

OFFICE/EDUCATIONAL SPACE FOR LEASE

SAN RAFAEL | MARIN COUNTY | CALIFORNIA

SAINT
—
VINCENT'S

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NEWMARK

PROPERTY HIGHLIGHTS



- Flexible office and educational spaces available within a vibrant community oriented campus
- Site has spectacular aesthetics with San Francisco Bay and Mount Tamalpais views
- Excellent U.S. Highway 101 access, central to Marin County in between the cities of San Rafael and Novato
- Favorable geography with adjacent large hillside which provides a visual buffer from the freeway



PROPERTY DESCRIPTION / SITE PLAN



BUILDING 2: ±11,096 SQ. FT.

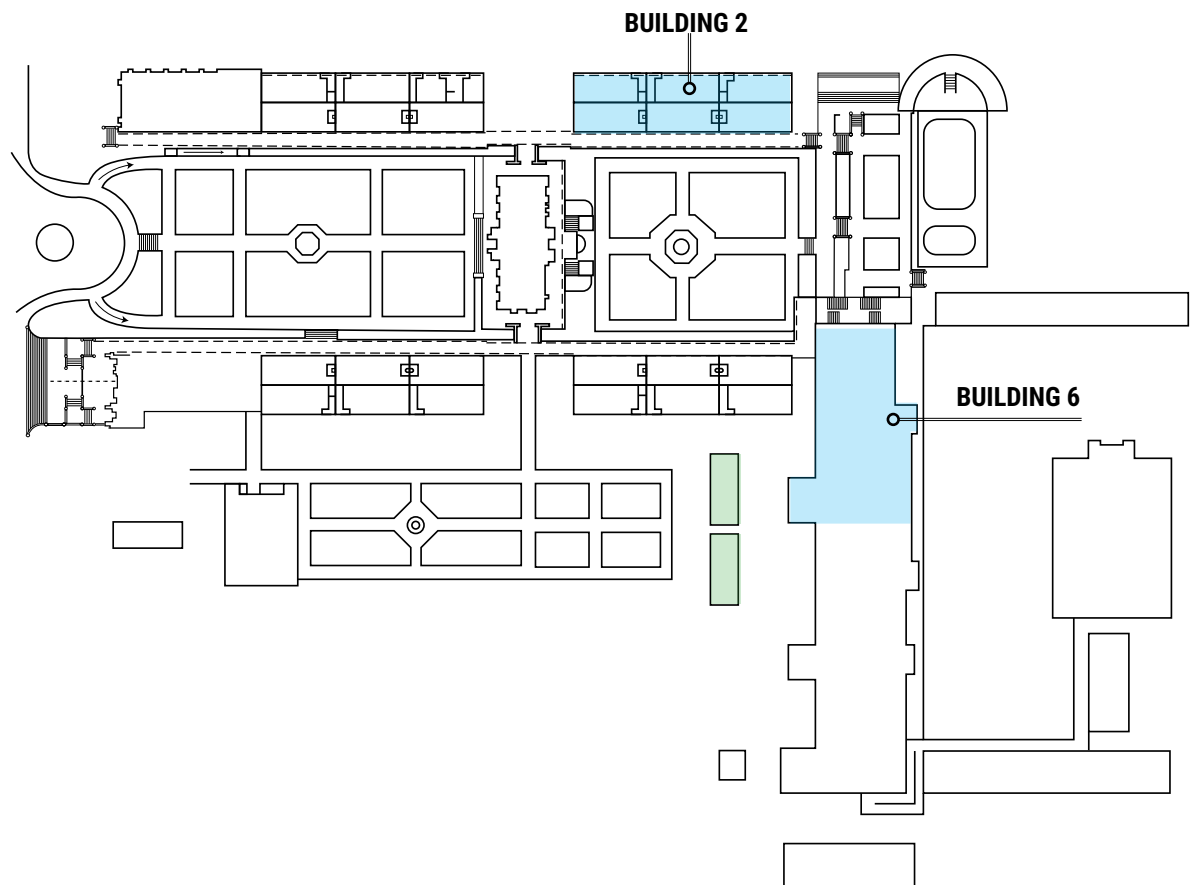
- First and second floors available
- Multiple restrooms in-suite
- Free-span open areas with layout flexibility

BUILDING 6: ±20,925 SQ. FT.

