

WE WEST END BUSINESS CENTER

55 SHAVER STREET@THIRD STREET
SAN RAFAEL, CA 94901

FOR LEASE

±1,588 SF & ±5,376 SF (DIVISIBLE)

\$2.75- \$3.00/SF, GROSS

HADEN ONGARO

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Newmark
Knight Frank



HIGHLIGHTS

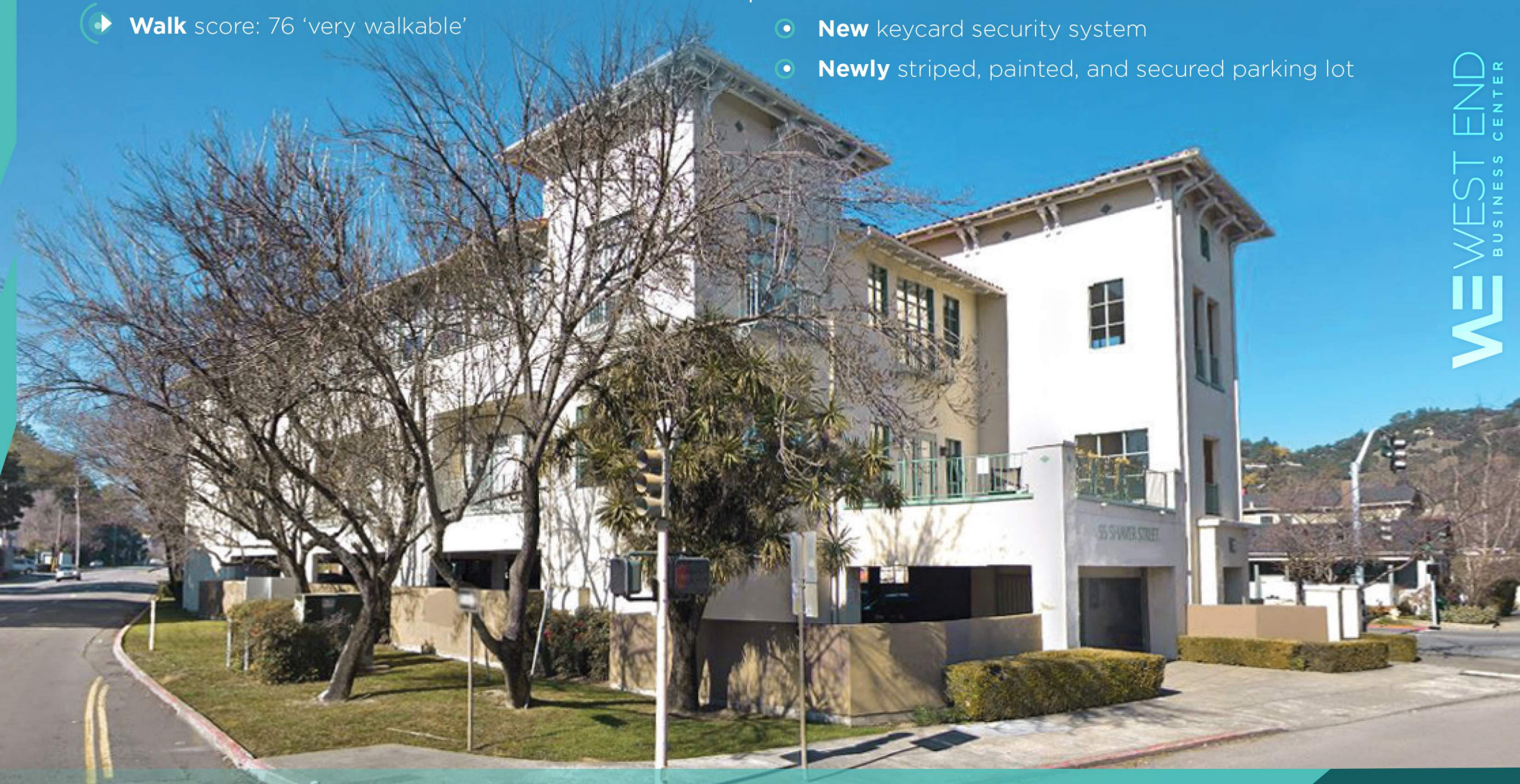
- ▶ **High identity location** accessible from Second Street and Third Street
- ▶ **Elevator** served
- ▶ **Covered** parking
- ▶ **Zoning** includes medical office - 2/3 MUW - Second/Third Floor Mixed-Use District - West District
- ▶ **Walk** score: 76 'very walkable'

