

4040

CIVIC CENTER DRIVE
SAN RAFAEL, CALIFORNIA

±1,500 RSF to ±9,251 RSF Available

Office or Medical Office

\$3.75/SF/Month, Full Service

New Upgraded Outdoor
Amenities and Lobby



NEWMARK

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NEW LOBBY



Central Marin County's Trophy Building!

GREEN FEATURES



STUNNING LOCATION

- Excellent freeway access adjacent to U.S. 101
- Walkable to SMART Rail



ON-SITE AMENITIES

- Newly-built training room and amenity area.
- Above market structured parking: 3.63 : 1,000 ratio with Electric Vehicle charging stations
- On-site Café with a twenty-year track record of success



GREEN FEATURES

- Tenant safety enhanced with UV air treatment, building procedures and thorough janitorial practices
- LEED Platinum Certified



Spacious Learning Center



Indoor Amenity - Cafe 4040



Modern Decor

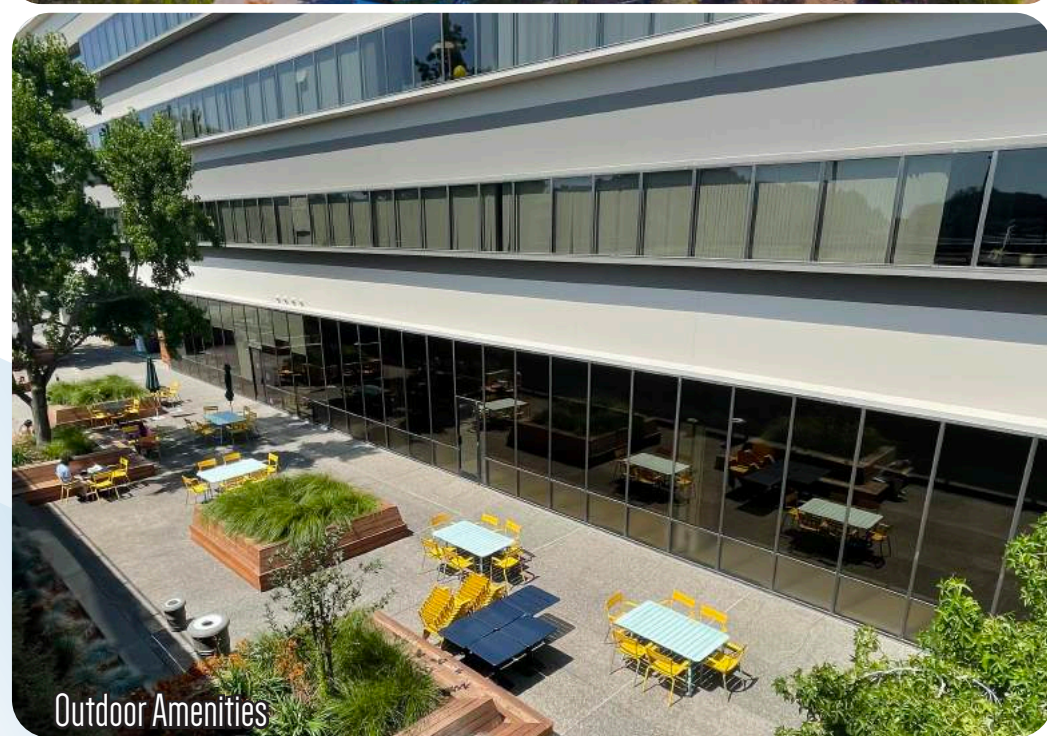
LOCATION, QUALITY, ENVIRONMENT, CONVENIENCE.



Spectacular Hillside Location



Amenity-Rich Neighborhood



Outdoor Amenities



Abundant Covered Parking

LOCATION, QUALITY, ENVIRONMENT, CONVENIENCE.

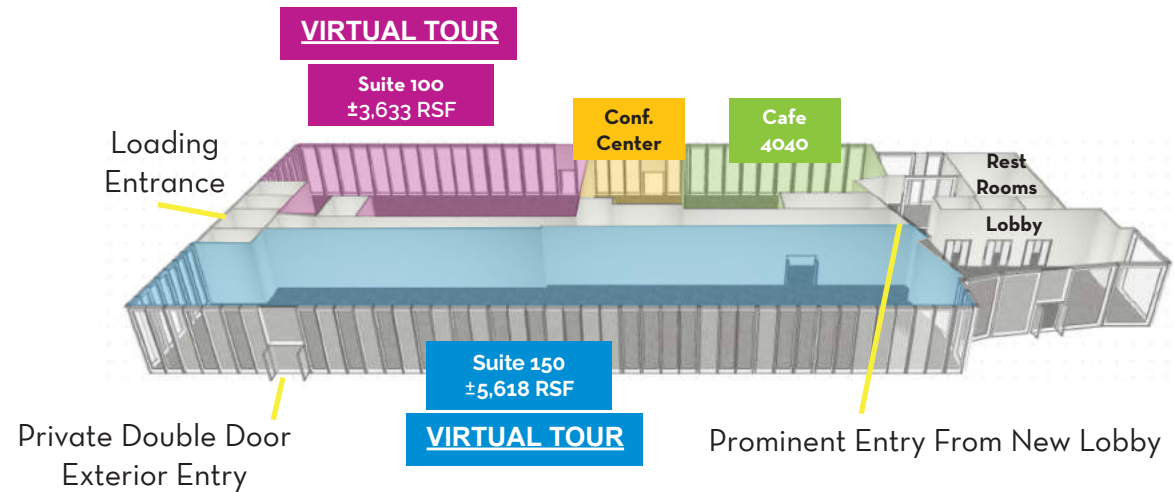
SPECTACULAR SPACE AVAILABLE

First Floor ±1,500 RSF to ±9,251 RSF

- Soaring 14-foot ceilings
- Excellent natural lighting with floor-to-ceiling window line
- Prominent entry directly off the lobby
- Private exterior entrance
- Direct access to newly upgraded outdoor amenity area
- Flexibility to demise to ±1,500 RSF

Potential Demising Plan

Adjacent to Newly Upgraded Outdoor Tenant Amenity Area



UPGRADE YOUR TENANT EXPERIENCE. HIGH QUALITY SPACE AVAILABLE.

AMENITY-RICH NEIGHBORHOOD



Northgate III



9- minute walk to SMART Station



11- minute walk to Northgate Mall



Northgate I



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