

CLASS A OFFICE SPACE
FOR SUBLEASE



1 MCINNIS PKWY

SAN RAFAEL, CA

CONTACT

WHITNEY STROTZ

Executive Managing Director
+1 415 451 2406
Whitney.Strotz@cushwake.com
Lic #: 01351397

BRIAN FOSTER

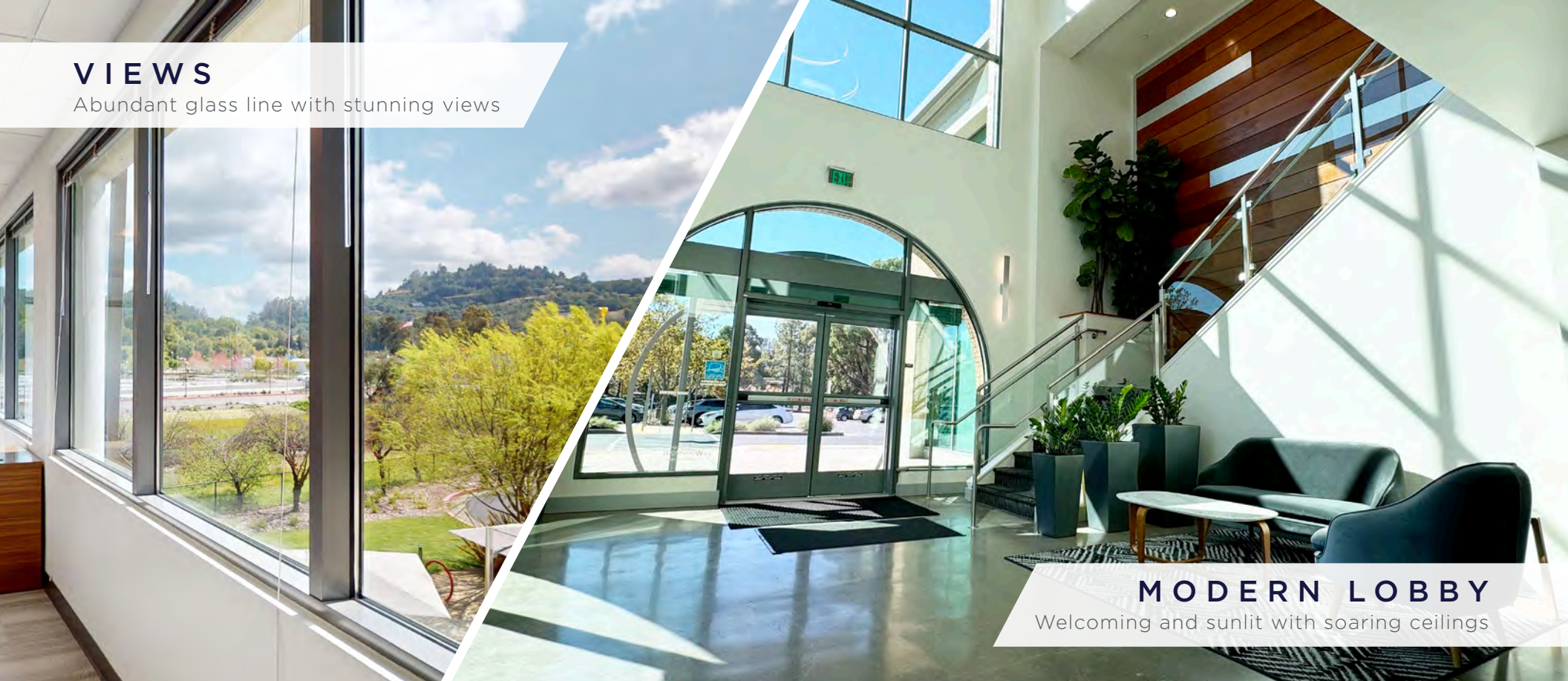
Executive Director
+1 415 451 2437
brian.foster@cushwake.com
Lic #: 01393059

1 MCINNIS PARKWAY
SAN RAFAEL, CA

IN THE HEART OF
MARIN COUNTY

VIEWS

Abundant glass line with stunning views



MODERN LOBBY

Welcoming and sunlit with soaring ceilings

Property Highlights

1 McInnis Parkway in San Rafael offers a beautiful and convenient setting. Nestled in the heart of Marin County, the location provides stunning views of the surrounding hills and easy access to outdoor recreation areas like McInnis Park. The building is modern, well-maintained, and features class A improvements and finishes. There is an abundant glass line, and a lobby and outdoor meeting space. Its proximity to Highway 101 and the SMART train ensures easy commutes, and nearby cafes and restaurants offer great options for lunch or afterwork gatherings, making it an ideal place to work.

