



FOR LEASE

1101 FIFTH AVENUE  
SAN RAFAEL, CA

True Class "A" Office Space  
San Rafael's Best Downtown Address



Go beyond broker.

REPRESENTED BY:

**MATT STORMS, PARTNER**  
LIC # 01233478 (415) 461-1010, EXT 123  
[MSTORMS@KEEGANCOPPIN.COM](mailto:MSTORMS@KEEGANCOPPIN.COM)





# DOWNTOWN SAN RAFAEL CLASS "A" OFFICE SPACE FOR LEASE



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**SAN RAFAEL'S BEST  
DOWNTOWN ADDRESS**

## PROPERTY INFORMATION

### HIGHLIGHTS

- High-end finishes throughouts
- Best downtown location
- Modern tenant improvements
- On-site property management

### OFFICE SPACE

**Suite 160:** 1,992+/- sq. ft

**Suite 170:** 5,968+/- sq ft

**Suite 225:** 1,060+/- sq ft

**Suite 270:** 4,170+/- sq ft

**Suite 280:** 2,765+/- sq. ft

### DESCRIPTION

Well-appointed ground floor suite accessed directly off the building lobby featuring 5 private offices, private bath, kitchenette and bullpen area, 14 foot ceilings.

Ground floor corner suite with 8 large private offices, conference room, bullpen, employe break room/lounge, private bathrooms and storage.

Corner suite, 2 large private offices and open area.

Impressive second floor corner suite featuring 10 private offices, large conference room, reception, bullpen and kitchen.

Corner suite , 1 private office, conference room, kitchen/break area and open bullpen.

### DESCRIPTION OF PREMISES

True class A office space with high-quality modern tenant improvements. Highest end finishes throughout. Operable windows.

### LEASE TERMS

#### Size

1,060 - 5,968+/- sq ft

#### Rate

\$4.00 per sq ft

#### Terms

Full Service

15% load/Annual CPI increases

Base year for operating expenses

3 - 5 year lease term preferred

#### Parking

On-site plus Downtown Parking District

#### Zoning

5/MR/O

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

Located in the heart of Main County, 1101 Fifth Avenue inn San Rafael is in an ideal, universally attractive location for all residents.

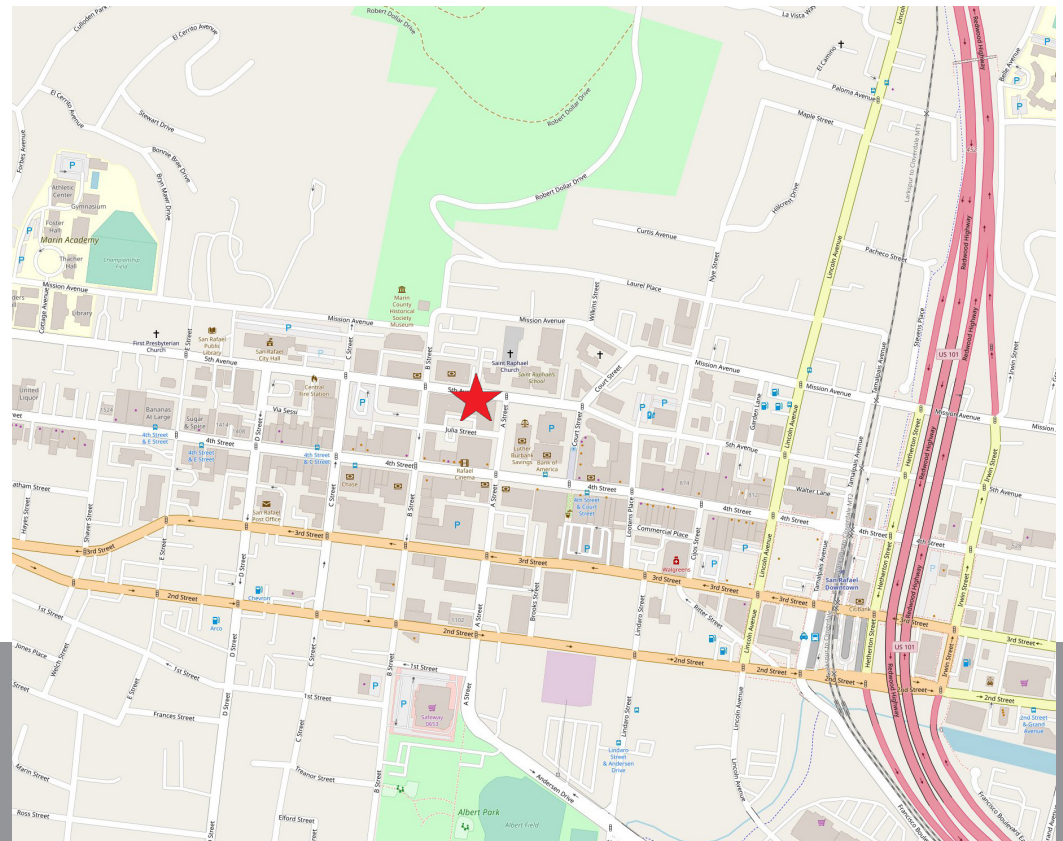
Downtown San Rafael location offers immediate access to well-paying jobs, restaurants, cultural amenities and entertainment. A short walk to the San Rafael Transit Center and SMART Train for an easy commute to San Francisco as well as Sonoma County. Near world-renownd Open Space Preserves of Mount Tamalpais, Stinson Beach and China Camp State Park, this central location has much to offer.

