

# NEWLY RENOVATED OFFICE BUILDING FOR LEASE

403 4th Street, San Rafael, CA 94901



**KEEGAN & COPPIN  
COMPANY, INC.**

[www.keegancoppin.com](http://www.keegancoppin.com)

REPRESENTED BY:

**Theo Banks, Partner**

Lic #: 01359605

101 Larkspur Landing Circle, Suite 112, Larkspur, CA 94939

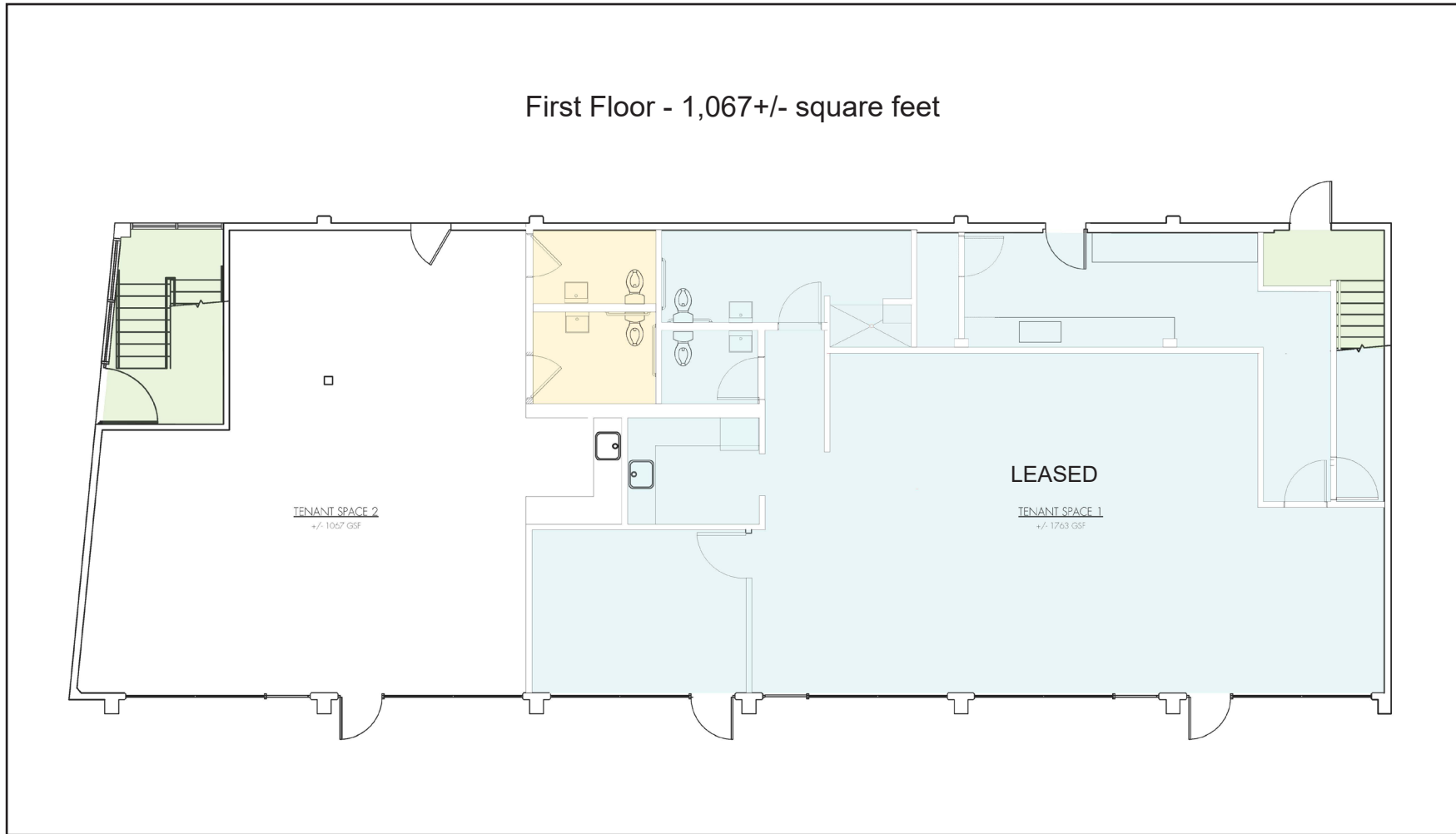
(415) 461-1010, ext. 130 • (415) 925-2310

