

# FOR LEASE



AVAILABLE SUITES IN SERENE SETTING



## 165-185 REDWOOD DRIVE

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# Executive Summary

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165-185 North Redwood Drive offers an exceptional opportunity for small and mid-size businesses seeking a professional setting in one of Marin County's most convenient locations. Situated in North San Rafael just off Highway 101 and Smith Ranch Road, the property provides outstanding accessibility to San Francisco, the East Bay, and Sonoma County while maintaining a quiet, park like environment.

The campus-style setting features ample on-site parking, well maintained common areas, and a variety of flexible suites designed to accommodate different team sizes and layouts. Many suites enjoy abundant natural light, operable windows, and pleasant views of the surrounding hills.

165-185 North Redwood Drive is managed by an experienced local property management team and supported by ownership committed to long term tenant relationships. Their hands-on approach ensures responsive service, attention to detail, and an environment where businesses can thrive and grow.



**BEAUTIFUL  
LOCATION**



**ONSITE  
PARKING**



**ONSITE  
AMENITIES**



**CARING  
OWNERSHIP**





## Property Overview

ADDRESS	165-185 N. Redwood Drive, San Rafael
YEAR BUILT	1981
NUMBER OF STORIES	2
CONSTRUCTION	Steel & Wood Frame
PARKING RATIO	3.28/1,000 SF
PARKING	Ample On-Site
ZONING	<a href="#">Q</a>
ASKING RENT	\$2.50 PSF Full Service



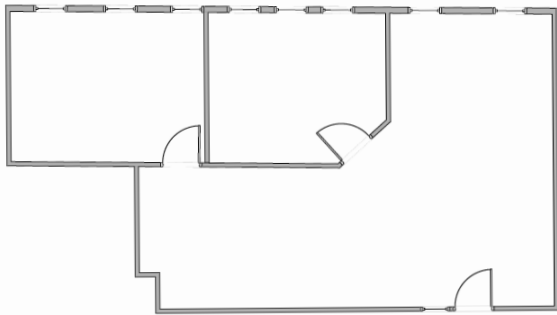
# Property Photos

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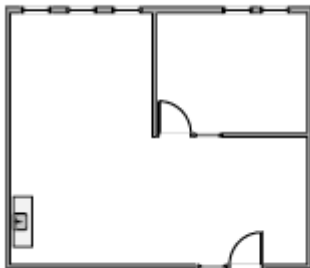
# Available Suites

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## SUITE 165-110 | ±1,046 RSF

- Two private offices and large open work area
- Excellent natural light



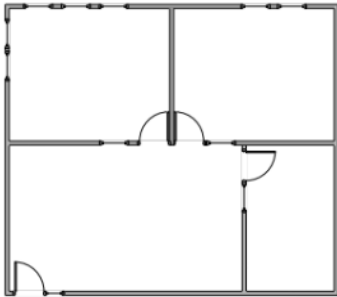
## SUITE 165-204 | ±641 RSF

- One private office, open area, and kitchenette
- Ideal for small professional users



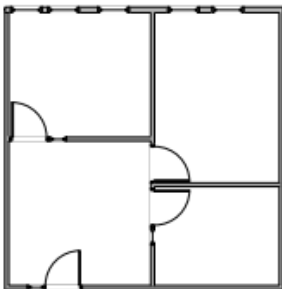
# Available Suites

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## SUITE 175-150 | ±876 RSF

- Three offices (one interior) and reception area
- Bright space with operable windows



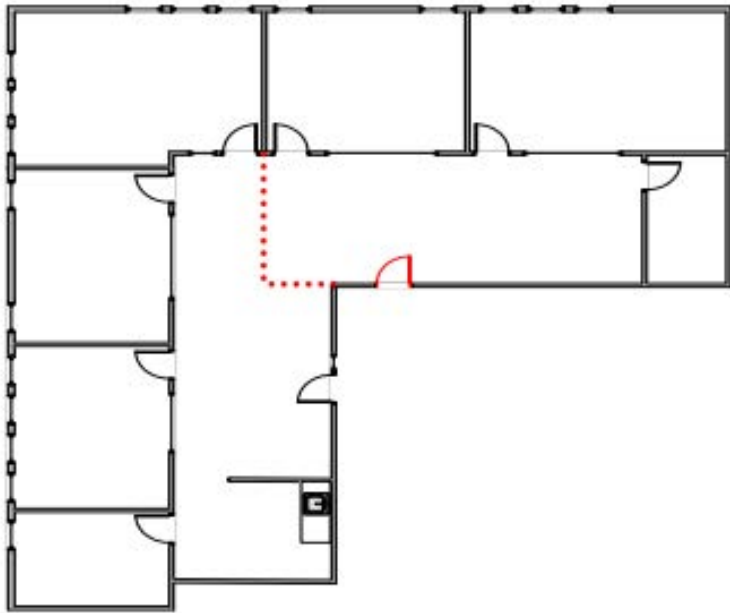
## SUITE 175-285 | ±742 RSF

- Three offices (one interior) and reception area
- Bright space with operable windows



# Available Suites

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## **SUITE 185-100 | $\pm 2,308$ RSF** *(divisible to $\pm 1,378$ SF and $\pm 930$ SF)*

- Spacious corner suite with five private offices, storage, and IT room
- Divisible for flexible size requirements



# San Rafael

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As Marin County's commercial and cultural hub, San Rafael blends the convenience of a central location with the natural beauty of the North Bay. Anchored by a vibrant downtown and surrounded by rolling hills and open space, San Rafael offers a perfect balance of business opportunity and quality of life.