## NEARBY AMENITIES

- Many of Marin's best restaurants and eating establishments
- Inexpensive additional parking in city garages
- Parks, open space and trails

## TRANSPORTATION ACCESS

- Easy walk to Marin's largest transit center that provides public transportation via the SMART Train and the Golden Gate bus service to the entire North Bay
- Easy access to Highway 101
- 15 minute drive to San Francisco and the East Bay



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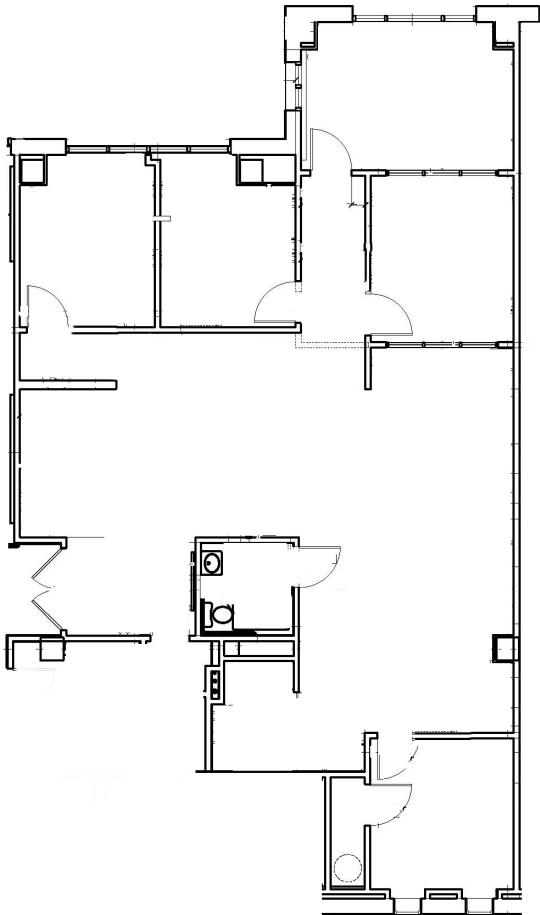
# 1101 FIFTH AVENUE, SAN RAFAEL, CA FLOOR PLANS