📍 55 SHAVER STREET@THIRD STREET

TRANSFORMATION IN PROGRESS

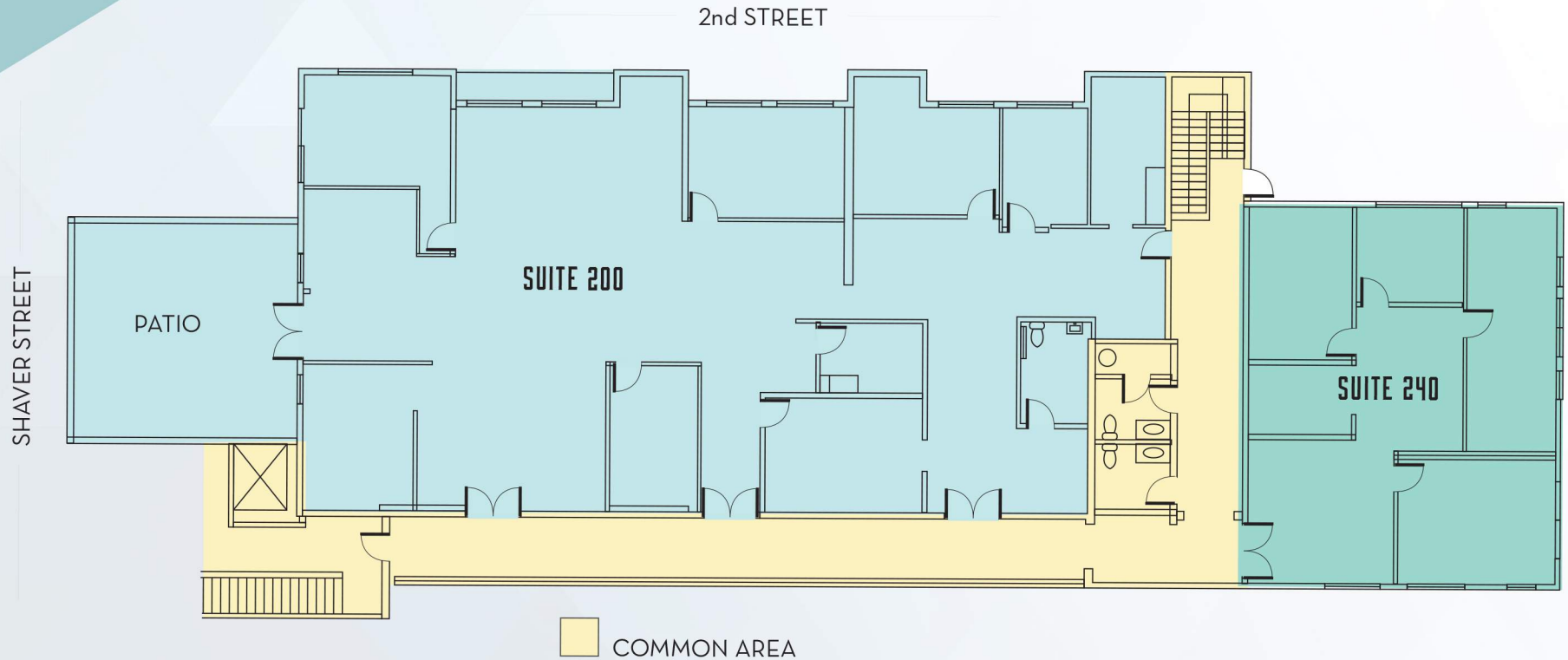
WEST END BUSINESS CENTER IS IN THE PROCESS OF MAJOR BUILDING UPGRADES WHICH WILL INCLUDE THE FOLLOWING:

- **Updated** lobby with new glass double door entry
- **Updated** directory signage
- **Updated** common area lighting throughout
- **New** keycard security system
- **Newly** striped, painted, and secured parking lot





FLOORPLAN



SUITE 200 ±5,376 SF (DIVISIBLE) \$2.75/SF, Gross

- Impressive double door entry
- Private patio
- Private balconies in some offices
- High ceilings throughout
- Open space with multiple private offices
- Kitchenette
- Flexible floor plan

SUITE 240 ±1,588 SF \$3.00/SF, Gross

- Corner suite with glass-line on three sides
- High ceilings throughout
- Reception area
- Three private offices
- Conference room
- Kitchenette/break room
- Operable windows
- New carpet and paint to come soon