The city enjoys excellent regional connectivity, just minutes from Highway 101, the SMART train, and the Golden Gate Transit system, providing seamless access to San Francisco, the East Bay, and Wine Country. San Rafael's economy is home to a diverse mix of professional services, healthcare, technology, and creative industries, supported by a strong local workforce and an active business community.

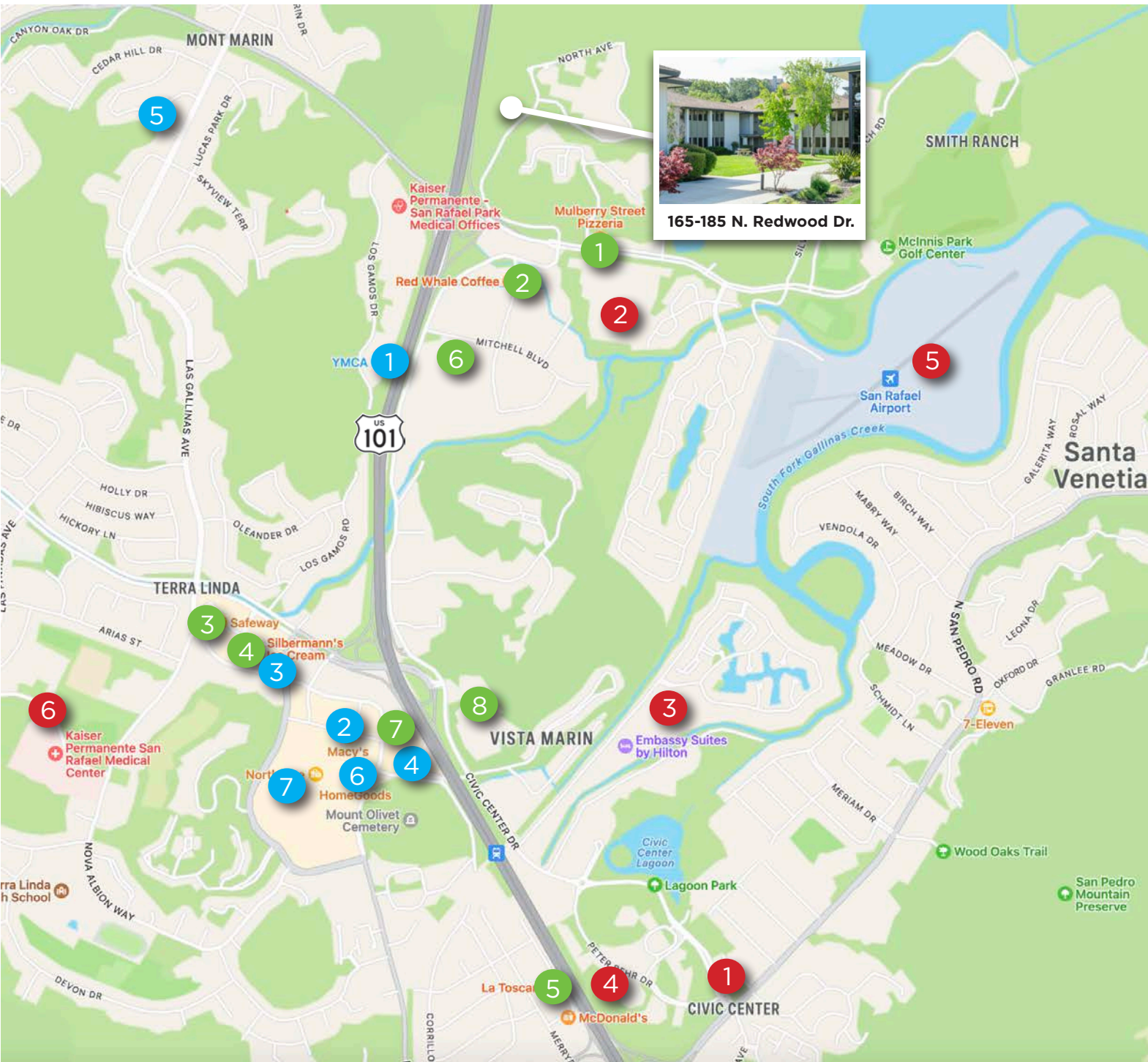
With nearby dining, shopping, and recreation at McInnis Park, Northgate, and the Marin Civic Center, San Rafael continues to attract both established firms and growing startups seeking an accessible, amenity-rich environment in the heart of Marin.

