

851 Irwin St

SAN RAFAEL



Property Description

851 Irwin Street is a 29,923 square-foot, three-story office building located in the heart of San Rafael. The property offers 59 on-site parking spaces and excellent visibility with frontage along Irwin Street.

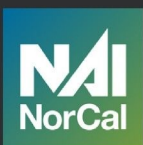
Centrally located just off Highway 101 directly across from the San Rafael Transit Center, the building provides unmatched regional connectivity. Recent capital improvements under current ownership include HVAC system upgrades with new boilers and heat pumps, enhanced security systems, and interior renovations that modernized office layouts.

Offering Summary

Sale Price:	\$6,480,000
Cap Rate:	8.8%
Market Cap Rate:	12.7%
Price / SF:	\$217
NOI:	\$571,448
Building Size:	29,923 SF
Occupancy:	94%



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Offering Memorandum



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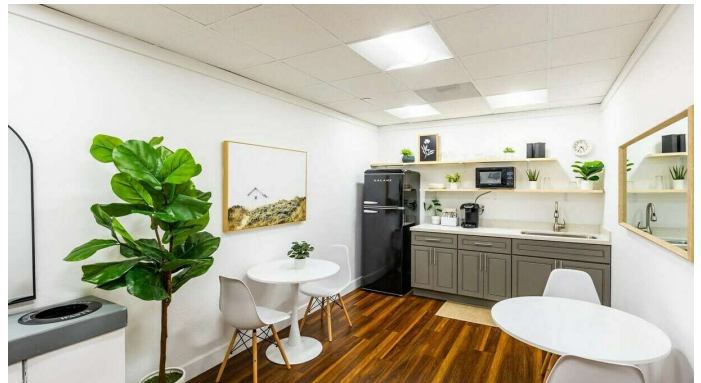
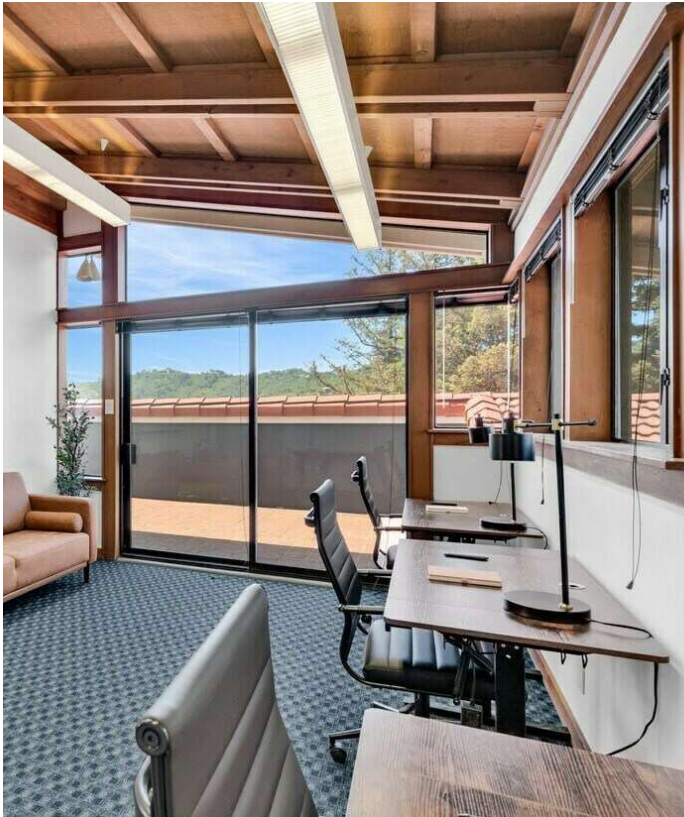
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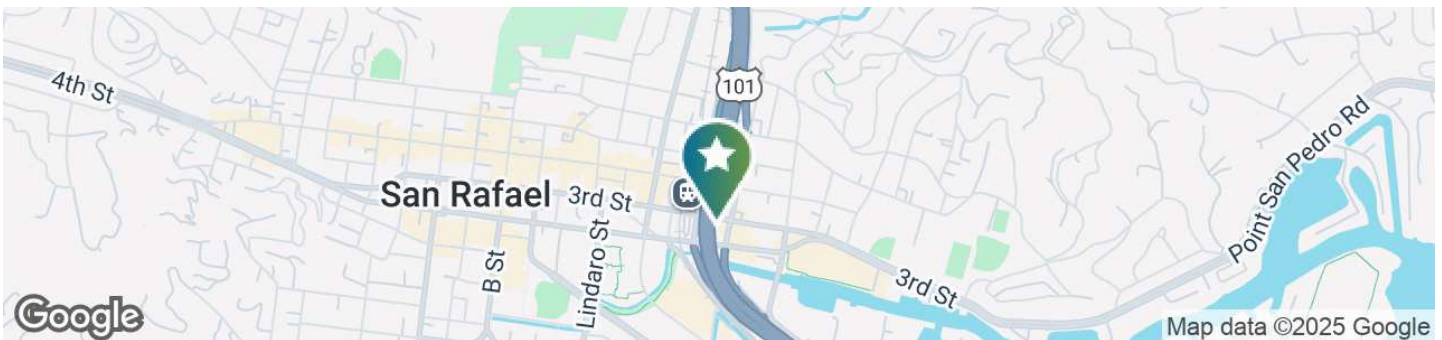
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Additional Photos



Location Information



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