



851

IRWIN STREET

NEWLY
REMODELED
OFFICES
FOR LEASE



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THE BUILDING

851 Irwin Street is a spacious three-story building spanning over 26.4K square feet, exterior decks, lobby, elevators, and natural light in each unit create an ideal space for small businesses. Conveniently located near Marin SMART Train, restaurants, grocery stores, and shops.

HIGHLIGHTS

- Ample On-Site Parking
- Shared Kitchen and Conference Rooms
- Building-wide WiFi
- 1 Minute walk to Whole Foods, Shops, & Restaurants
- 1 Minute walk to SMART Train and Marin Bus Depot
- Easy Freeway Access
- Responsive On-Site Management
- Short Term & Flexible Leases
- On-Site Showing & Tour Contact
- Commission Fees available for Tenant Reps

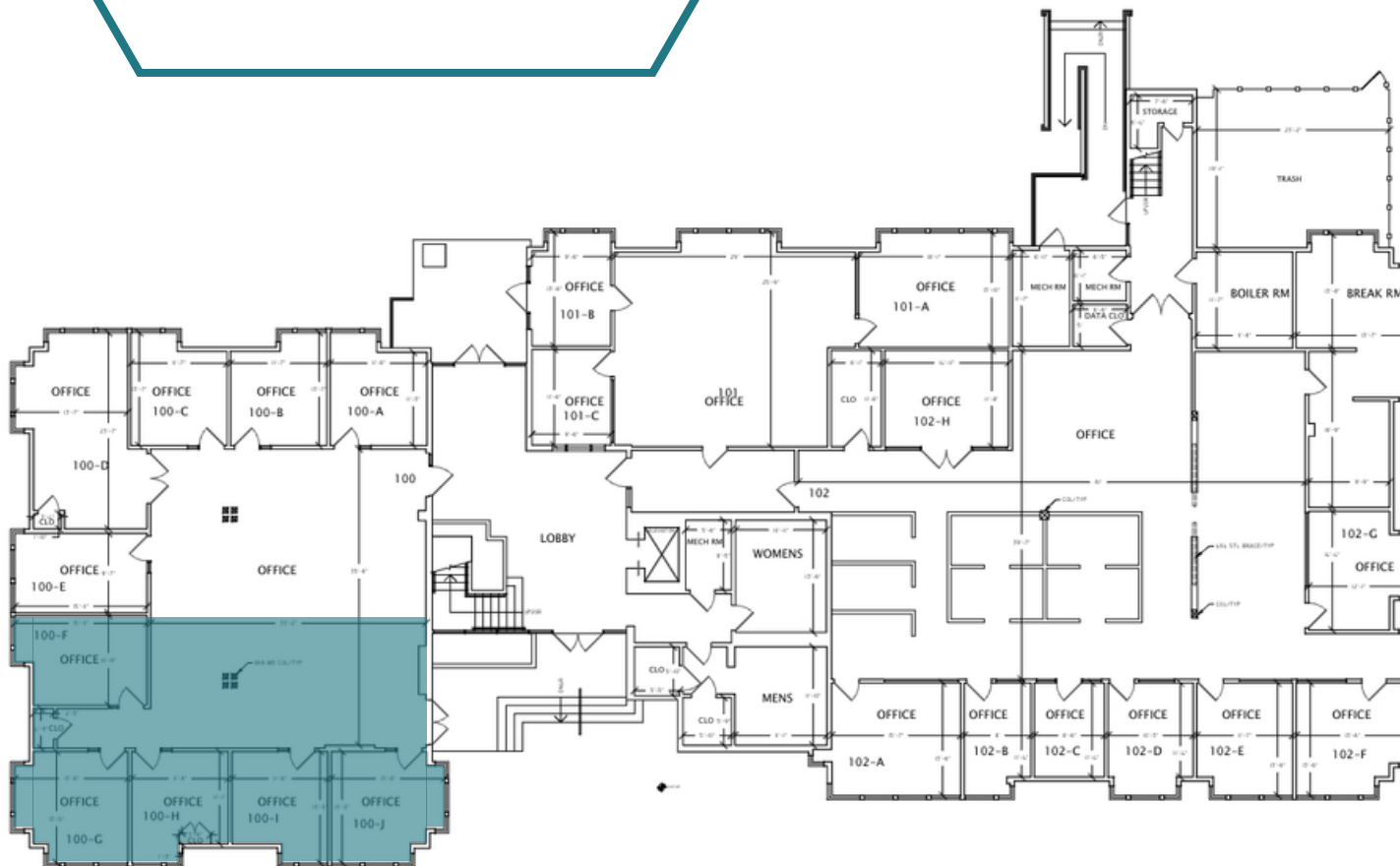
[Watch Here 3D Walkthrough](#)



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1ST FLOOR
130 SF - 4,300 SF



AVAILABLE
UNITS

SUITE	RENTABLE SF	BASE \$/SF
104	2,470	\$3.30
105	1,775	\$2.40
1st Floor Total	+/- 4,245	



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2ND FLOOR
130 SF - 6,580 SF



SUITE	RENTABLE SF	RENT \$/SF
208	374 SF	\$2.25
222	80 SF	\$2.25
225B	132 SF	\$2.25
2nd Floor Total	+/- 586	

AVAILABLE
UNITS



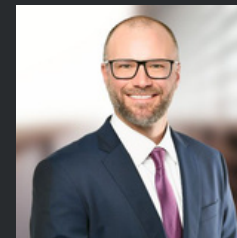
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FOR LEASING INFORMATION



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