

Downtown San Rafael  
Commercial/Office Building  
for Lease

1201 Fifth Avenue  
San Rafael, CA

Approximately 10,000+/- sf total  
Ready to Go  
Demising Possible

BUILD-TO-SUIT OPPORTUNITY  
Up to 54,000+/- sf  
Contact listing agent for details



**KEEGAN & COPPIN  
COMPANY, INC.**

ONCOR INTERNATIONAL

**REPRESENTED BY:  
Matt Storms, Partner**

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mstorms@keegancoppin.com



# Downtown San Rafael Commercial/Office Building for Lease

1201 Fifth Avenue, San Rafael, CA 94901

## BEST DOWNTOWN LOCATION

### FEATURES:

- › Efficient Configuration and Floor Plan
- › Single Tenant Identity
- › Plentiful On-Site Parking
- › Flexible Lease Terms
- › Tenant Improvements Available
- › Approximately 10,000+/- SF Building
- › Demising Possible



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# Downtown San Rafael Commercial/Office Building for Lease

1201 Fifth Avenue, San Rafael, CA 94901

**ZONING:**  
5/MR/O

**BUILDING SIZE:**  
Approximately 10,000+/- Square Feet

**Lease Price:**  
Negotiable

**PARKING:**  
On-Site

**BUILD-TO-SUIT OPPORTUNITY:**  
Up to 54,000+/- SF Building  
(Contact listing agent for details.)

**LEASE TERMS:**  
Gross Unserviced.  
Base year for operating expenses.  
Tenant improvements available.

## DESCRIPTION OF PREMISES - FEATURES:

Opportunity to lease the best located downtown San Rafael stand-alone commercial building. Interior is in shell condition providing the new tenant the opportunity to design the interior improvements and floor plan.

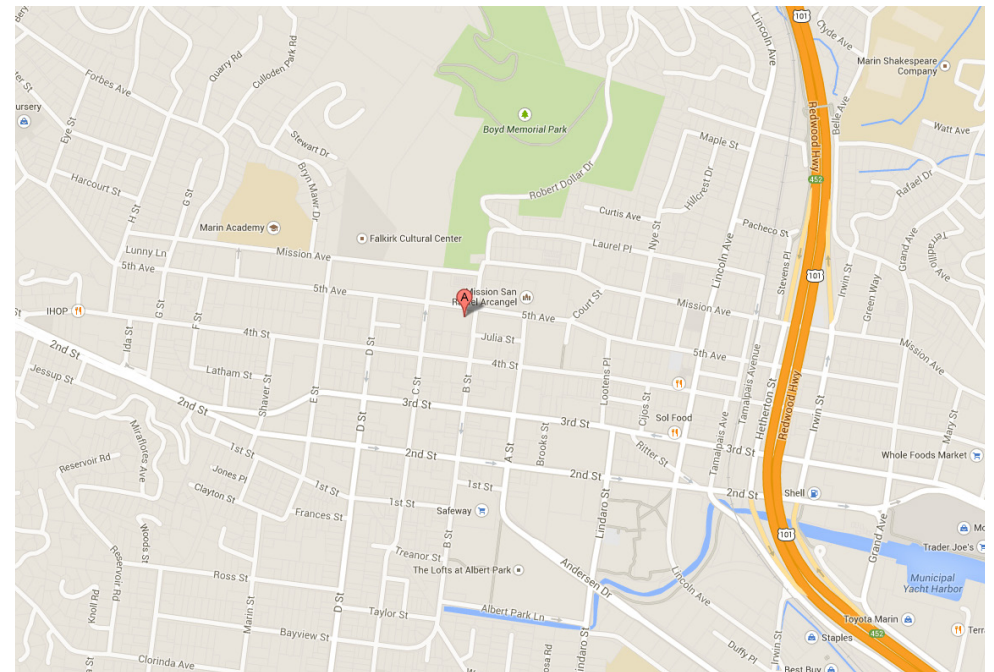
The large basement is best suited as storage and appears to have been used as work space by the previous tenant.

## DESCRIPTION OF LOCATION - AREA:

Best downtown San Rafael location. Immediately adjacent to all services including restaurants, financial institutions and public parking facilities.

## BUILD-TO-SUIT OPPORTUNITY:

54,000+/- sq. ft. build-to-suit project. Please contact the listing agent for further details related to design and economics.



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