

Keegan&Coppin

Keegan & Coppin  
COMPANY, INC.

FOR LEASE

900 FOURTH STREET  
SAN RAFAEL, CA

Downtown San Rafael  
Class "A" Office Space



REPRESENTED BY:

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



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



900 FOURTH STREET  
SAN RAFAEL, CA

## THE EL CAMINO BUILDING

## PROPERTY INFORMATION

### HIGHLIGHTS

- Best downtown location
- On-site parking
- 11 foot ceilings
- Excellent visibility
- Efficient floor plan
- Operable windows

### DESCRIPTION OF BUILDING

Originally built in 1925 as the art deco themed El Camino theater, the building was totally rebuilt in 1999 as a modern commercial building featuring ground floor retail and two floors of class A office space. Many of the originally themed design elements remain in the common areas reminding the visitors of the building's history.

### OFFICE SPACE

**Suite 200:** 5,003+/- sq. ft

### DESCRIPTION

Well designed second floor office space featuring double-door lobby entrance, 8 private offices, large conference room, kitchen/break area, file room. server room and open area for cubicles.

### LEASE TERMS

#### Size

5,003+/- sq ft

#### Rate

\$2.95 per sq ft

#### Terms

Gross unserviced

#### Parking

4 reserved on-site

#### Zoning

2/3 MVE

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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900 FOURTH STREET  
SAN RAFAEL, CA

**THE EL CAMINO  
BUILDING**

## DESCRIPTION OF AREA

Located in the heart of Marin County, 900 Fourth Street in San Rafael is in an ideal, universally attractive location.