[tbanks@keegancoppin.com](mailto:tbanks@keegancoppin.com)

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403 4th Street, San Rafael, CA 94901

First Floor - 1,067+/- square feet



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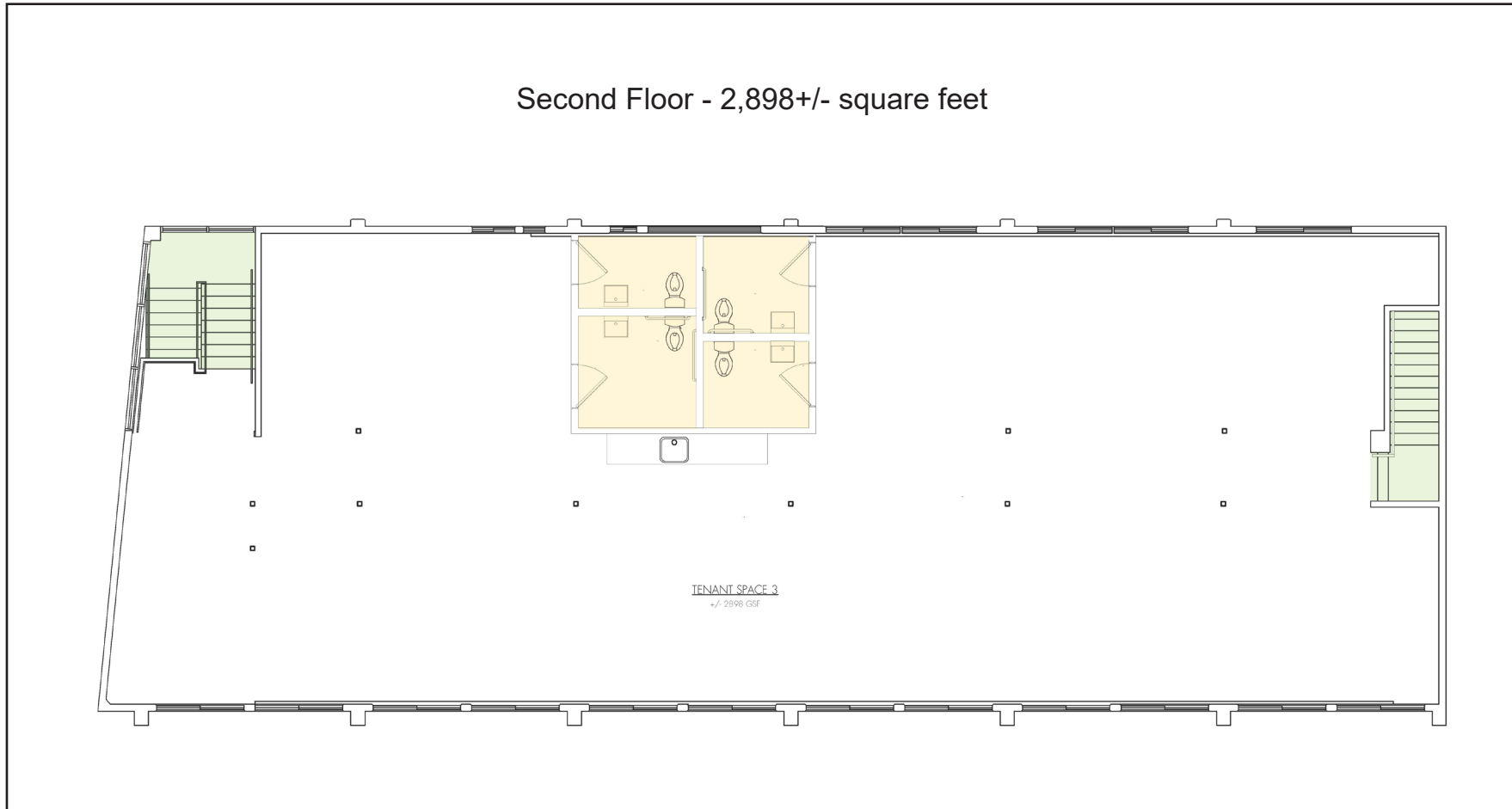
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# Newly Renovated Office Building for Lease

