



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**874 4TH STREET
SAN RAFAEL, CA**

Office Space in the Heart
of Downtown San Rafael



874 4th Street
A Marine Arts Studio
B-1 Fabrication
B-2 Dina's Hair Studio
C-1
C-2 Mothers Permanent Makeup
E Natural Beauty Hair Salon

874

Go beyond broker.

REPRESENTED BY:

DAN BORENSTEIN, AGENT
LIC # 02243256 (415) 461-1010, EXT 120
DBORENSTEIN@KEEGANCOPPIN.COM



OFFICE SPACE FOR LEASE



874 4TH STREET
SAN RAFAEL, CA

DOWNTOWN SAN RAFAEL
OFFICE SPACE

PROPERTY INFORMATION

HIGHLIGHTS

- Excellent natural light throughout
- Easy access to Hwy 101 and San Rafael Transit Center
- Great downtown location
- Versatile small office spaces

OFFICE SPACE

Suite D1: 860+/- sq ft

Suite D2 #2: 121+/- sq ft

Suite D2 #4: 150+/- sq ft

Suite D2 #5: 240+/- sq ft

RENT

\$2,500/month + \$200 CAM/Month

\$550/month + \$75 CAM/Month

\$550/month + \$50 CAM/Month

\$600/month + \$100 CAM/Month

DESCRIPTION OF PREMISES

874 4th Street offers a collection of flexible second-floor office suites ranging from 121 SF to 860 SF. Each space is bright and versatile, ideal for professional, creative, or small business use. With efficient layouts, natural light, and a variety of sizes available, tenants can find the right fit whether they need a private office, a collaborative workspace, or a satellite location. The building provides convenient access from downtown San Rafael's 4th Street corridor, placing businesses within walking distance of restaurants, shops, and local services.

LEASE TERMS

Size

121 - 860+/- sq ft

Rate

Variable

Terms

Full Service

No Janitorial

Term is Negotiable

Parking

On-site

Zoning

T4MS 60/80

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.

REPRESENTED BY:

DAN BORENSTEIN, AGENT
LIC # 02243256 (415) 461-1010, EXT 120
DBORENSTEIN@KEEGANCOPPIN.COM



OFFICE SPACE FOR LEASE



874 4TH STREET
SAN RAFAEL, CA

**DOWNTOWN SAN RAFAEL
OFFICE SPACE**

DESCRIPTION OF AREA

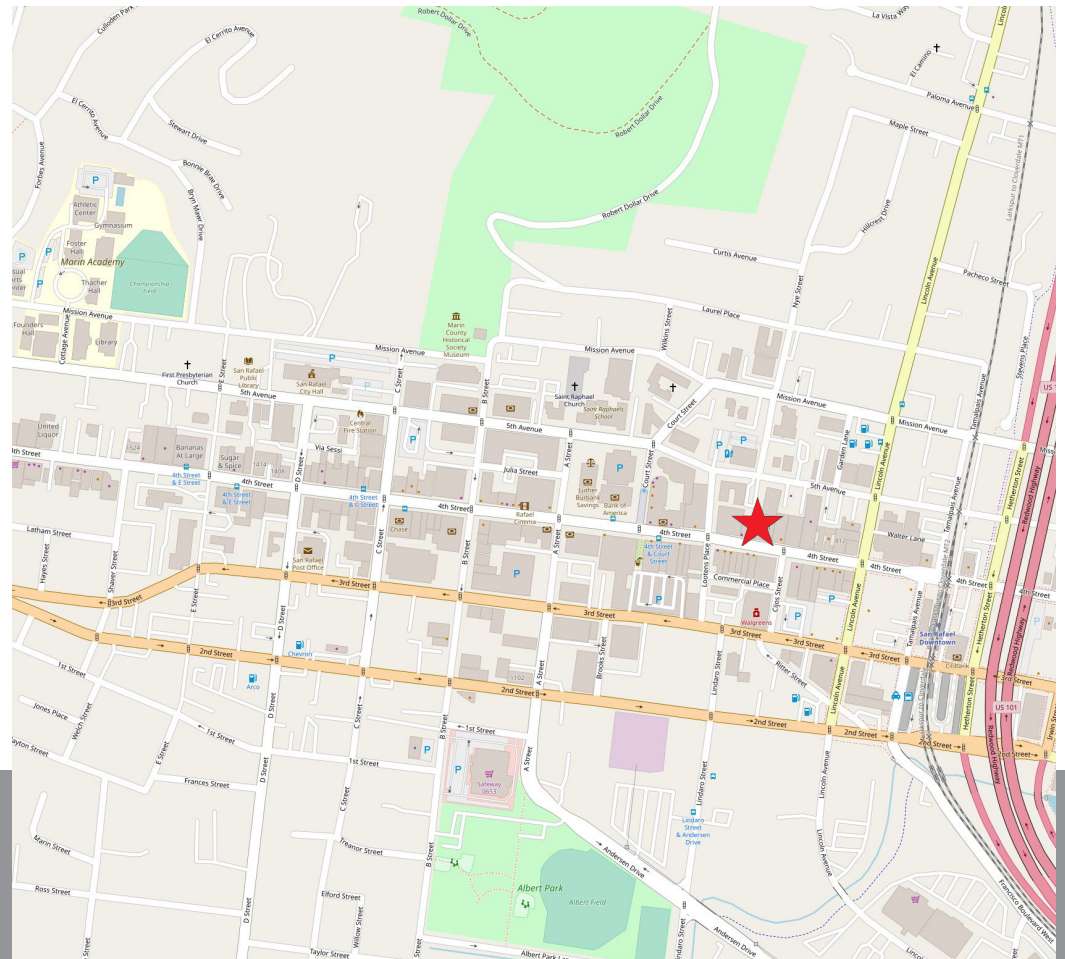
Located in the heart of downtown San Rafael, 874 4th Street offers convenient access to downtown amenities, shops, and restaurants, all within walking distance. The property is just minutes from Highway 101, providing excellent regional connectivity for employees and clients. With nearby transit options and a vibrant surrounding business community, this location is ideal for companies looking to establish themselves in central Marin.

