

±2,656 SF GROUND FLOOR OFFICE SPACE AVAILABLE

22 PELICAN WAY

SAN RAFAEL, CA

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22 Pelican Way

San Rafael, CA



PROPERTY HIGHLIGHTS



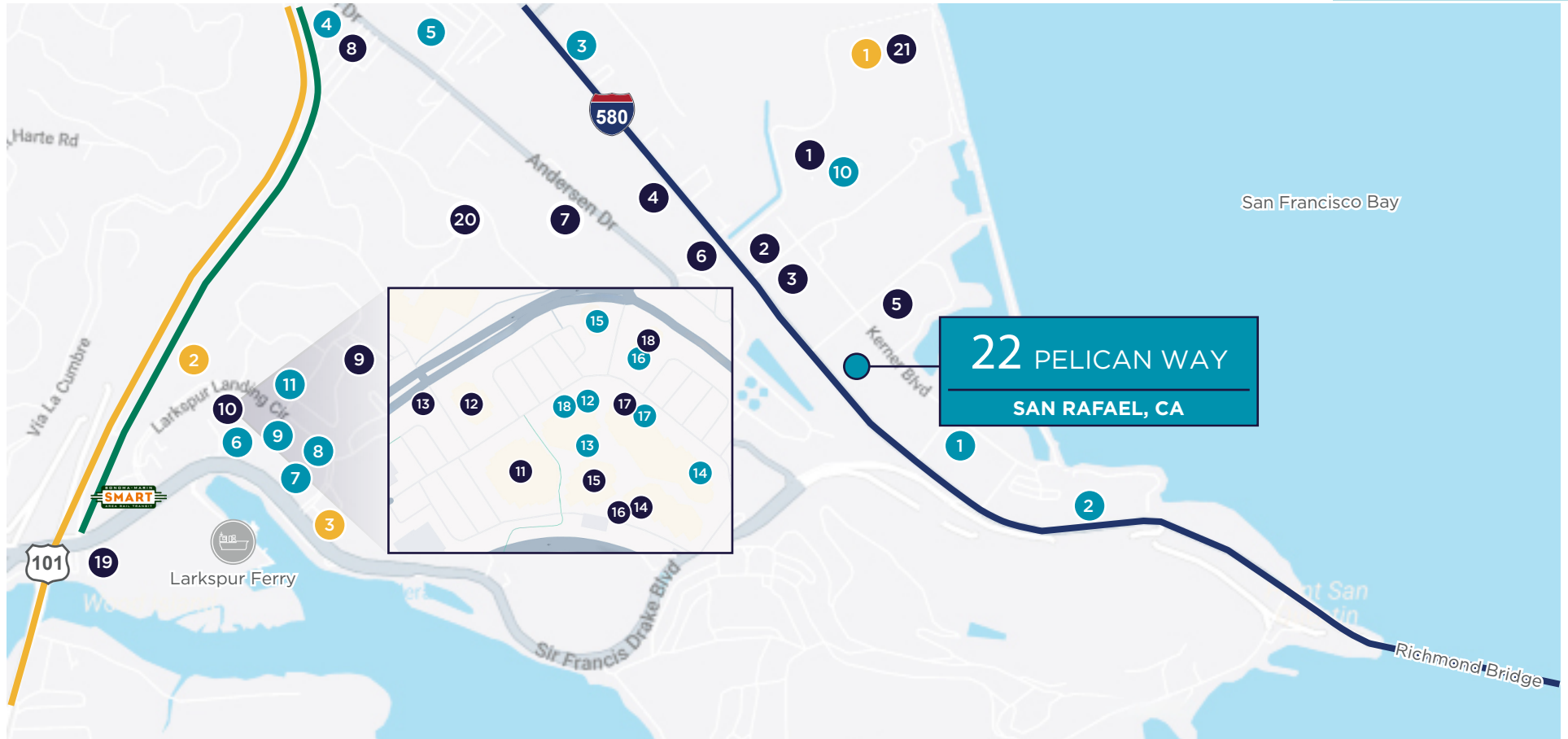
Move-in ready ground floor office space in Bay View Business Park in San Rafael. The space features 5 private offices, a formal reception, kitchen, and storage room. There is also a shared gym and restrooms. The building is located directly along US 580 with close proximity to the Richmond San Rafael bridge, the Marin Country Mart, and a variety of amenities.

PROPERTY FEATURES

Available Space:	±2,656 SF
Asking Rate:	\$2.05 PSF Full Service
Private Offices:	5
Parking:	9 spaces
Zoning:	PD

22 Pelican Way

Amenities Map



FOOD/BEVERAGE



- | | |
|----------------------------------|---------------------|
| 1 Jessie & Laurent | 12 Starbucks |
| 2 San Korean Cafe | 13 Souvla |
| 3 Viking Submarine Sandwiches | 14 Pressed Juicery |
| 4 El Pollo Loco | 15 Shake Shack |
| 5 Michael's Sourdough Sandwiches | 16 SunLife Organics |
| 6 Rustic Bakery | 17 Johnny Doughnuts |
| 7 Hog Island Larkspur | 18 Sushi Ko |
| 8 Buvette du Marais | |
| 9 Farmshop | |
| 10 Kelly's Deli | |
| 11 Bistro | |

RETAIL/FITNESS



- | | | |
|--|--------------------------------|-----------|
| 1 The Home Depot | 11 Birkenstock | 21 Target |
| 2 BMW of San Rafael | 12 The RealReal | |
| 3 Honda Marin | 13 Veronica Beard | |
| 4 PACE Supply | 14 Copperfield's Books | |
| 5 Lingrove | 15 Country Mart | |
| 6 Rack N Road Car Racks & Hitch Superstore | 16 Love Story Yoga | |
| 7 Golden State | 17 Mighty Pilates | |
| 8 Rafael Lumber & Building Supply | 18 SoulCycle | |
| 9 Elegus Corporation | 19 The New Wheel Electric Bike | |
| 10 Marin County Mart | 20 A & S Landscape Material | |

GROCERY/DRUG STORE



- 1 CVS Pharmacy
- 2 Marin Ortho
- 3 Jay Salzman

LEGEND



U.S. 101



Interstate 580



Smart Train



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