



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

610 D STREET  
SAN RAFAEL, CA

**Bright, Private Office in Peaceful  
Residential-Commercial Corridor**



**1 MONTH FREE RENT PER YEAR OF TERM  
WITH MINIMUM OF 3 YEARS LEASE TERM**

REPRESENTED BY:

**DAN BORENSTEIN, AGENT**  
LIC # 02243256 (415) 461-1010, EXT 120  
DBORENSTEIN@KEEGANCOPPIN.COM



# OFFICE SPACE FOR LEASE



610 D STREET

BRIGHT, PEACEFUL  
OFFICE SPACE

## PROPERTY INFORMATION

### HIGHLIGHTS

- Skylights throughout suite provide ample natural light
- Walking distance to shops, restaurants, and services
- Abundant parking onsite, street parking and close to public transportation
- Ideal for professionals seeking privacy and a calm work environment
- Located just minutes from downtown San Rafael and Highway 101

### DESCRIPTION OF PREMISES

610 D Street is a charming, four-unit commercial property located just south of downtown San Rafael in a quiet, tree-lined neighborhood. The building currently has one 1,000+/- sq ft second floor suite available for lease, featuring three private offices, an in-suite restroom, a break room, and a private entrance. Ideal for professional or service-oriented businesses, this well-maintained property offers a peaceful setting with convenient access to downtown amenities and major transportation routes.

### LEASE TERMS

#### Size

950+/- sq ft

#### Rate

\$2,375/month

#### Terms

Gross Unserviced

Tenant pays PG&E & Janitorial Services

#### Zoning

MR2

#### Building Size

3,894+/- sq ft

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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## DESCRIPTION OF AREA

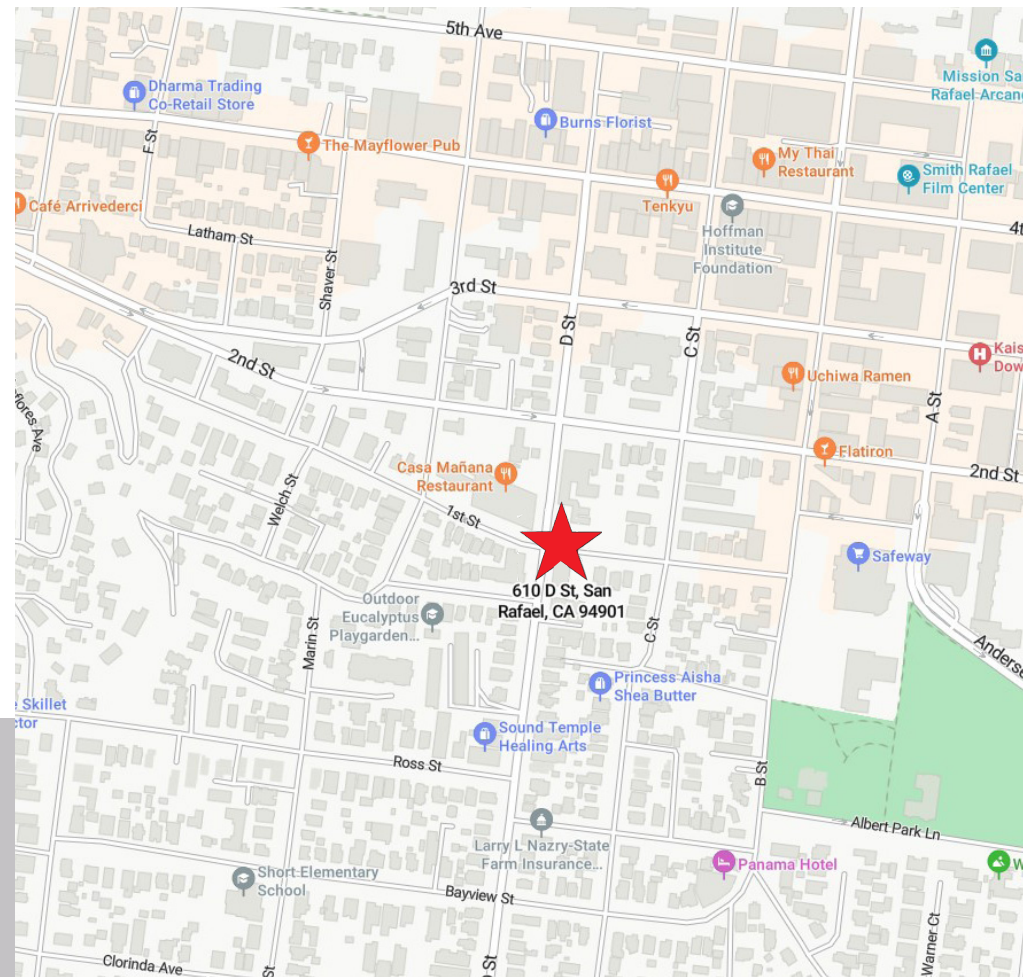
Situated just south of downtown San Rafael, 610 D Street is nestled in a peaceful, tree-lined neighborhood surrounded by a blend of charming single-family homes and low-density multifamily housing. The location offers a unique balance of accessibility and tranquility - only minutes from Highway 101 and public transit, yet tucked away from the urban core.