NEARBY AMENITIES

- In the heart of 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



REPRESENTED BY:

DAN BORENSTEIN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02243256 (415) 461-1010, EXT 120
DBORENSTEIN@KEEGANCOPPIN.COM

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.



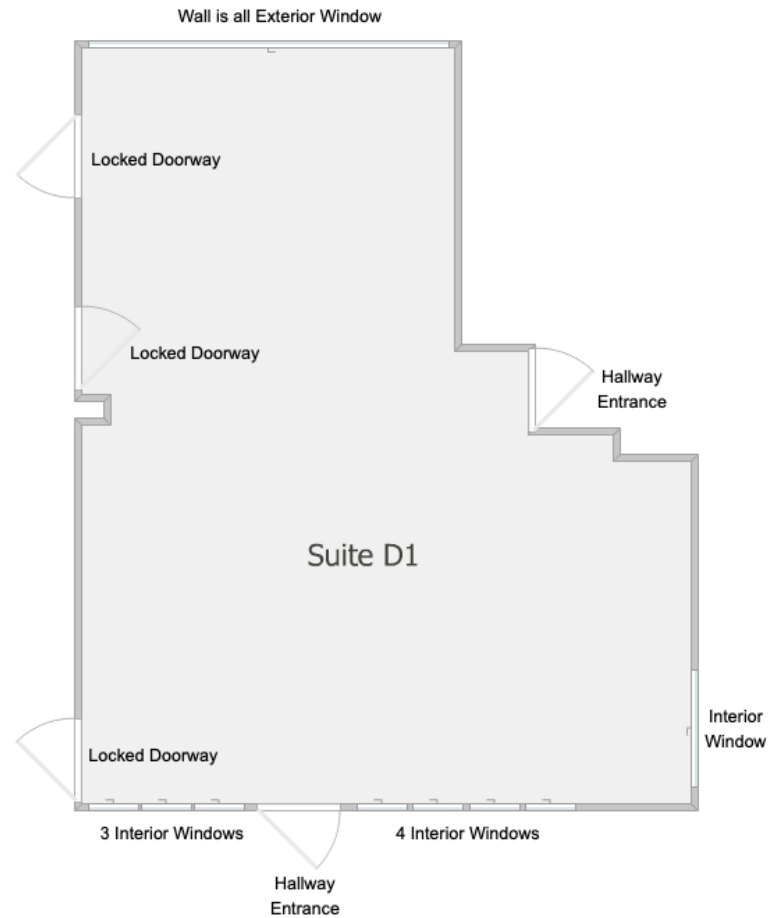
FLOOR PLAN



874 4TH STREET
SAN RAFAEL, CA

**DOWNTOWN SAN RAFAEL
OFFICE SPACE**

SUITE D1
860+/- RSF



REPRESENTED BY:

