

West End Business Center

55 Shaver Street, San Rafael, CA 94901



CLASS A OFFICE AVAILABLE

TURN-KEY MOVE-IN READY SUITES

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PROPERTY HIGHLIGHTS

55 Shaver Street presents a rare opportunity to lease in the heart of San Rafael's commercial district. Strategically located with easy access to Highway 101 and I-580, this property offers exceptional connectivity to the San Francisco Bay Area, East Bay, and Marin County.

This well-maintained building features high ceilings, modern finishes, and flexible floor plans, making it ideal for a variety of office users. The building also features on-site parking, exterior balconies and decks, and abundant natural light.



AVAILABLE

SUITE 200: ±3,708 RSF
SUITE 240: ±1,735 RSF
SUITE 300: ±5,320 RSF
SUITE 330: ±1,613 RSF



LOCATION

DOWNTOWN SAN
RAFAEL



PARKING

FREE ON-SITE &
STREET



ELEVATOR SERVED

ADA ACCESSIBLE



AMENITIES

WALKING DISTANCE TO
RESTAURANTS/SHOPS

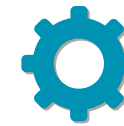


PEDESTRIAN/CYCLIST ACCESSIBILITY

RECENT CITY UPGRADES



SUITE 200
±3,708 RSF



FEATURES

- Newly upgraded spec suite
- 3 private offices
- Conference room
- Kitchenette
- Private patio/balconies
- Double-door entry
- Window-line on three sides
- Great natural light
- High ceilings