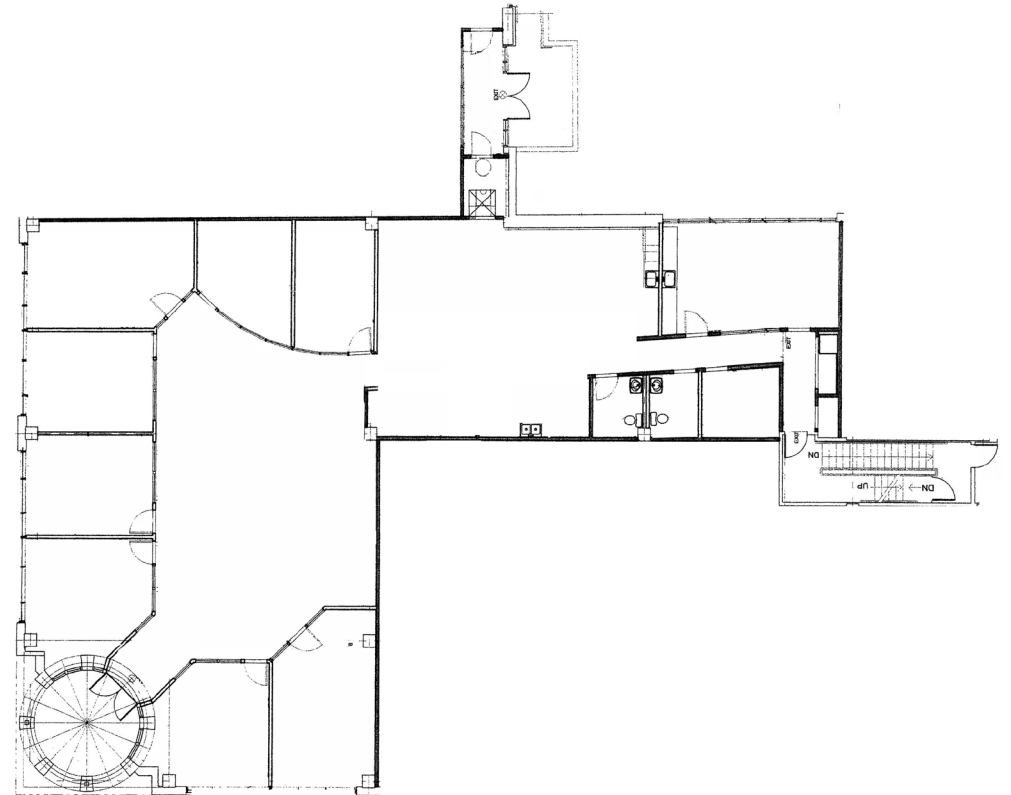
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SUITE 160  
1,992\+/- RSF



