



Keegan & Coppin  
COMPANY, INC.

FOR SUBLEASE

1108 FIFTH AVENUE  
SAN RAFAEL, CA

Prime Downtown  
San Rafael Office



**SUBLEASE**

REPRESENTED BY:

**JOHN MOHUN, AGENT**  
LIC # 02232254 (415) 461-1010, EXT 126  
JMOHUN@KEEGANCOPPIN.COM



# OFFICE SPACE FOR LEASE



1108 FIFTH AVENUE  
SAN RAFAEL, CA

PRIME DOWNTOWN  
SAN RAFAEL OFFICE

## PROPERTY INFORMATION

### HIGHLIGHTS

- Best Downtown Location
- High Quality Finishes
- Plentiful On-Site Parking
- Free Parking in Busy San Rafael Corridor
- Shared Common Area Kitchen

### SPACE

**Suite 200:** 2,106+/- sq ft

### DESCRIPTION

5 private offices, reception area, storage room, and supply area.

## DESCRIPTION OF PREMISES

Located in downtown San Rafael on the corner of Fifth Avenue at B Street, the three-story Westamerica Bank building is within walking distance to all amenities and minutes to Highway 101. Suite 200 is one of the highest quality offices available on market. Previously the home to a law firm for 16 years.

### LEASE TERMS

#### Size range

2,106+/- rentable sq. ft.

#### Rate

\$3.00 psf full service  
Base year for operating expenses

#### Terms

Sublease through May 17, 2028

#### Parking

On-site and abundant

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

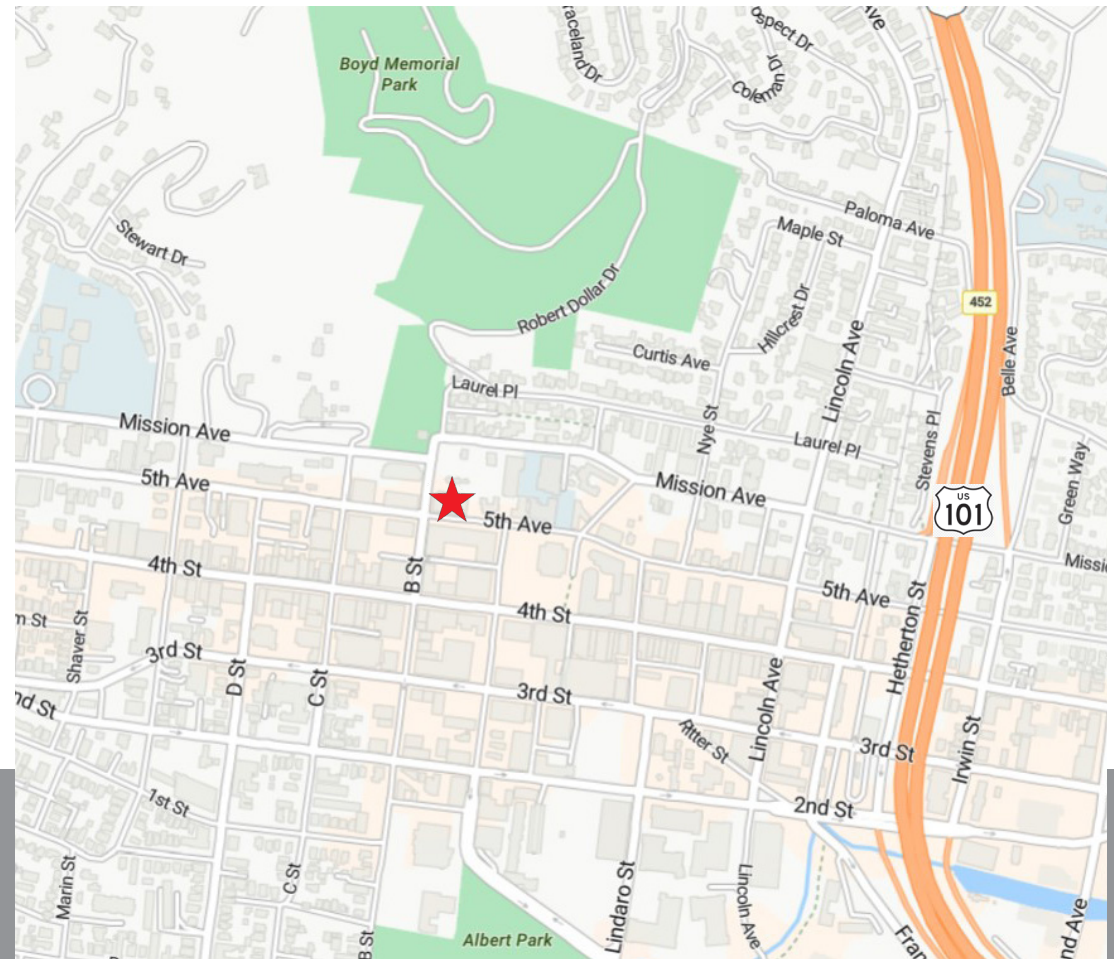
Downtown San Rafael location offers immediate access to well-paying jobs, restaurants, cultural amenities and entertainment. A short walk to the San Rafael Transit Center and SMART Train for an easy commute to San Francisco as well as Sonoma County. Near world-renowned Open Space Preserves of Mount Tamalpais, Stinson Beach and China Camp State Park, this central location has much to offer.

## NEARBY AMENITIES

- Downtown San Rafael
- SMART Train
- Parks, open space and trails
- Restaurants
- Easy freeway access
- Inexpensive additional parking in city garages

## TRANSPORTATION ACCESS

- .4 miles, 3 minutes from the SMART Train
- .8 miles, 5 minutes from Hwy 101
- 3.6 miles, 8 minutes from I-580
- 11.9 miles, 16 minutes from Golden Gate Bridge



REPRESENTED BY:

**JOHN MOHUN, PARTNER**  
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# PHOTOS



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