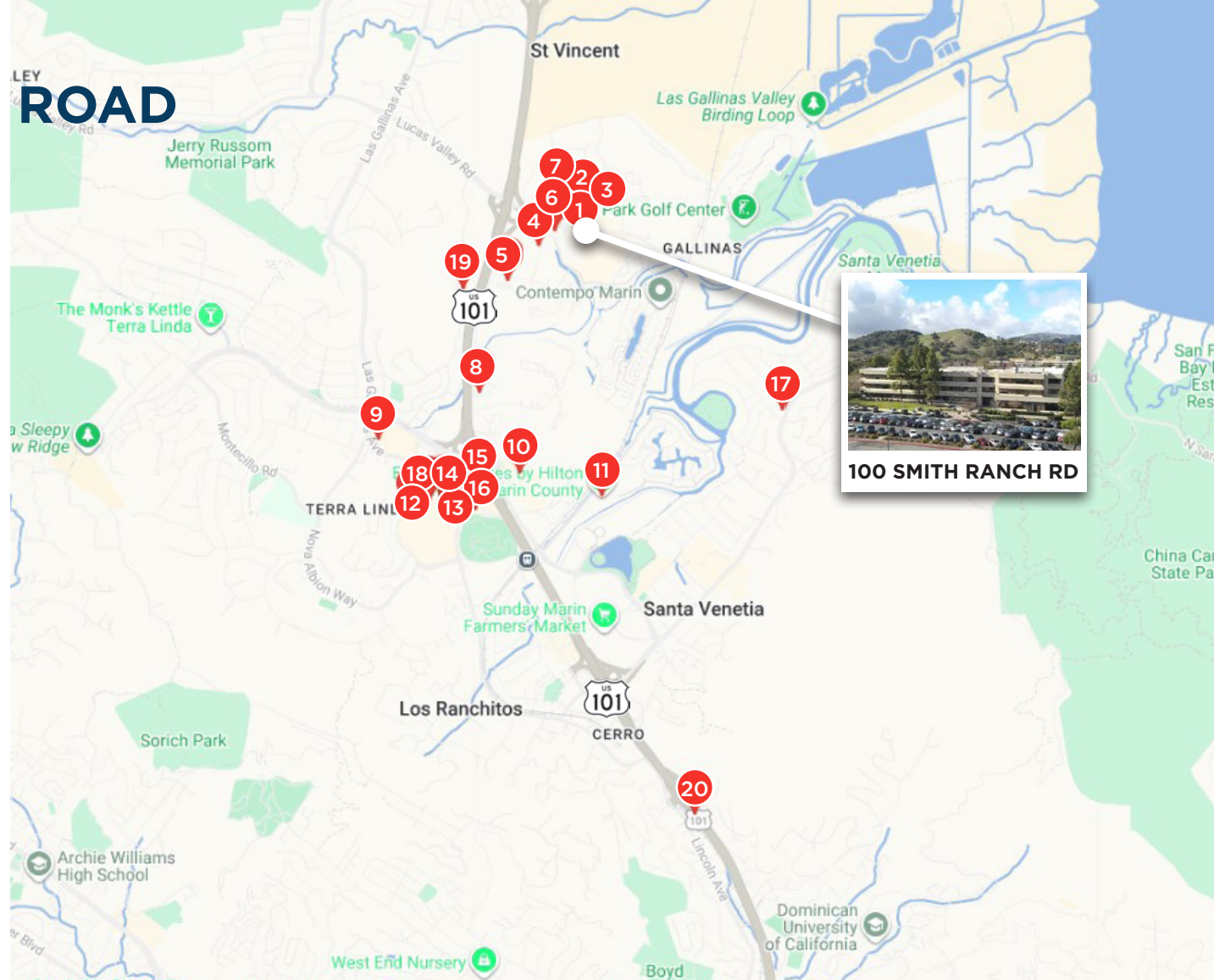






100 SMITH RANCH ROAD

AMENITIES MAP



- | | | |
|-----------------------------|-----------------------|---------------------------------|
| 1. Sakura Sushi | 9. Consuelo's Kitchen | 17. Le Chalet Basque Restaurant |
| 2. Smith Ranch Deli & Cafe | 10. Cafe 4040 | 18. Peet's Coffee |
| 3. Mulberry Street Pizzeria | 11. Embassy Suites | 19. Marin YMCA |
| 4. Red Whale Coffee | 12. RH Outlet | 20. Subway |
| 5. LJ's Deli | 13. HomeGoods | |
| 6. Bank of America | 14. Macy's | |
| 7. AAA San Rafael | 15. Black Bear Diner | |
| 8. HuLu Wa Cuisine | 16. Habit Burger | |



FOR MORE INFORMATION CONTACT:

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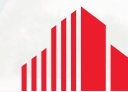
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