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Second Floor - 2,898+/- square feet



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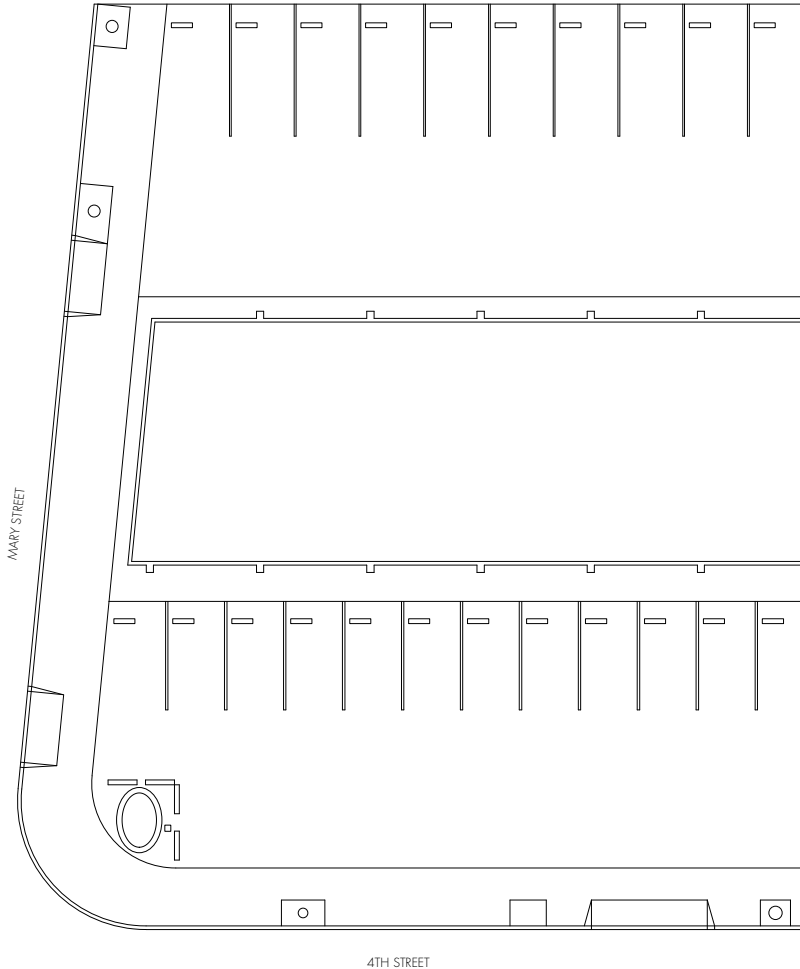
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Site Plan



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## ZONING:

C/O (Commercial/Office)

## PARKING:

Ample on-site and street

## RENTABLE BUILDING AREA: LEASE TERMS:

5,728+/- square feet

## LEASE PRICE:

First Floor:

\$3.00 per square foot

Second Floor:

\$2.75 per square foot

Full Service

## DESCRIPTION OF PROPERTY - FEATURES:

403 4th Street offers newly renovated office suites in an excellent location. Excellent parking ratio, private restrooms, and no load factor are key attributes at this property. Build-to-suit opportunities.

## DESCRIPTION OF LOCATION - AREA:

Conveniently located next to Highway 101. Approximately .4 miles (3 blocks) from the San Rafael Transit Center and SMART Train. Adjacent to all services and amenities, including Peets Coffee, Whole Foods, Terrapin Crossroads, and Rite Aid and Trader Joe's in the Montecito Shopping Center. Walk Score of 91 out of 100.



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