



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

1526 FIFTH AVENUE, SAN RAFAEL, CA  
CHARMING WEST END OFFICE SPACE



REPRESENTED BY:

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1526 FIFTH AVENUE  
SAN RAFAEL, CA

Charming West End  
Office Space

# DENTAL AND ADMINISTRATIVE OFFICE SPACE FOR LEASE

## PROPERTY INFORMATION

<b>Space Sizes</b>	+/-600 to 900 sq. ft.	<b>Zoning</b>	5/MR/O
<b>Lease Rate</b>	\$2.65 per sq ft per month	<b>Parking</b>	On-site and street
<b>Lease Terms</b>	Gross unserviced	<b>Total Bldg SF</b>	4,500+/- approx. sq. ft.

## OFFICE SPACE DESCRIPTION

<b>Suite A:</b> 600+/- sq ft	Efficiently configured ground floor suite featuring two private offices, reception, small work area and private bathroom.
<b>Suite E:</b> 900+/- sq ft	Second floor suite currently configured as a well-appointed dental office with reception / administration space, 3 treatment rooms, two bathrooms, small lab and an additional administrative office.

### DESCRIPTION OF BUILDING

Efficiently designed two-story office building located in the West End of downtown San Rafael providing a comfortable work environment with generous amounts of natural light and operable windows. Well maintained and professionally managed.

### DESCRIPTION OF AREA

The West End neighborhood serves as a gateway to Ross Valley and West Marin as well as to the core downtown of San Rafael. It is one of San Rafael's most charming areas featuring a pedestrian friendly neighborhood commercial district surrounded by family friendly residential neighborhoods. It's proximity to transit and Highway 101 allows residents convenient access to transportation.

### HIGHLIGHTS

- Charming downtown San Rafael property
- On-site parking
- Operable windows
- Efficient floor plans

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