APPROXIMATE SIZE

±3,708 RSF



AVAILABLE

NOW



LEASE RATE

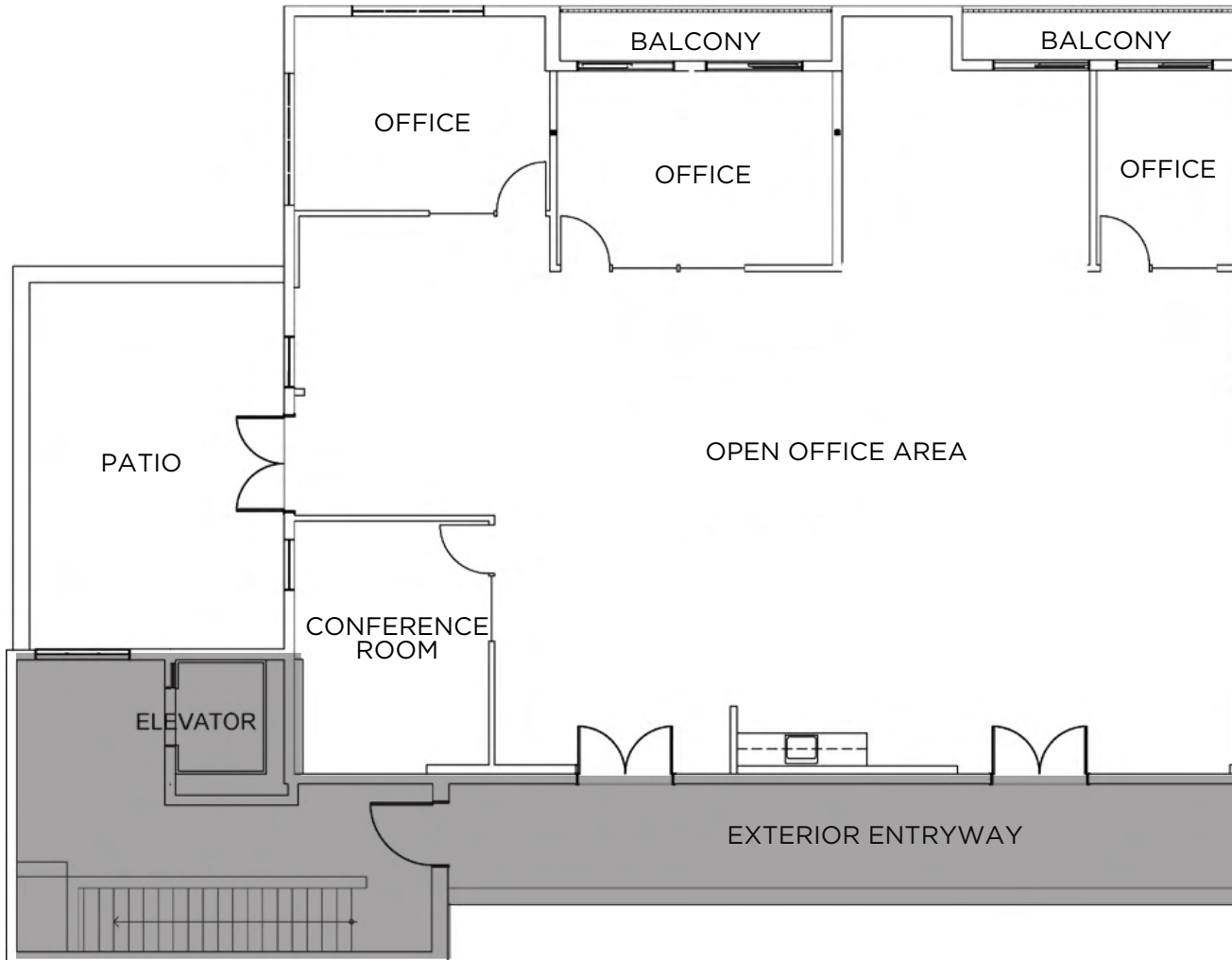
\$2.85 PSF/MO GROSS



FLOOR

2

SUITE 200 ±3,708 RSF



SUITE 240
±1,735 RSF



APPROXIMATE SIZE

±1,735 RSF



AVAILABLE

NOW



LEASE RATE

\$2.85 PSF/MO GROSS



FLOOR

2

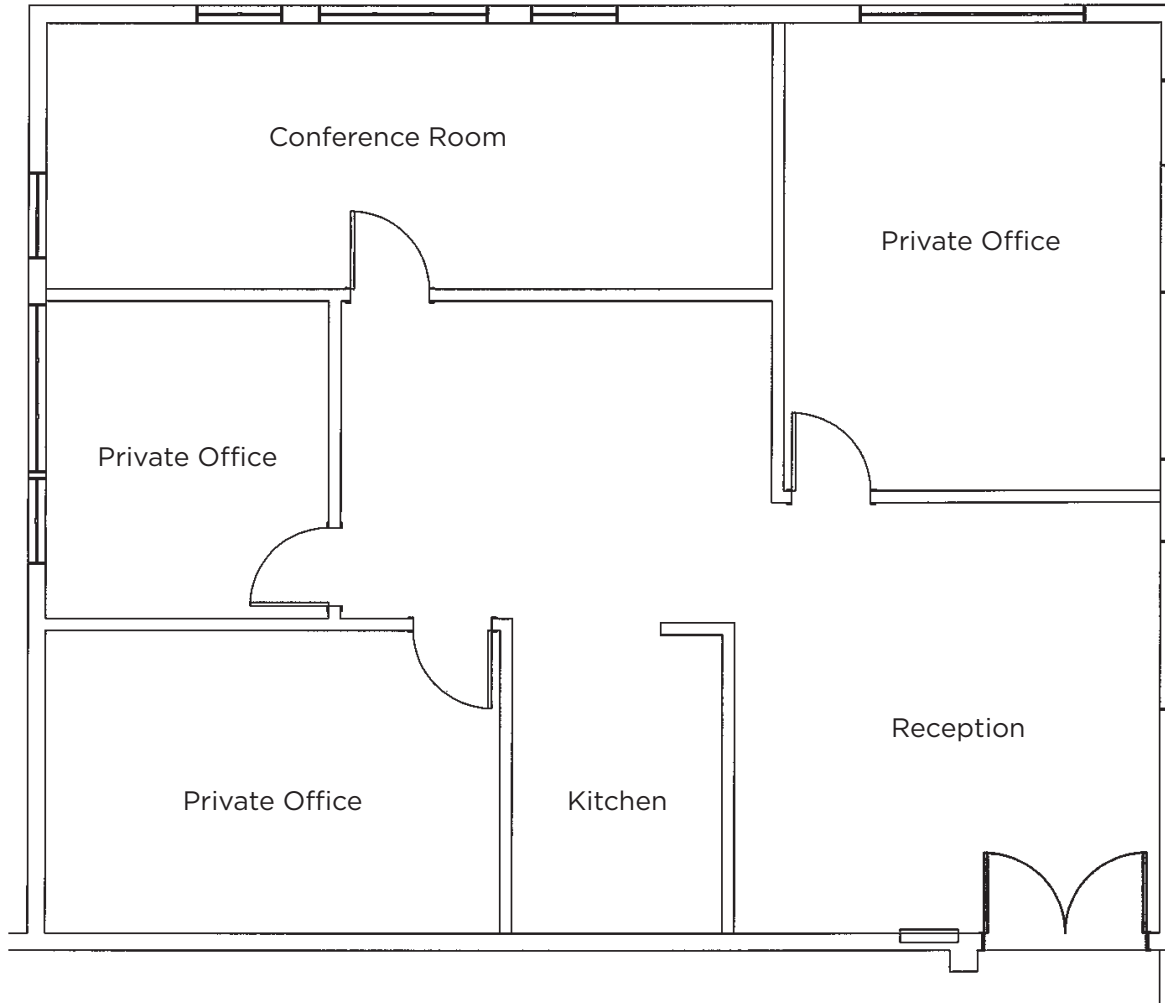


FEATURES

- Newly upgraded
- 3 private offices
- Conference room
- Kitchen with ventilation hood
- Reception
- Great natural light