- ±4,707 RSF Available Space
- Building - Class A
- Parking Ratio 3.00/1,000 SF
- 2 Stories
- Directly across from SMART train station

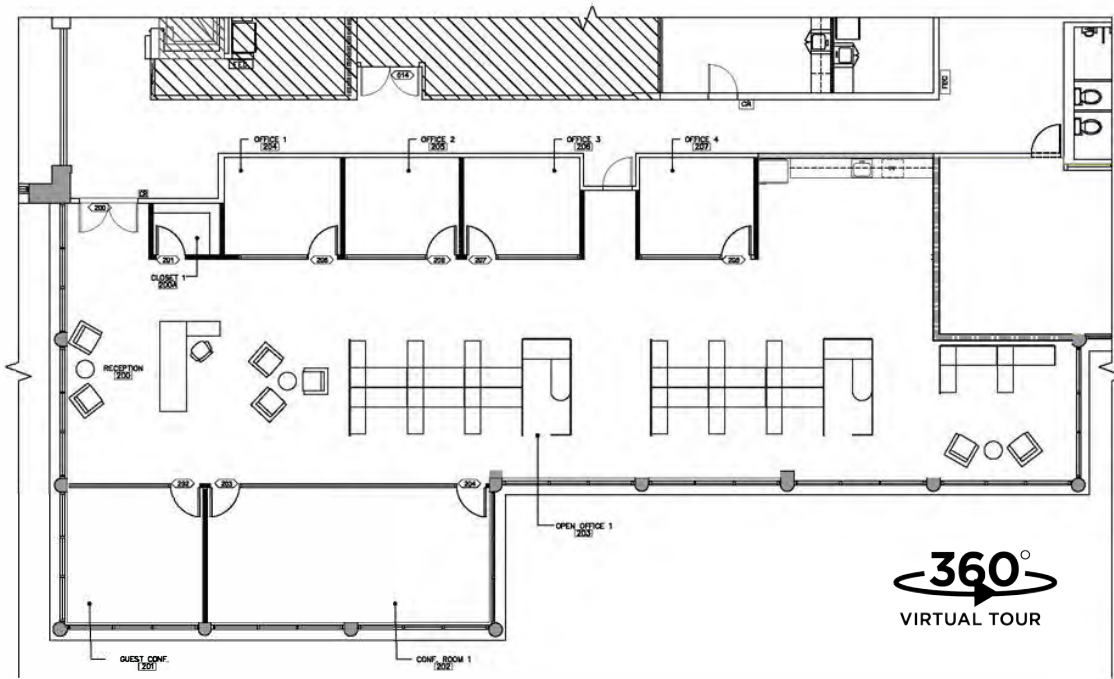
SUBLEASE AVAILABLE

TERM THROUGH SEPT 20, 2028:

Suite 225 - ±4,707 RSF

2ND FLOOR

SUITE 225 | ±4,707 RSF



\$2.85 FULL SERVICE

SUITE HIGHLIGHTS:

- Sublease available
- Term through 9/20/28
- Second floor, corner suite
- Easy access directly off of lobby
- Elevator served
- 5 private offices, conference room, kitchenette, and storage
- Move-in ready
- Workstations available



AMENITIES MAP

1 MCINNIS PARKWAY, SAN RAFAEL

NORTHGATE MALL

CHIPOTLE
MACY'S
PEET'S COFFEE
MI PUEBLO
KOHL'S
VERIZON
FINGERS AND TOES
HOMEGOODS
CINEMARK CENTURY NORTHGATE
RH OUTLET
CHASE BANK
HABIT BURGER
MICHAEL'S
STEFANO'S PIZZA
CVS
BLACK BEAR DINER
RITE AID
WELLS FARGO
US BANK
FLYING DUTCHMAN GYMNASTICS
SKATE ESCAPE
VANS
ROADSIDE BBQ
SAFEWAY
BIG 5
THE MAGIC FLUTE
STARBUCKS
NORTHGATE DENTAL

REDWOOD CAFE
RED WHALE COFFEE
MARIN YMCA
KAISER PERMANENTE
SAKURA SUSHI
BANK OF AMERICA
LJ'S DELI
MULBERRY ST PIZZERIA
SMITH RANCH RD DELI/CAFE

1 MCINNIS PARKWAY

MARIN CIVIC CENTER





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