



# 851 IRWIN STREET

NEWLY  
REMODELED  
OFFICES  
FOR LEASE



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## THE BUILDING

851 Irwin Street is a spacious three-story building spanning over 27K square feet, exterior decks, lobby, elevators, and natural light in each unit create an ideal space for small businesses. Conveniently located near Marin SMART Train, restaurants, grocery stores, and shops.

## HIGHLIGHTS

- Ample On-Site Parking
- Shared Kitchen and Conference Rooms
- Building-wide WiFi
- 1 Minute walk to Whole Foods, Shops, & Restaurants
- 1 Minute walk to SMART Train and Marin Bus Depot
- Easy Freeway Access
- Responsive On-Site Management
- Short Term & Flexible Leases
- On-Site Showing & Tour Contact
- Commission Fees available for Tenant Reps

[Watch Here 3D Walkthrough](#)

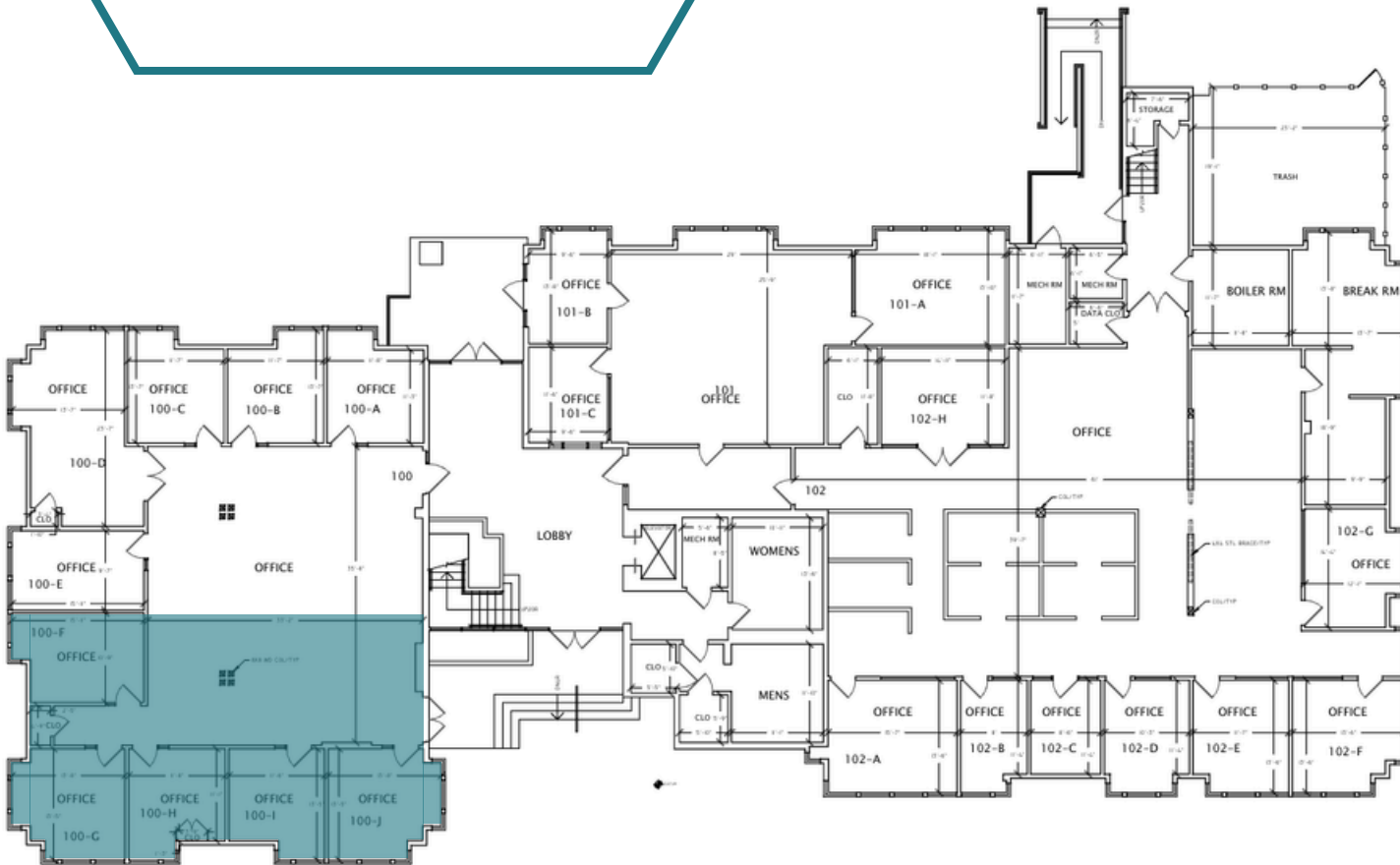


# 851

IRWIN STREET

## 1ST FLOOR

### 130 SF - 4,300 SF



 AVAILABLE  
UNITS

SUITE	RENTABLE SF	BASE \$/SF
105	1,775	\$2.85
<b>1st Floor Total</b>	<b>+/- 1,775</b>	



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IRWIN STREET

2ND FLOOR  
130 SF - 6,580 SF



 AVAILABLE UNITS

SUITE	RENTABLE SF	RENT \$/SF
208	374 SF	\$2.41
222	80 SF	\$2.37
223	151 SF	\$2.28
225B	132 SF	\$2.58
<b>2nd Floor Total</b>	<b>+/- 737</b>	



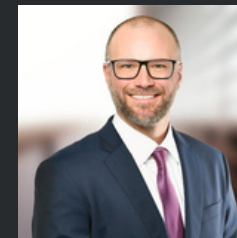
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## IRWIN STREET

### FOR LEASING INFORMATION



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