

  
**1925**  
**E. FRANCISCO**  
BOULEVARD  
SAN RAFAEL | CALIFORNIA

# AVAILABLE FOR SALE/LEASE

HIGHLY IMPROVED OFFICE CONDOMINIUM  
WITH WAREHOUSE AREA & ROLL-UP

\$1,100,000 (\$296/SF)

±3,720 SF (±740 SF WAREHOUSE)



**NEWMARK**

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# PROPERTY DESCRIPTION

Highly versatile commercial space with high end improvements and excellent freeway visibility. The unit offers high ceilings, natural lighting and comes equipped with a spacious warehouse area with a rollup door. There is also a kitchenette, two bathrooms and a shower. The unit offers easy freeway access connecting to the East Bay and Marin County.

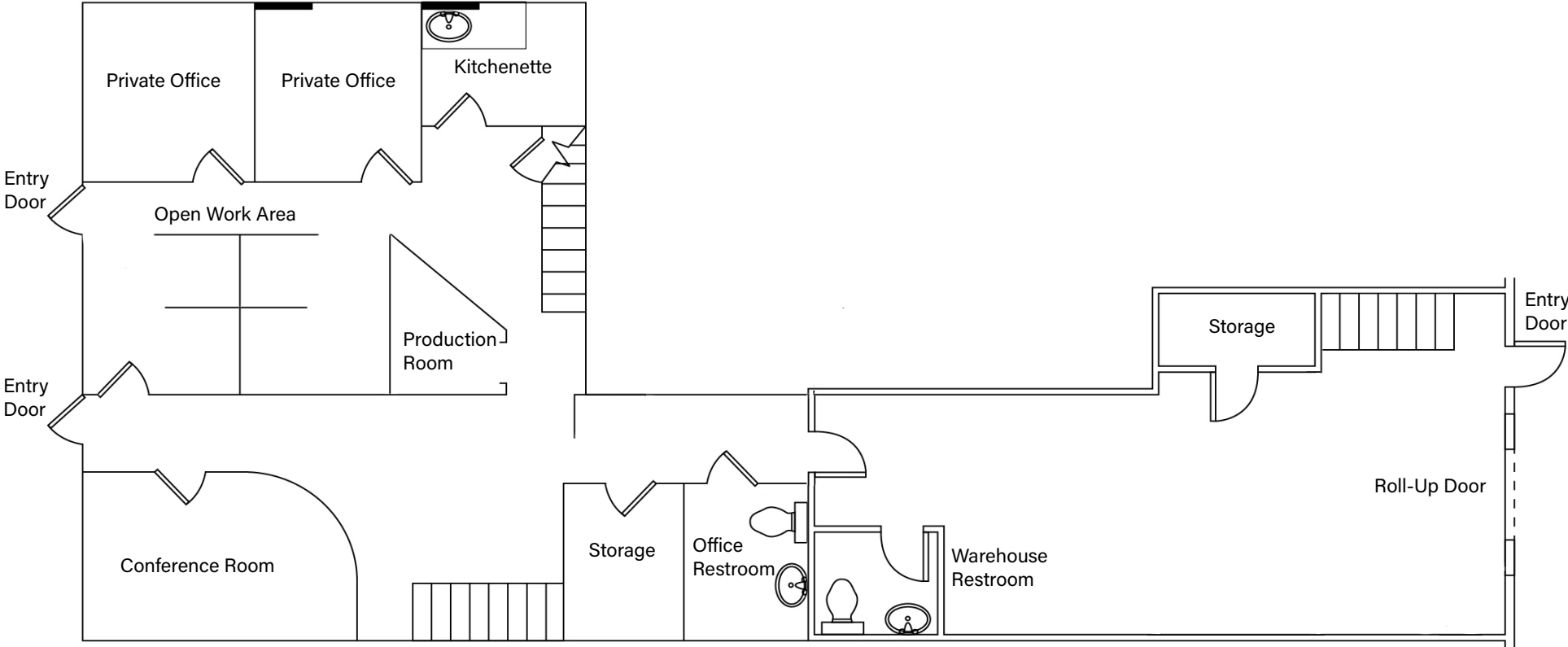
<b>RENTABLE AREA</b> <b>±3,730 SF (±740 SF WAREHOUSE)</b>	<b>AVAILABLE UNITS</b> <b>9, 20, &amp; 21</b>	<b>MUNICIPALITY</b> <b>CITY OF SAN RAFAEL</b>	<b>HOA DUES</b> <b>\$493/MONTH</b>
<b>CLEAR HEIGHT</b> <b>17 FEET</b>	<b>YEAR BUILT</b> <b>\$1,746</b>	<b>AMPLE PARKING</b> <b>101 SHARED SPACES</b>	<b>LAYOUT</b> <b>8 OFFICES, CONF. ROOM, KITCHEN, 2 RESTROOMS, (1 SHOWER)</b>
<b>ROLL-UP DOOR</b> <b>12 FEET</b>	<b>ZONING</b> <b>(LI/O)DISTRICT</b>	<b>FLOOD ZONE</b> <b>AE (FLOOD INSURANCE REQUIRED)</b>	



