



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**526 THIRD STREET
SAN RAFAEL, CA**

**Prime San Rafael Office/Storage
Space on 3rd Street**



Go beyond broker.

REPRESENTED BY:

DAN BORENSTEIN, AGENT
LIC # 02243256 (415) 461-1010, EXT 120
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JOHN MOHUN, AGENT
LIC # 02232254 (415) 461-1010, EXT 126
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OFFICE & STORAGE SPACE FOR LEASE



526 3RD STREET
SAN RAFAEL, CA

**SAN RAFAEL OFFICE &
STORAGE SPACE**

PROPERTY INFORMATION

HIGHLIGHTS

- Convenient Downtown San Rafael location
- Easy access to Hwy 101 and San Rafael Transit Center
- Flexible small office & storage spaces
- Near restaurants, shops & business services

OFFICE SPACE

PRICE

Suite A2: 560+/- sq ft	\$1,200/month
Suite A3: 190+/- sq ft	\$400/month
Suite B1: 1,200+/- sq ft	\$1,995/month
Suite B2: 150+/- sq ft	\$475/month
Suite B4: 130+/- sq ft	\$350/month

DESCRIPTION OF PREMISES

526 3rd Street offers a variety of small office and storage spaces in a convenient Downtown San Rafael location. The multi-tenant building is well suited for independent professionals, small businesses, contractors, and users seeking an affordable workspace with additional storage options. With flexible suite configurations, easy access to Highway 101, and close proximity to downtown restaurants, shops, and public transportation, the property provides a practical and accessible location for a wide range of business uses.

LEASE TERMS

Size

130 - 1,200+/- sq ft

Rate

Variable

Terms

Full Service
1 - 5 Year Term

Parking

Street Parking

Zoning

T5N 40/60

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

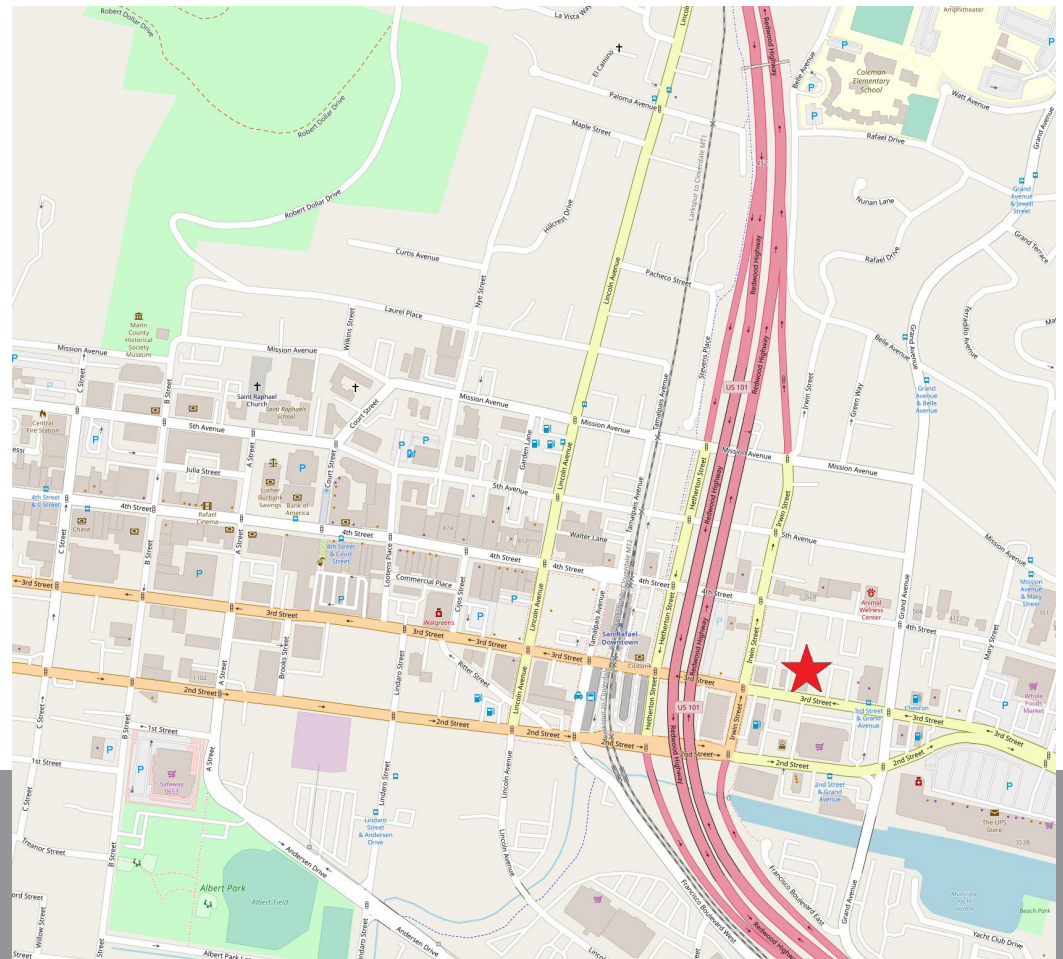
Located near Downtown San Rafael, 526 3rd Street offers convenient access to Highway 101, the San Rafael Transit Center, and the surrounding Marin County business community. The property is close to Fourth Street's many restaurants, cafés, shops, banks, and professional services, providing tenants with a central and accessible location for conducting business.

NEARBY AMENITIES

- Walking distance to downtown San Rafael shops, cafés, and restaurants
- Close to banking, postal, and professional services
- Minutes from San Rafael Transit Center and SMART Train station
- Easy access to Highway 101 for regional connectivity

TRANSPORTATION ACCESS

- Easy walk to Marin's largest transit center that provides public transportation via the SMART Train and the Golden Gate bus service to the entire North Bay
- Easy access to Highway 101
- 15 minute drive to San Francisco and the East Bay



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