- First floor space ±9,390 SQ. FT.
- Second floor space ±11,535 SQ. FT.
- Large open areas with private meeting / conference rooms

WORKSHOP/KILN: ±1,736 SQ. FT.

- First floor space available
- Can be leased in conjunction with a larger suite



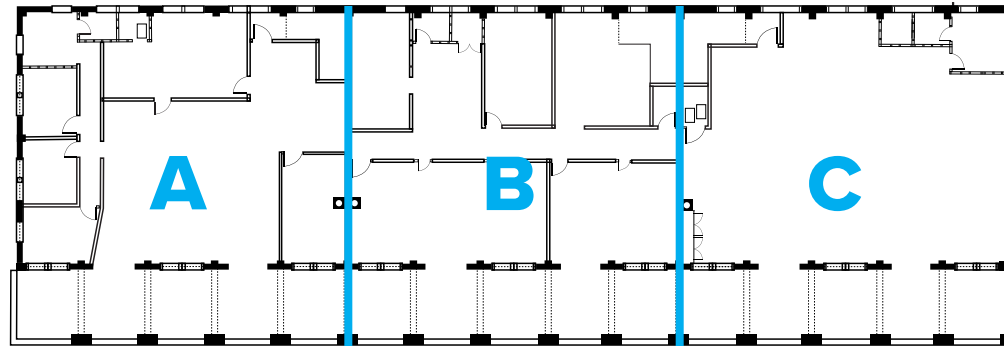
Landlord covers basic utilities but provides no maintenance or telecommunications to the interior of the Premises. The property is presented to prospective tenants as-is with all its faults.

PROPERTY FLOOR PLANS - BUILDING 2

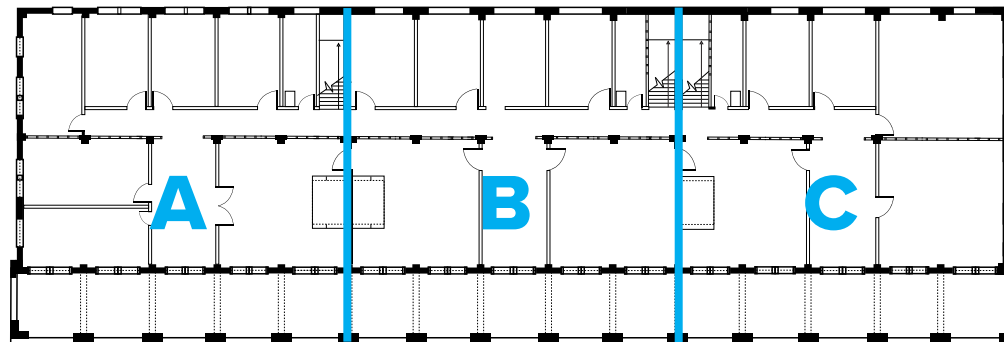


Ground Floor-Downstairs

Building 2 can be divided into 3 separate sections: ground floor and second floor which can be combined into $\pm 11,096$ RSF.