## NEARBY AMENITIES

- Short walk to nearby cafes, shops, services and restaurants
- 3 blocks to downtown San Rafael and all the shops and restaurants along 4th street
- Easy access to San Rafael City Hall and the San Rafael Public Safety Center.

## TRANSPORTATION ACCESS

- .6 miles from the San Rafael Transit Center and the SMART Train
- .7 miles from Highway 101
- Wolfe Grade provides easy access to Larkspur/Greenbrae areas



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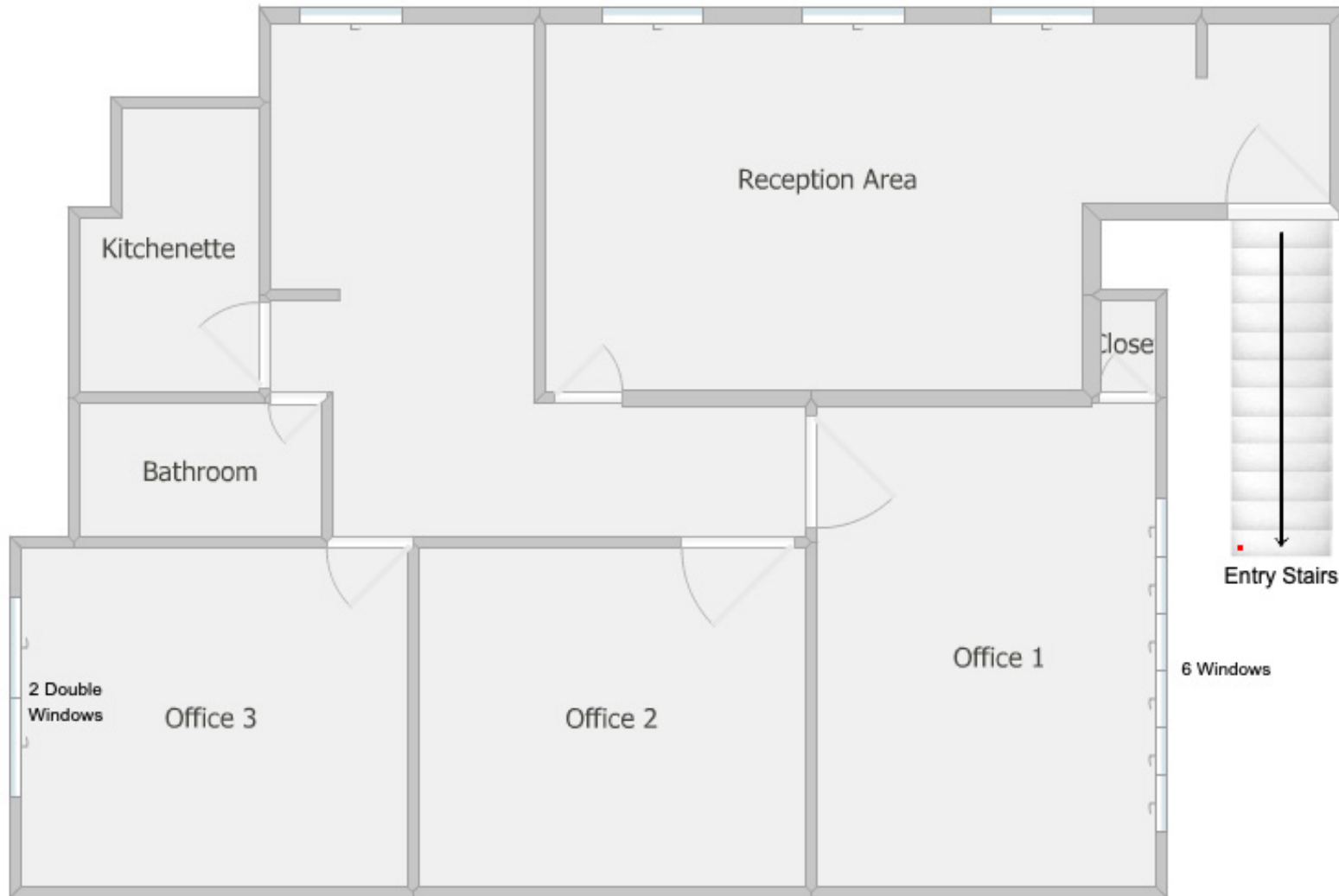


# FLOOR PLAN



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# INTERIOR PHOTOS



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