SUITE 170  
5,968+/- RSF



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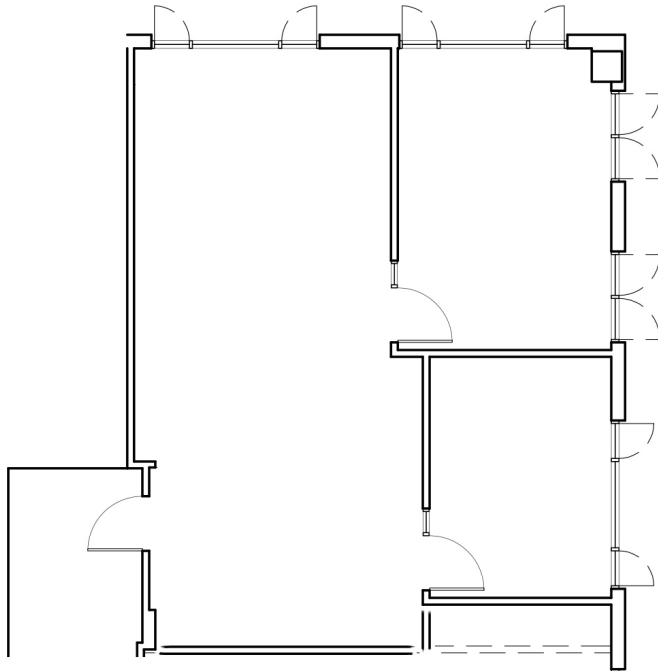
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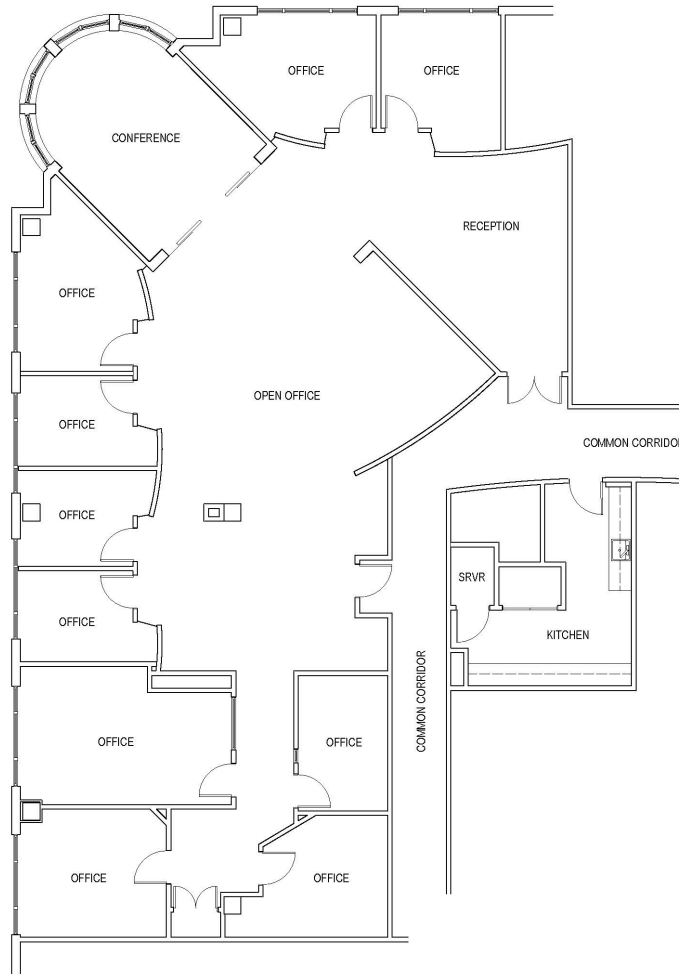
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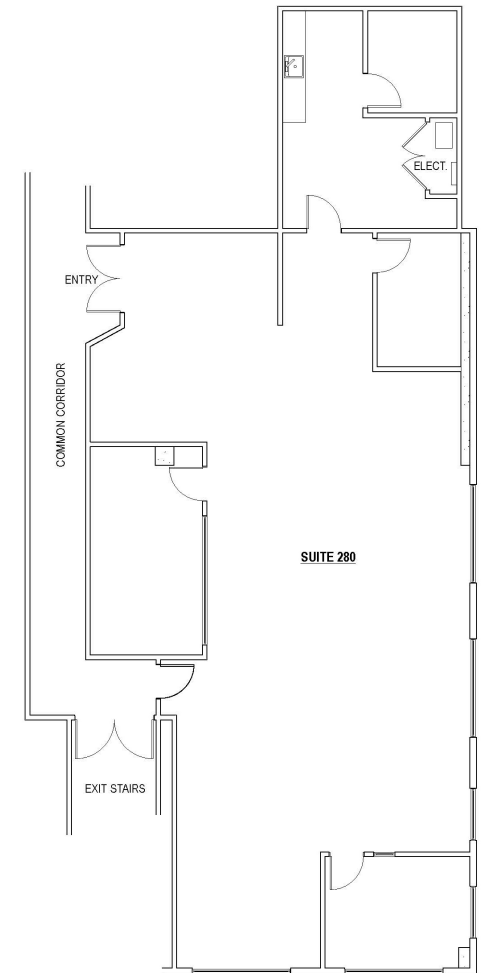
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1,060\+/- RSF



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4,170+/- RSF



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