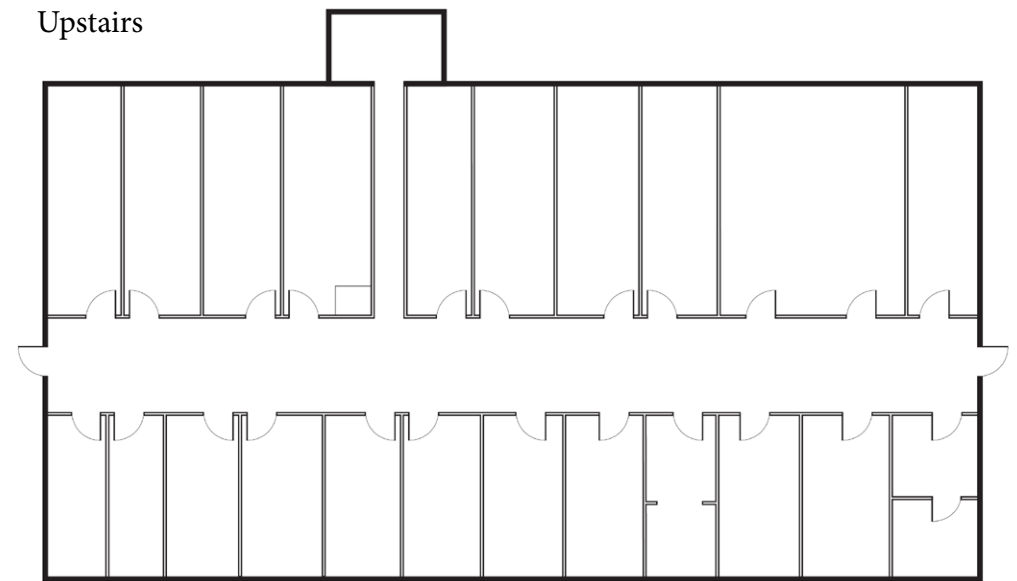
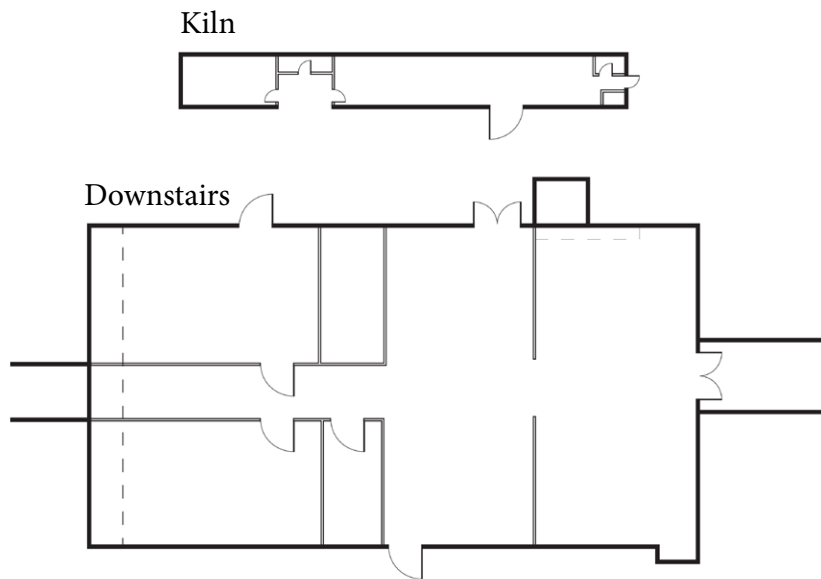


Second Floor - Upstairs



Floor plans are approximate. Not to scale.

