

COMMERCIAL OFFICE SPACE FOR LEASE

65 Mitchell Boulevard San Rafael, California

±817 RSF UP TO ±7,452 RSF
\$2.50/RSF/MONTH, FULL SERVICE

NEW TENANT INCENTIVE: One Month Free
for every 13 months of lease term
(up to 39 months) - contact listing agents
for more information.



NEWMARK

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65 Mitchell Boulevard

SAN RAFAEL, CALIFORNIA

LEASE RATE:

\$2.50/RSF/Month, Full Service

BUILDING SIZE

±16,000 SF

FIRST FLOOR - SUITE SIZES:

Suite 101 ±817 RSF

SECOND FLOOR - SUITE SIZES:

Suite 200 ±2,714 RSF

Suite 201 ±4,738 RSF

(SPACES CAN COMBINE TO ±7,452 RSF)

LOCATION:

North San Rafael, off Redwood Highway to Mitchell Boulevard with easy access to Hwy-101.

ZONING:

LI/O = LI/O (Light Industrial/Office District)
City of San Rafael

HIGHLIGHTS:

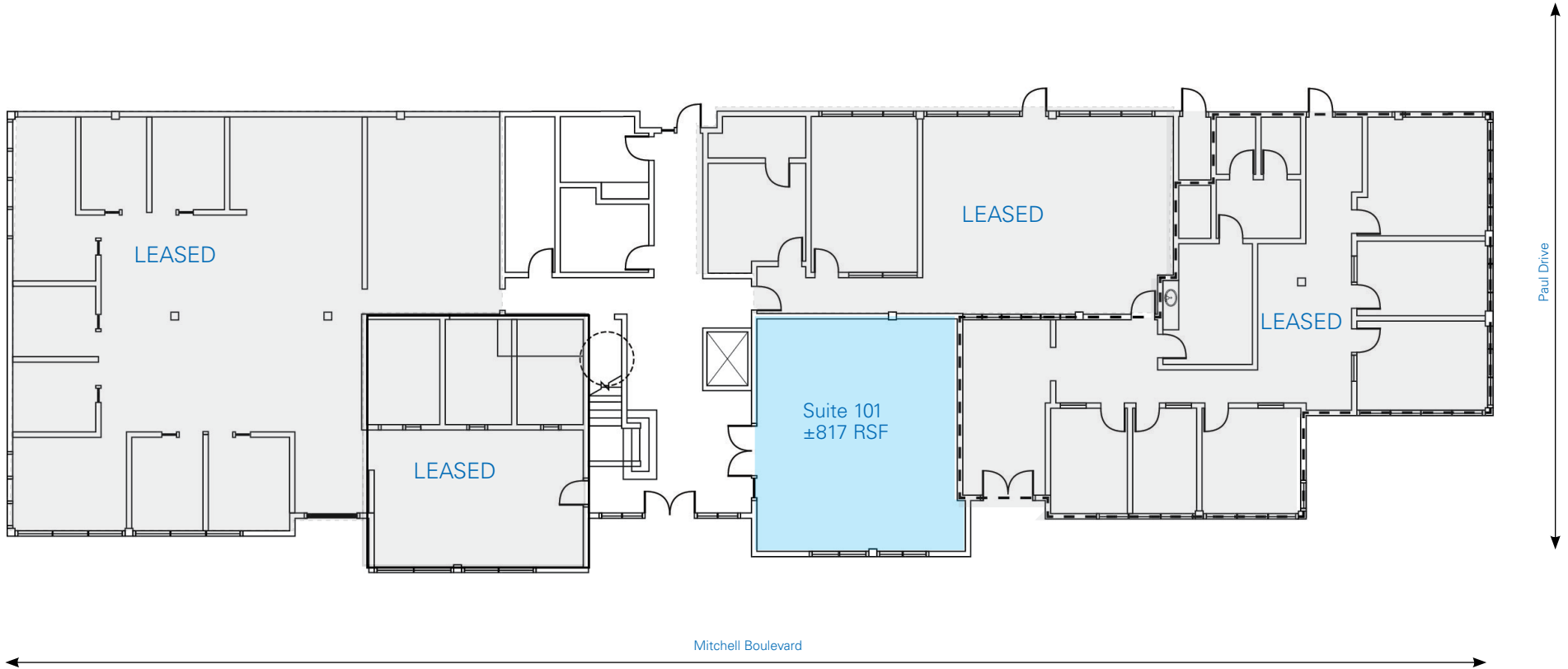
- ±41 on-site parking spaces
- Expansive glass-line
- 9' ceilings
- Private exterior entrances
- Best office space in Northgate Industrial Park