SUITE 240

±1,735 RSF



SUITE 300
±5,320 RSF



APPROXIMATE SIZE

±5,320 RSF



AVAILABLE

90 DAY NOTICE



LEASE RATE

\$3.10 PSF/MO GROSS



FLOOR

3

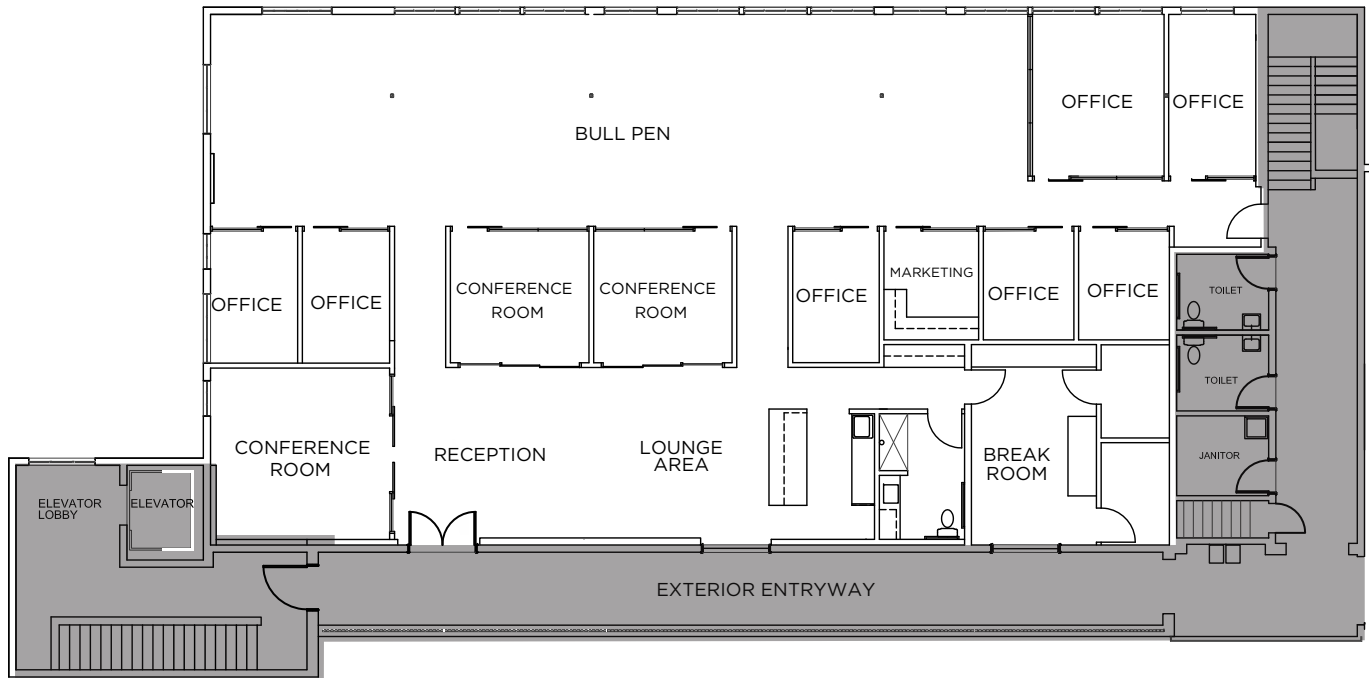


FEATURES

- Modern Class A finishes
- 7 private offices
- Multiple conference rooms
- Large bull pen area
- Extended glassline
- Kitchenette and coffee bar
- Lounge & break room
- Marketing room
- Excellent natural light