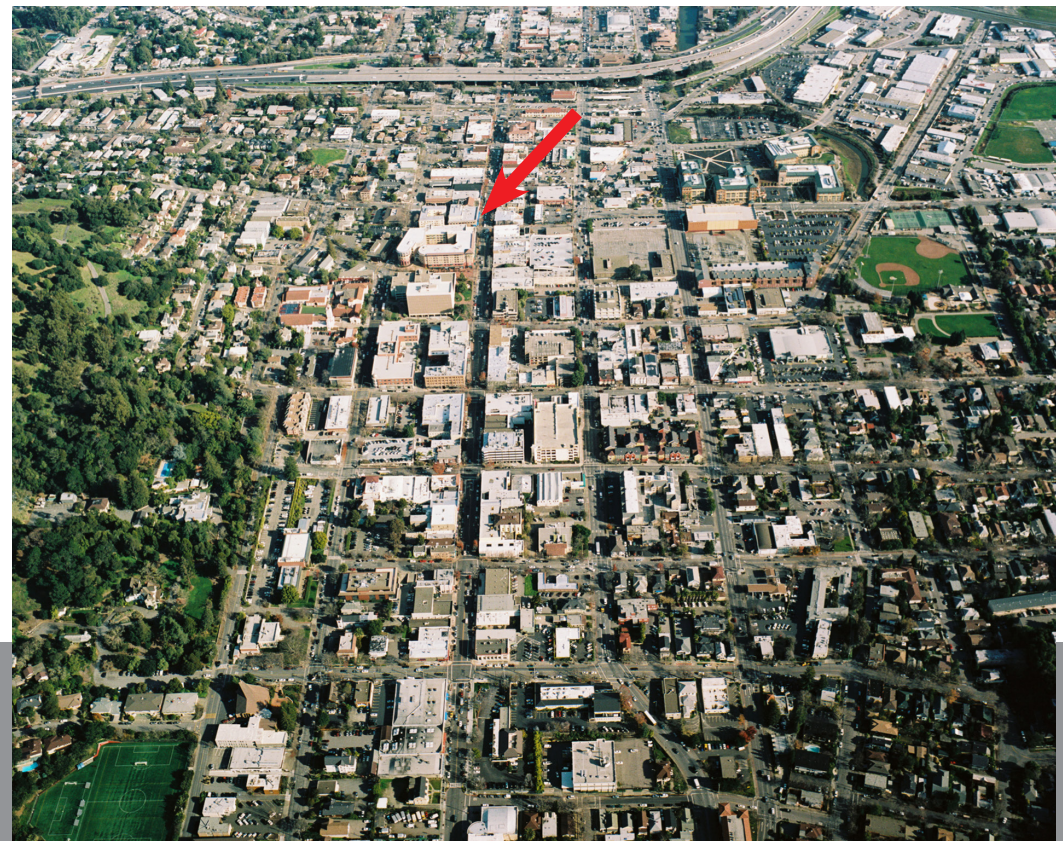
Downtown San Rafael location offers immediate access to well-paying jobs, restaurants, cultural amenities and entertainment. A short walk to the San Rafael Transit Center and SMART Train for an easy commute to San Francisco as well as Sonoma County. Near world-renowned Open Space Preserves of Mount Tamalpais, 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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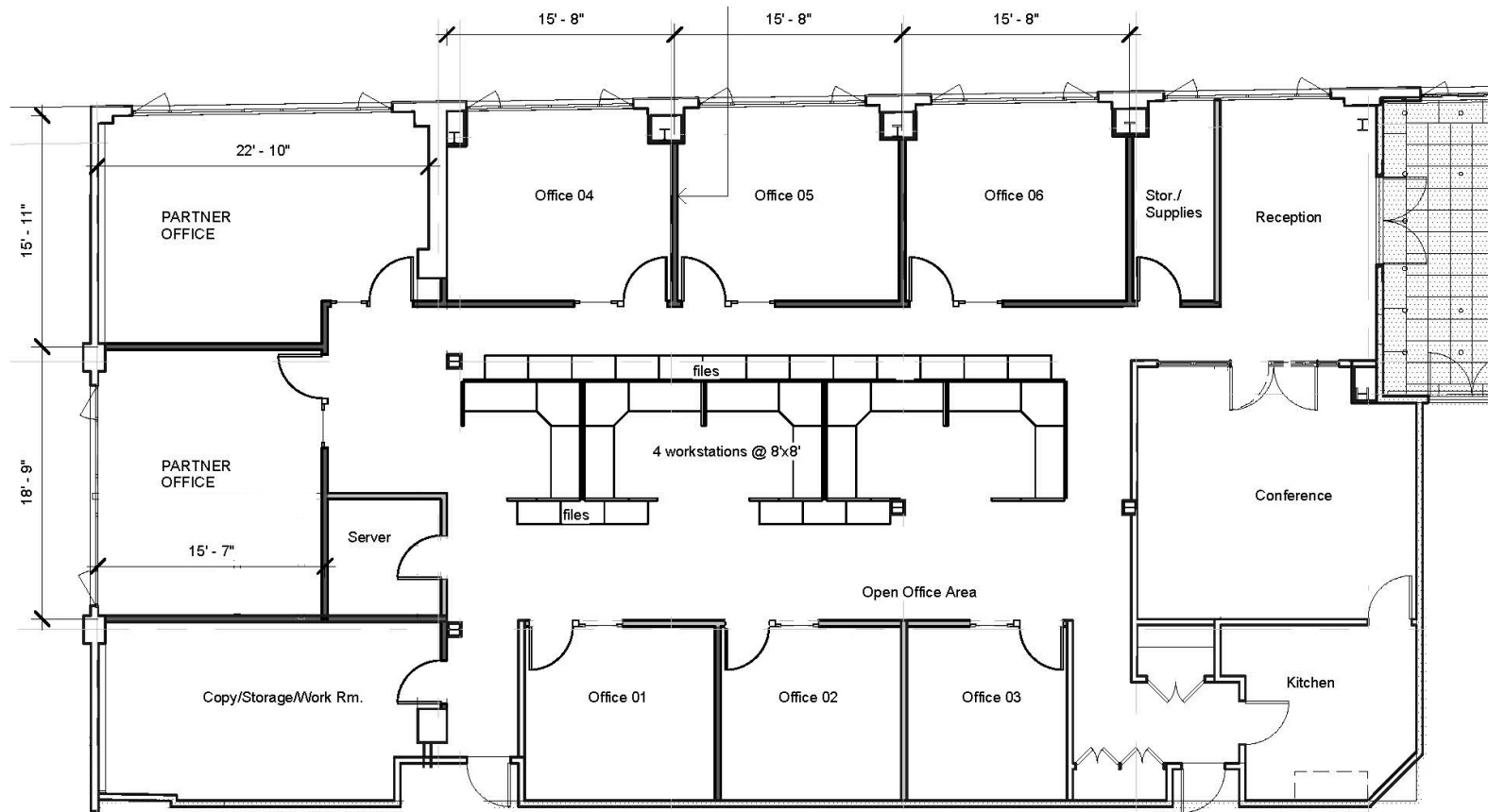
# 900 FOURTH STREET, SAN RAFAEL FLOOR PLAN



900 FOURTH STREET  
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THE EL CAMINO  
BUILDING

SUITE 200  
5,003+/- RSF



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