NEARBY NEIGHBORS:

LJ's Deli, Westamerica Bank, Redwood Cafe, Red Whale Coffee, Postal Place, Northgate Florist, Ultimate Self Defense Studio, Bank of America, Sakura Sushi, Mulberry Street Pizzeria, Smith Ranch Deli and Cafe



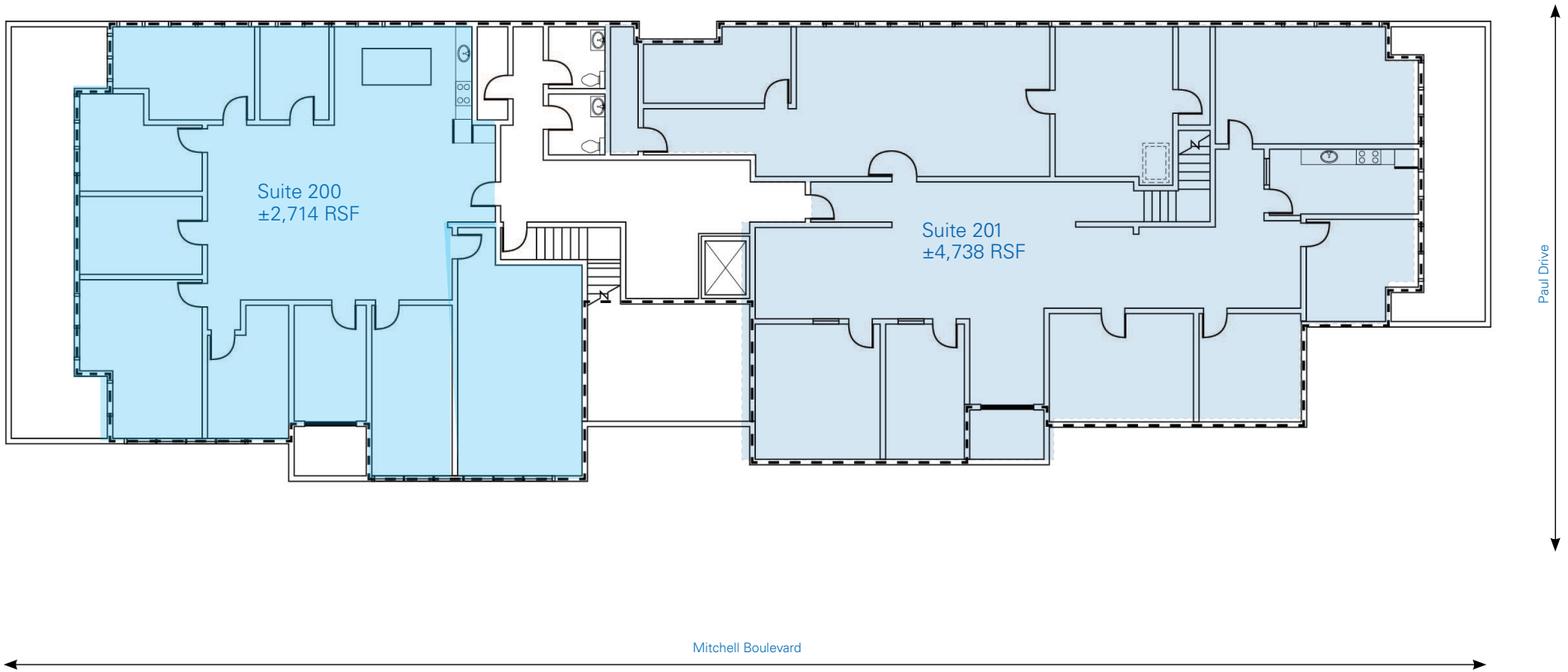
Floor Plan - First Floor



- SUITE 101 ±817 RSF
- LEASED

Floor Plan - Second Floor

(CAN DELIVER THE TOTAL SQUARE FOOTAGE OF $\pm 7,452$ RSF)