LOCATION

3 Minute drive to US Hwy-101

5 Minute drive to San Anselmo

±60,401 cars daily

SHAVER ST

4TH ST

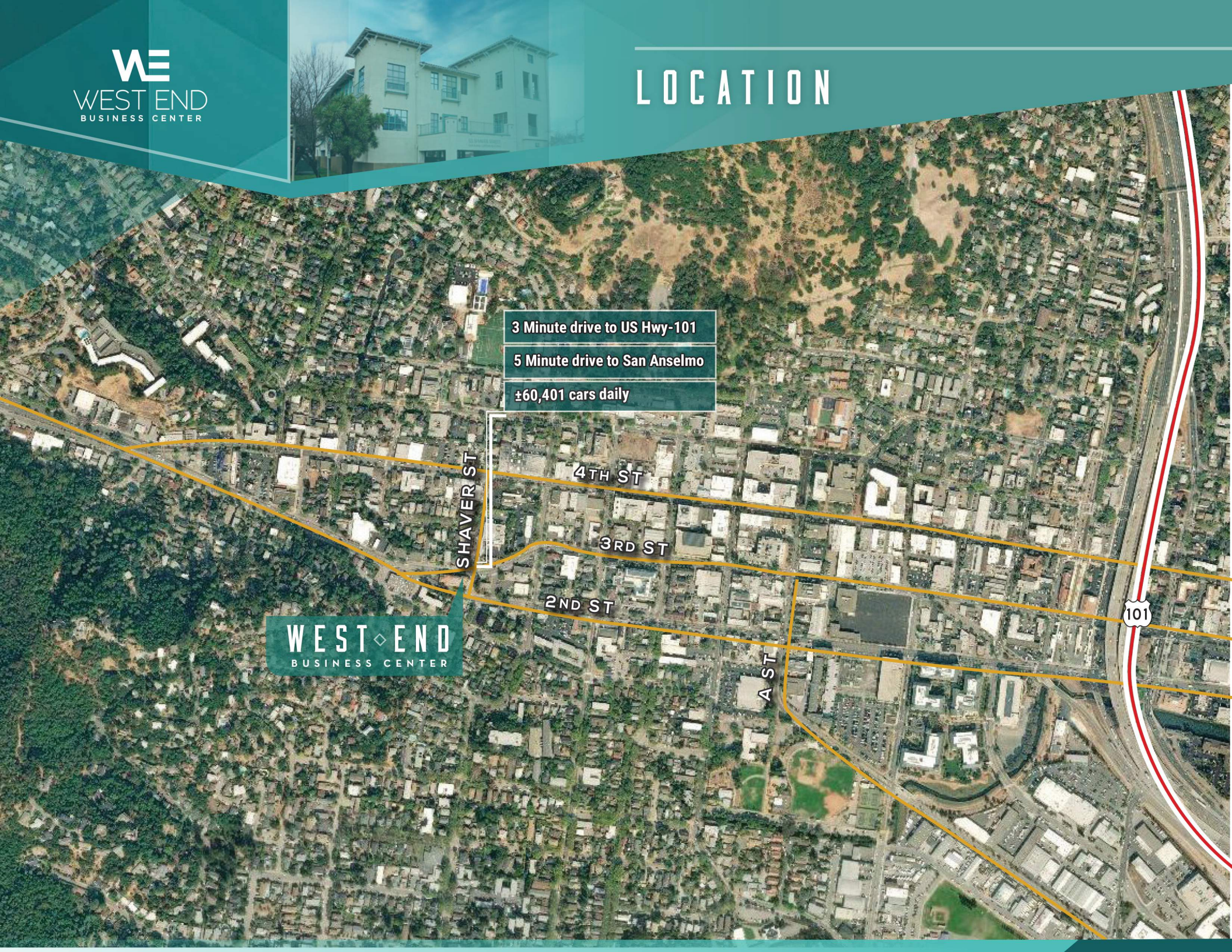
3RD ST

2ND ST

A ST

101

WEST END
BUSINESS CENTER





SAN ANSELMO HUB

WEST END
BUSINESS CENTER

GYM/BANKS

1. Jessie Square Garage - City Park
2. Yellow Dog Pilates
3. Wells Fargo Bank
4. Bank of Marin
5. Bank of America
6. Presidio Bank
7. Westamerica Bank
8. First Bank
9. Citibank
10. Umpqua

PARKING

1. 3rd & C St. Garage
2. 3rd & A St. Garage
3. 5th & C St.
4. 3rd & Lootens (N.W.)
5. 3rd & Lootens (Walgreens)
6. 3rd & Cjos St.
7. 5th & Garden Lane
8. 5th & Lootens
9. 5th & D St.
10. Menzies Parking
11. 1550 4th St.
12. 2nd between D & E St.
13. 999 3rd St. (Permit Only)

ADDITIONAL AMENITIES

1. Shell Station
2. Safeway
3. BioMarin
4. Kaiser Permanente
5. Mission San Rafael Arcangel
6. San Rafael Transit Center
7. UPS Store

RETAIL

1. Sunrise Home
2. Max Muscle
3. RadioShack
4. Red Devil Records
5. AT&T
6. Goodwill
7. T & B Sports
8. Cains Tire
9. Jeans to-A-T
10. O'Reilly Auto Parts
11. Staples
12. Sleep City
13. Gardenia Florist
14. Gamescape North
15. Walgreens
16. Mike's Bikes of San Rafael

RESTAURANTS

1. Round Table Pizza
2. Miracle Mile Café
3. McDonald's
4. Mountain Mikes
5. Urban Remedy
6. Pond Farm BrewinG Company
7. Ihop
8. Jack in the Box
9. Café Arrivederci
10. Johnny Donuts
11. Whipper Snapper Restaurant
12. The Kitchen Table
13. Casa Manana
14. Green Chile Restaurant
15. Tamalpais Brewery and Tap Room
16. LaVier Latin Fusion
17. Yet Wah Restaurant
18. Depot Garden Cafe
19. Il Davide
20. San Rafael Joe's
21. Barney's
22. Mr. Pickles
23. Arizmendi
24. Crepevine





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FOR LEASE