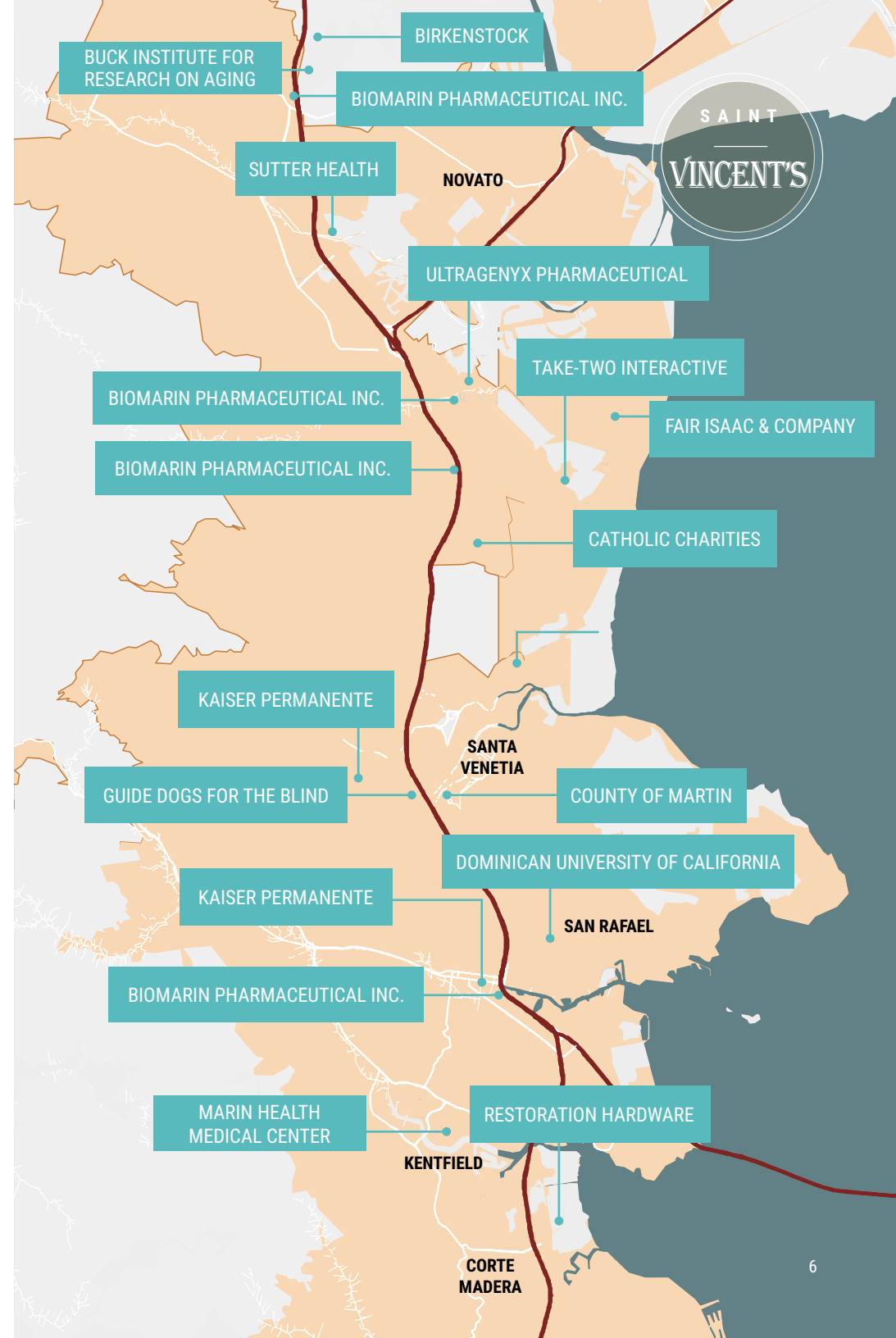
PROPERTY FLOOR PLANS - BUILDING 6



Floor plans are approximate. Not to scale.

EMPLOYER MAP

MAJOR EMPLOYERS IN THE NEARBY AREA



DEMOGRAPHICS 2025



CATEGORY	1 MILE	3 MILES	5 MILES
Population (Current)	4,808	42,032	115,012
Daytime Employees	1,045	25,765	59,552
Median Age	44	47	46
Median Household Income	\$78,966	\$103,191	\$113,275
Average Household Income	\$112,041	\$133,990	\$145,942

TRANSPORTATION

To the east of the Property are the Sonoma-Marin Area Rail Transit (SMART) tracks, which run north and south through Marin County. The nearest SMART train stations are located at the Novato Hamilton Station to the north, and the Marin Civic Center Station to the south.

Freeway access to the site is via the St. Vincent Drive / Miller Creek Road exit from U.S. Highway 101. Golden Gate Transit's bus lines also run north and south on U.S. Highway 101, with stops on both sides of the freeway at the St. Vincent Drive / Miller Creek Road exit.