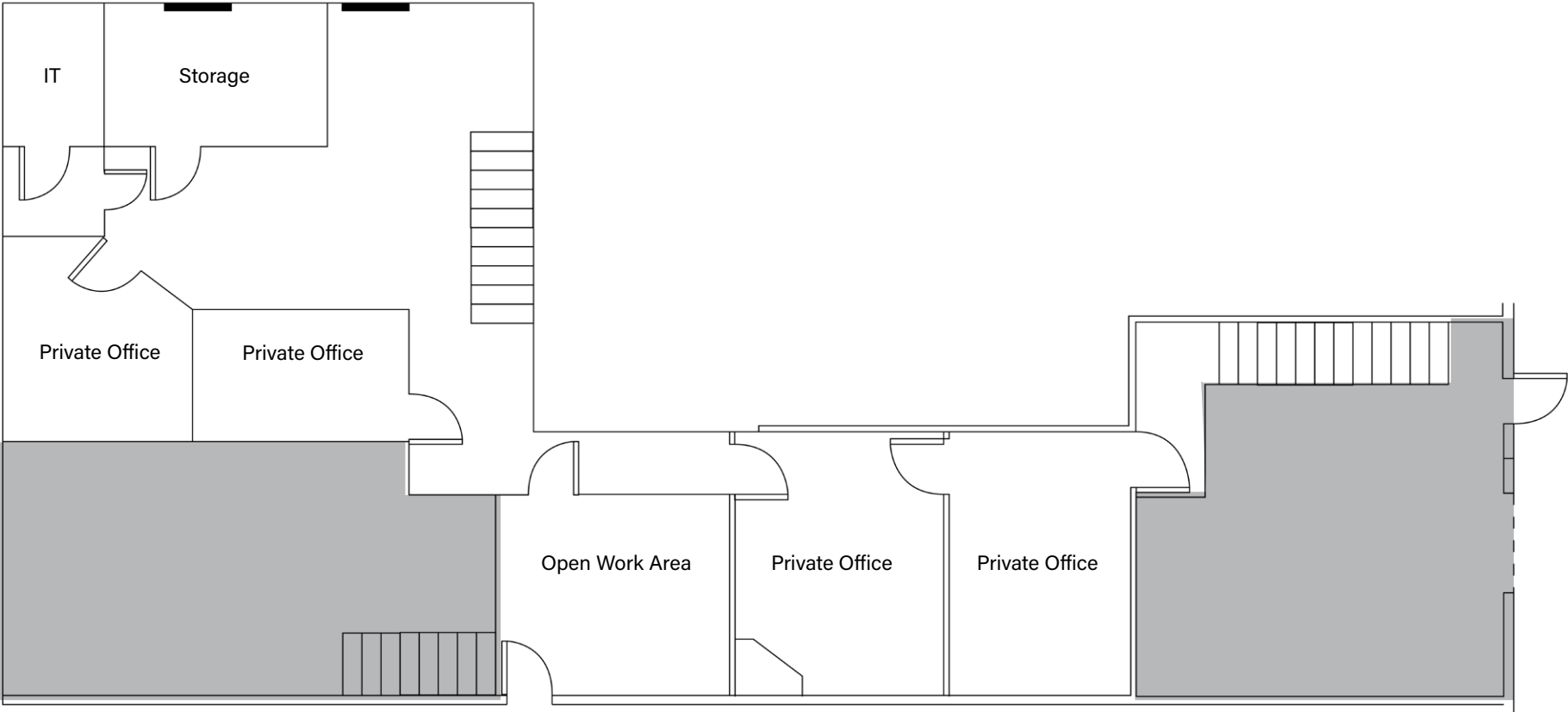


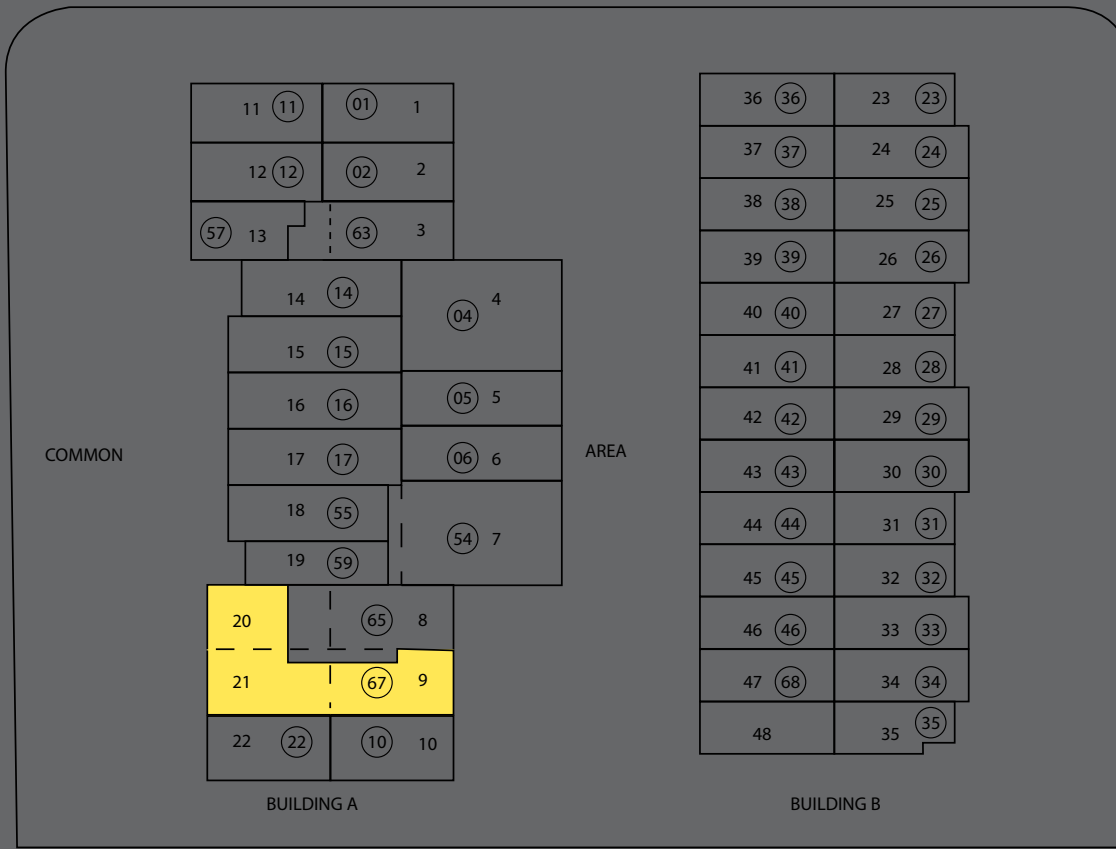


# ◆ 1ST FLOOR PLAN



# ◆ 2ND FLOOR PLAN





KERNER BLVD





**R** Redwood High School  
*HOME OF THE GIANTS*

**San Rafael**  
High School

**JOANN**

COST PLUS PLAZA  
**TRADER JOE'S**  
**MATTRESS FIRM**  
**WORLD MARKET.**  
worldmarket.com  
**BevMo!**  
by gopuff

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FRANCISCO BOULEVARD E  
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**SAN RAFAEL BAY**  
RICHMOND-SAN RAFAEL  
BRIDGE

**TO SAN FRANCISCO**

**TO EAST BAY**

# TRANSPORTATION MAP

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RICHMOND / SAN RAFAEL BRIDGE	2 MINUTE
DOWNTOWN SAN RAFAEL	8 MINUTES
LARKSPUR LANDING FERRY TERMINAL	6 MINUTES
GOLDEN GATE BRIDGE	15 MINUTES



ROUTE LARKSPUR TO SANTA ROSA

  
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# HIGHLY VERSATILE COMMERCIAL SPACE WITH A ROLL-UP DOOR

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