DAN BORENSTEIN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02243256 (415) 461-1010, EXT 120
DBORENSTEIN@KEEGANCOPPIN.COM



FLOOR PLAN



874 4TH STREET
SAN RAFAEL, CA

**DOWNTOWN SAN RAFAEL
OFFICE SPACE**

SUITE D2 #2
121+/- RSF

6 Ft. Tall Exterior Windows



Entrance

REPRESENTED BY:

DAN BORENSTEIN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02243256 (415) 461-1010, EXT 120
DBORENSTEIN@KEEGANCOPPIN.COM



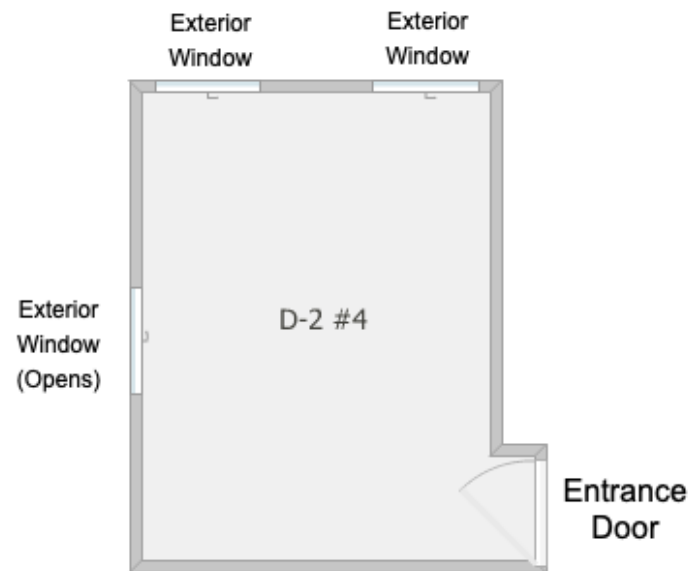
FLOOR PLAN



874 4TH STREET
SAN RAFAEL, CA

**DOWNTOWN SAN RAFAEL
OFFICE SPACE**

SUITE D2 #4
150+/- RSF



REPRESENTED BY:

DAN BORENSTEIN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02243256 (415) 461-1010, EXT 120
DBORENSTEIN@KEEGANCOPPIN.COM



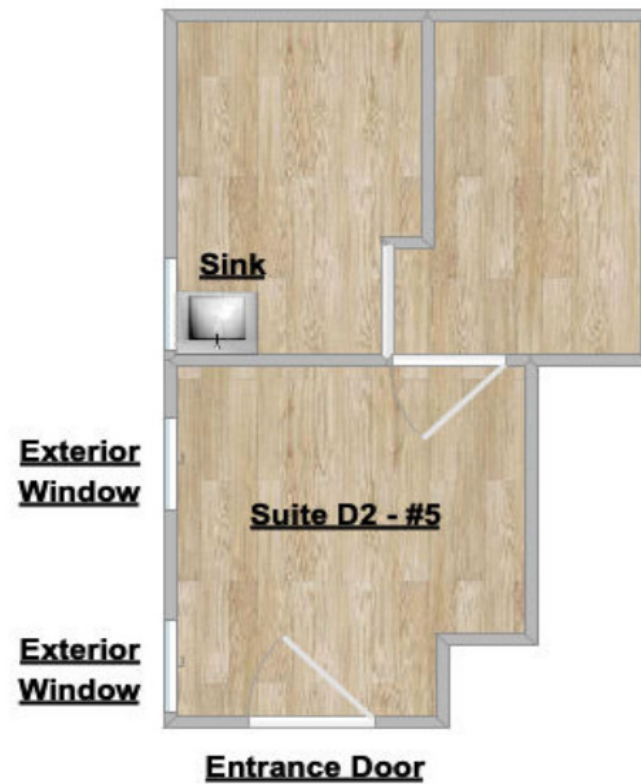
FLOOR PLAN



874 4TH STREET
SAN RAFAEL, CA

**DOWNTOWN SAN RAFAEL
OFFICE SPACE**

SUITE D2 #5
240+/- RSF



REPRESENTED BY:

DAN BORENSTEIN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02243256 (415) 461-1010, EXT 120
DBORENSTEIN@KEEGANCOPPIN.COM