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Ferry Routes

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Marin Airporter Bus

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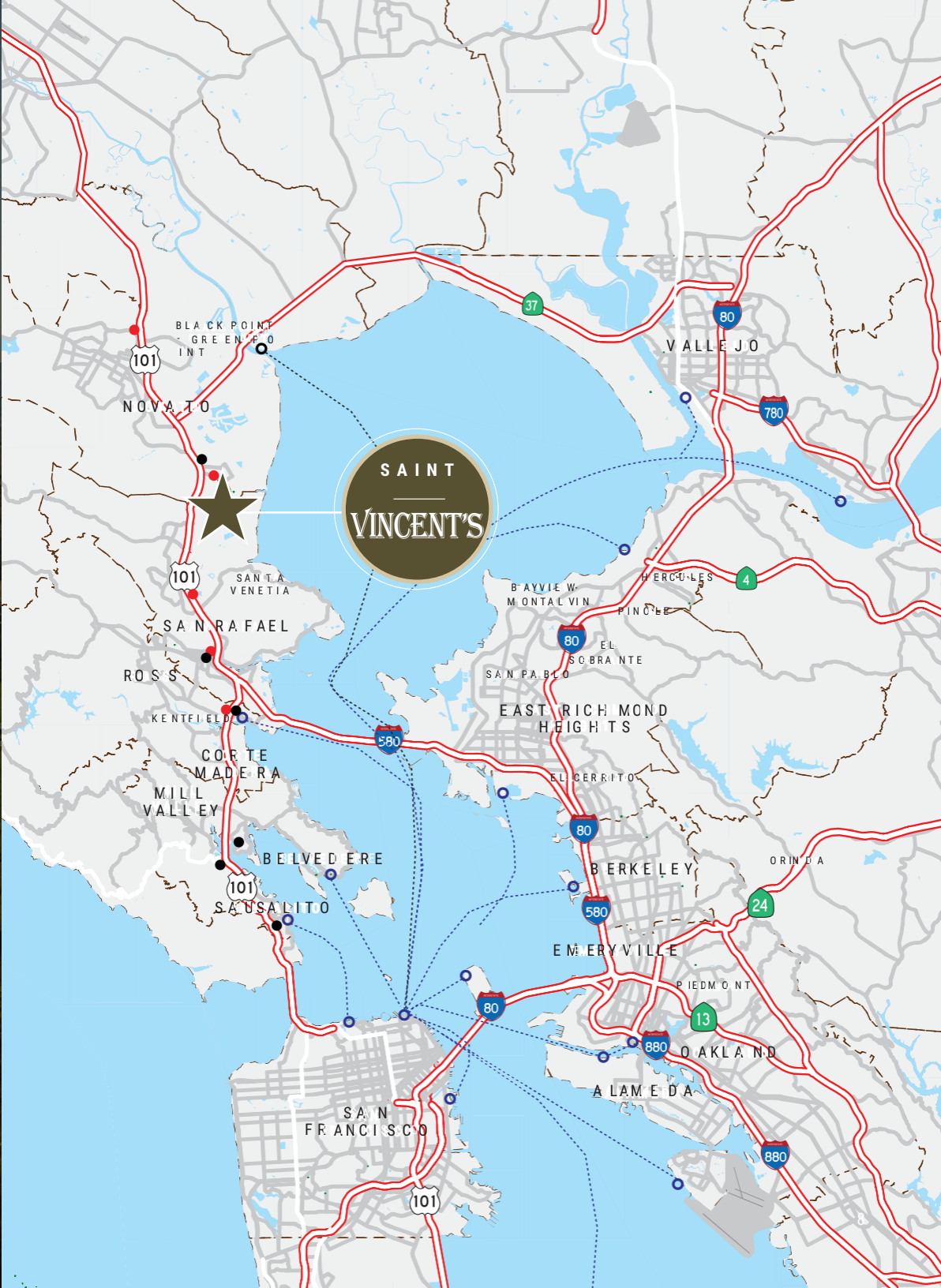
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SMART Train



HISTORY OF ST. VINCENT'S

SAINT
VINCENT'S



Independent Journal, San Rafael, California H27



OLD SCHOOL — By 1877 there were 370 boys enrolled at St. Vincent's. The Dominican Sisters were in charge of the school until the Christian Brothers took over the administration in 1894. (Courtesy St. Vincent's)

A school was established on the Property in 1855, and although many of the original buildings were lost due to fire, the site today contains a cluster of existing structures at 1 St. Vincent's Drive, which is comprised of approximately ±152,152 square feet of commercial, religious and educational buildings built primarily in the mid 1920's.

The buildings on the campus are built in a Spanish Eclectic style, and contain an array of different design elements. The campus also contains several gardens, courtyards and fountains. The school building is a California historical landmark and is partly visible from U.S. Highway 101.

ABOUT CATHOLIC CHARITIES



As an integral part of the Bay Area and Marin County communities, Catholic Charities CYO plays a pivotal role keeping neighborhoods diverse, productive, safe, and healthy through their comprehensive services and social justice advocacy. Their dedicated staff of more than 400, collaborative community partners, volunteers, and committed Board of Directors, work to increase and evolve their impact to meet the needs of the communities they serve. Catholic Charities CYO's clients represent all of us: individuals, families, children, youth, adults, and seniors. They welcome everyone with compassion, understanding, and respect and their results change lives. An independent 501(c)(3) non-profit organization, Catholic Charities CYO is a recognized leader in human services.



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