SUITE 300

±5,320 RSF



SUITE 330
±1,613 RSF



APPROXIMATE SIZE

±1,613 RSF



AVAILABLE

NOW



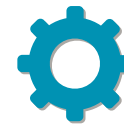
LEASE RATE

\$3.10 PSF/MO GROSS



FLOOR

3

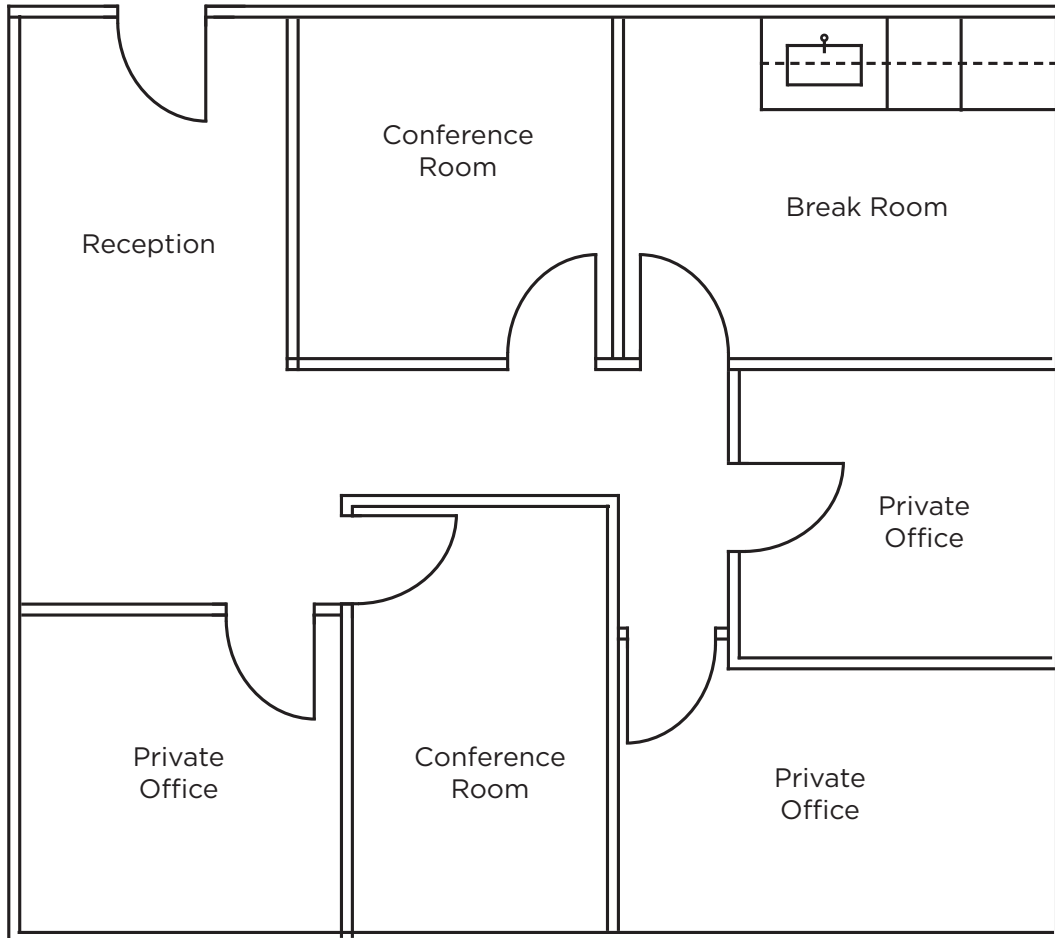


FEATURES

- Efficient layout
- 2 conference rooms
- 3 private offices
- Break room
- Coffee bar with sink
- Reception area
- Excellent natural light
- Furniture available

SUITE 330

±1,613 RSF



LOCATION MAP SAN RAFAEL



**DOWNTOWN
SAN RAFAEL**

**SMART TRAIN
STATION**



- █ SMART TRAIN ROUTE
- US HWY 101
- 2ND STREET
- 3RD STREET
- SHAVER STREET

AMENITIES MAP WEST END



55 SHAVER STREET

FOOD/BEVERAGE

- | | |
|----------------------------|-------------------------|
| 1. Pond Farm Brewing Co. | 12. Bordenave's Bakery |
| 2. Betzy's Tacos | 13. Everest Curry House |
| 3. Pink Owl Coffee | 14. Ponsford's Place |
| 4. Moonlight Deli & Coffee | 15. Pint Size Lounge |
| 5. Johnny Doughnuts | 16. Café del Soul |
| 6. Cafe Arrivederci | |
| 7. The Kitchen Table | |
| 8. Sabor A México | |
| 9. Krumbs Cakes | |
| 10. The Mayflower Pub/Inn | |
| 11. Kuma Sushi | |

RETAIL/GYM

1. ACE Hardware
2. Red Dragon Yoga
3. Bananas at Large
4. Body Kinetics Health Club
5. The Studio Marin
6. Seawood Photo
7. Dharma Trading Co.
8. Rebound Book Store
9. Proof Lab Skate Shop
10. Atelier Marin
11. Valvoline Oil Change

COMMUNITY/SALONS

1. Improv Marin
2. California Theatre Conservatory
3. Maison Collective
4. Tempest Salon
5. Art School of SF Bay
6. USPS
7. Marin Community Healthcare
8. Willow A Laura Birrell Salon
9. PepCreative Architecture + Interiors
10. Barbara Bright Interior Design
11. Arthur Murray Dance Studio
12. Cat's Cradel



For more information, please contact:

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