Learn more about San Rafael:

[cityofsanrafael.org](http://cityofsanrafael.org)



# Amenities Map



165-185 N. Redwood Dr.

## FOOD/GROCERY

1. Mulberry Street Pizzeria
2. Red Whale Coffee
3. Safeway
4. Silbermann's Ice Cream
5. La Toscana
6. LJ's Deli
7. Black Bear Diner
8. Cafe 4040

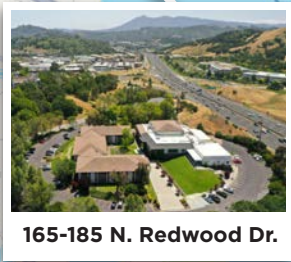
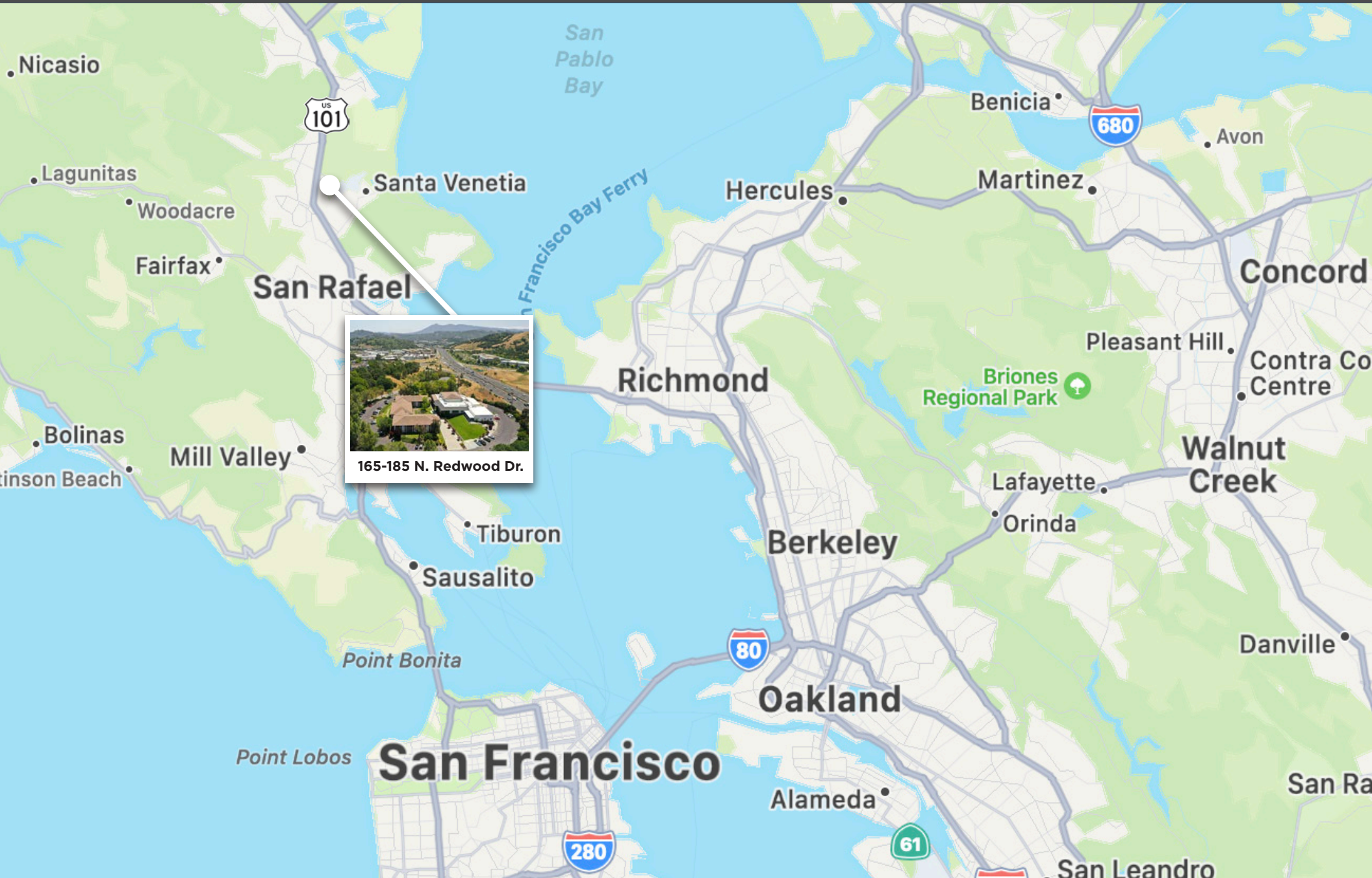
## RETAIL/GYM

1. YMCA
2. Macy's
3. Big 5 Sporting Good
4. Michaels
5. Macy's
6. HomeGoods
7. RH Outlet

## COMMUNITY/LODGING

1. Civic Center
2. ChargePoint
3. Embassy Suites
4. Sunday Farmer's Market
5. San Rafael Airport
6. Kaiser Permanente

# Regional Map



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