■ Suite 200 $\pm 2,714$ RSF

■ Suite 201 $\pm 4,738$ RSF

Site Plan & Parking

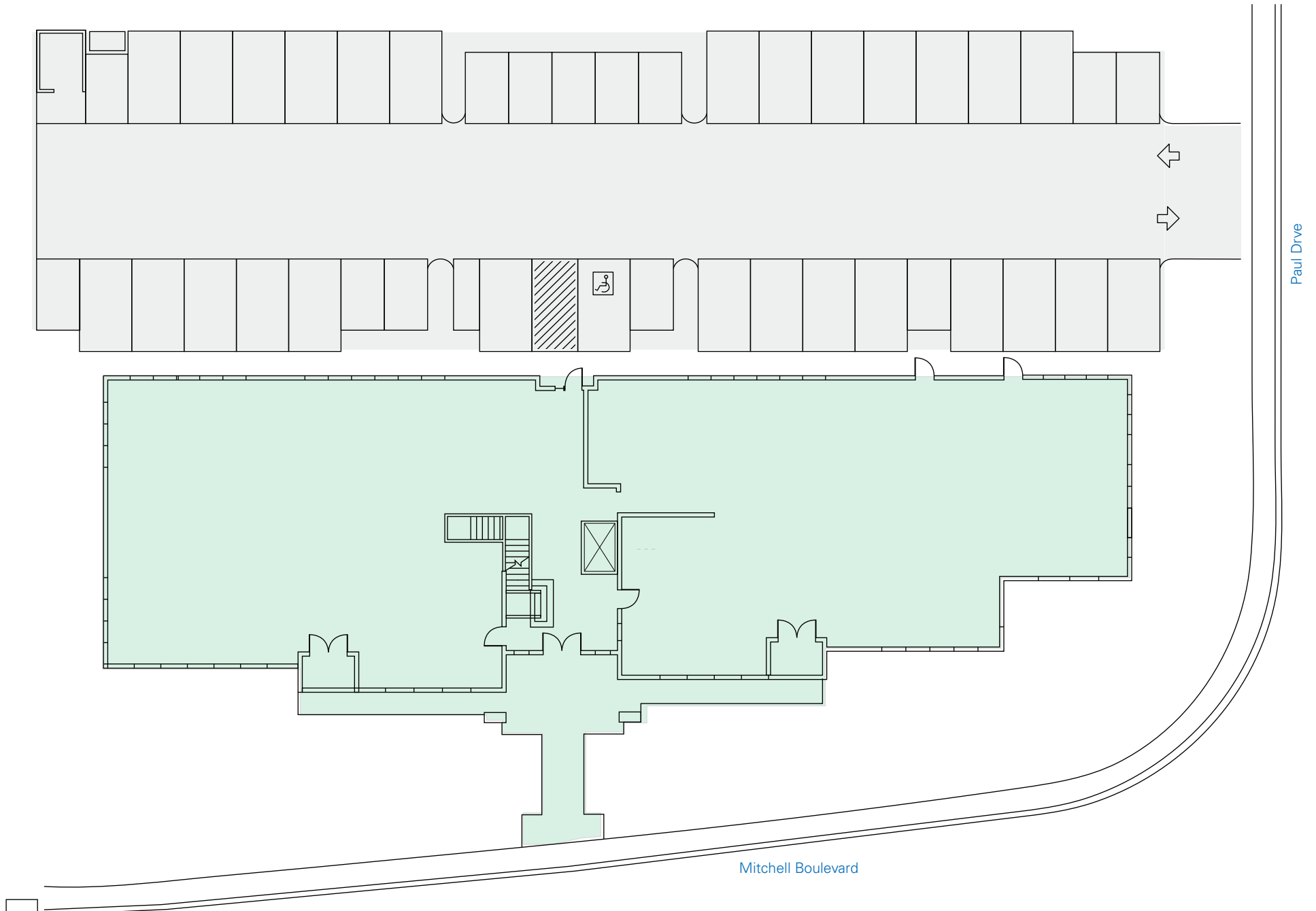


Photo Gallery




Amenities Map



POPPY BANK  **The Postal Palace**

 **CLEANERS**  **MCCOY**
AUTO BROKERS

 *Northgate Florist*
"Queen of Arts and Flowers"
 **Round Melters**
Medical Group Inc.

 **GOLDEN GATE**
VETERINARY SPECIALISTS
SAN RAFAEL, CALIFORNIA
 **ULTIMATE**
Self Defense Studios

 **the Y**
YMCA

 **Four Points**
HOTELS
Sheraton

 **SAFeway**

 **Black Bear**
Diner

 **NORTHGATE**

 **LJS DELI**
SUBS AND SALADS
MADE IN MARIN

 **Hulu Wa Cuisine**

 **SUBWAY**

 **EMBASSY SUITES**
HOTELS®

 **RED WHALE COFFEE**
BREWING SMILES SINCE 2013

 **REDWOOD**
CAFE

 **mulberry street**
PIZZERIA

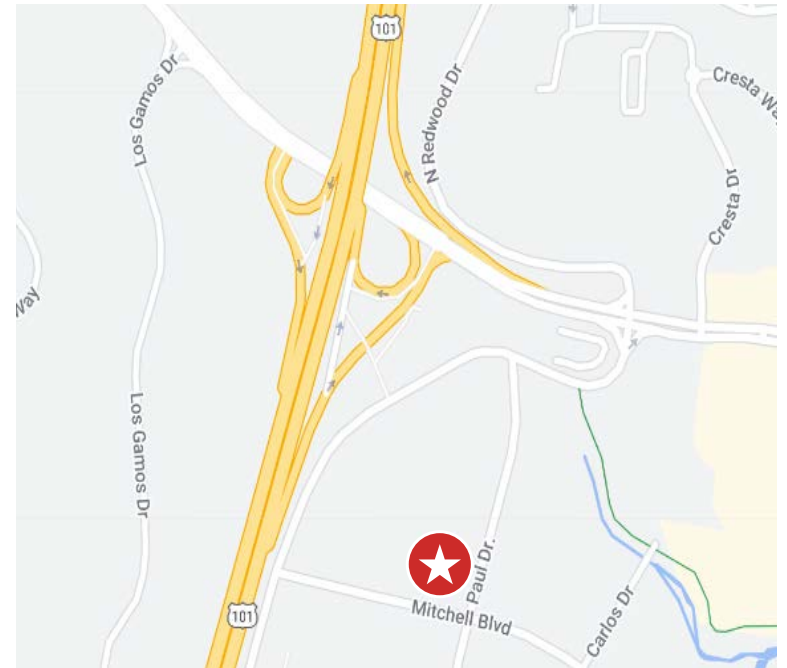
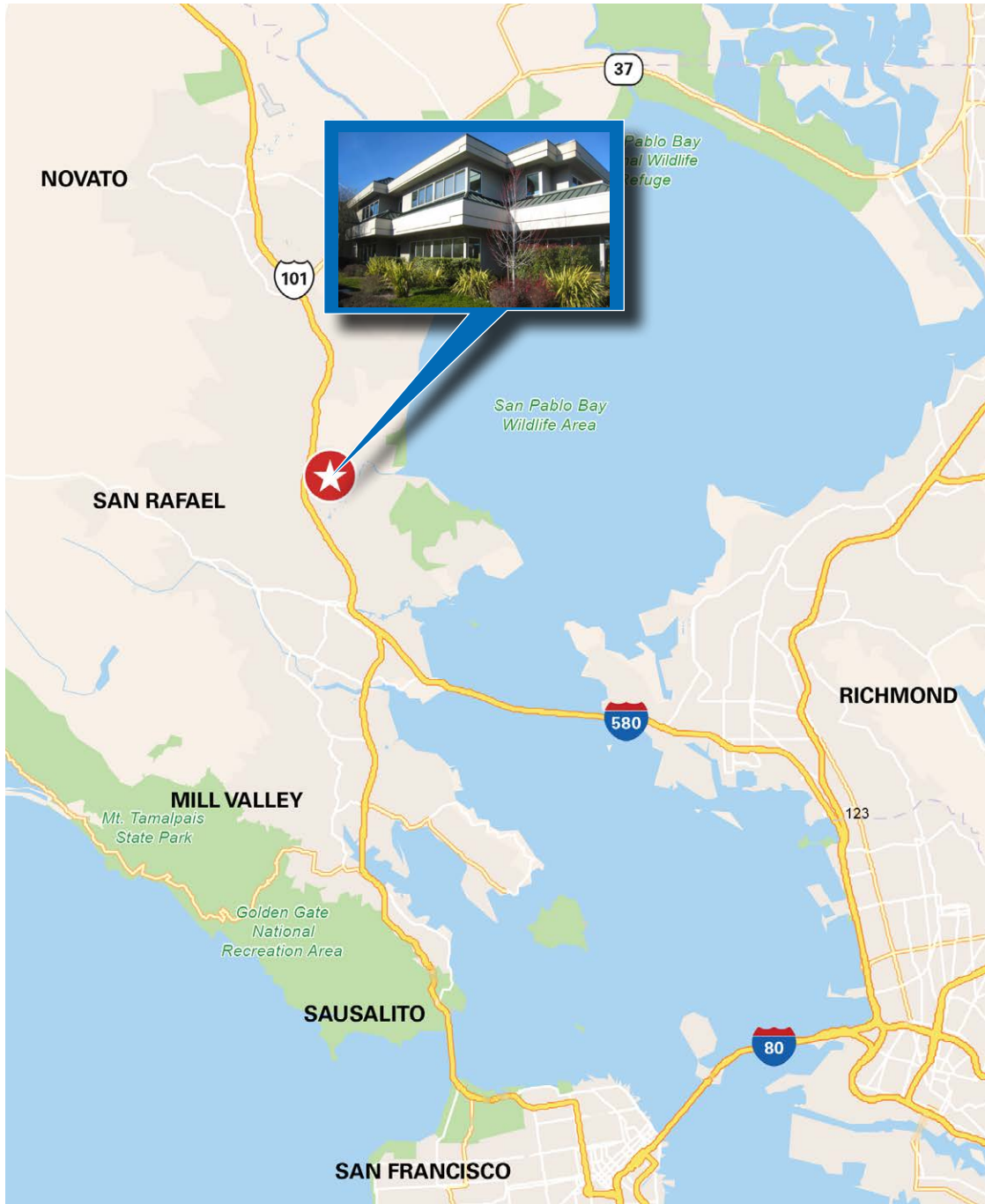
SAKURA SUSHI

 **MCINNIS PARK**
GOLF COURSE

 **WESTAMERICA BANK**
Your Community Banker™

 **KAISER PERMANENTE. thrive**

Location Map



Demographics 2025

2025	1 Mile	3 Miles	5 Miles
Population	9,609	55,532	131,626
Households	3,953	22,320	51,606
Avg HH Income	\$129,729	\$142,733	\$146,913

Traffic

Hwy-101	--	178,252
Lucas Valley Road	--	180,624
Redwood Hwy	Mitchell Blvd N	8,710

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San Rafael, California

Exclusive agents:

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