



ENTIRE ±129,000 SF BUILDING AVAILABLE

200 SMITH RANCH RD

SAN RAFAEL, CA 94903

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OVERVIEW



200 Smith Ranch Road is located in Northern San Rafael just twenty minutes north of San Francisco. The property, is located at the Smith Ranch Road exit and one block from US101 with great identity & located near SMART Train as well as regional malls providing easy access for food, coffee and other business amenities.

Also located at the end of Smith Ranch Rd is the McInnis Park Golf Center complex with a 9-hole golf course, restaurant, batting cages, and more.

ASKING RATE:	NEGOTIABLE
AVAILABLE SPACE:	± 129,000 SF
DIVISIBLE:	± 20,000 SF
TYPICAL FLOOR:	± 43,000 SF
PARKING:	4/1,000



HIGHLIGHTS

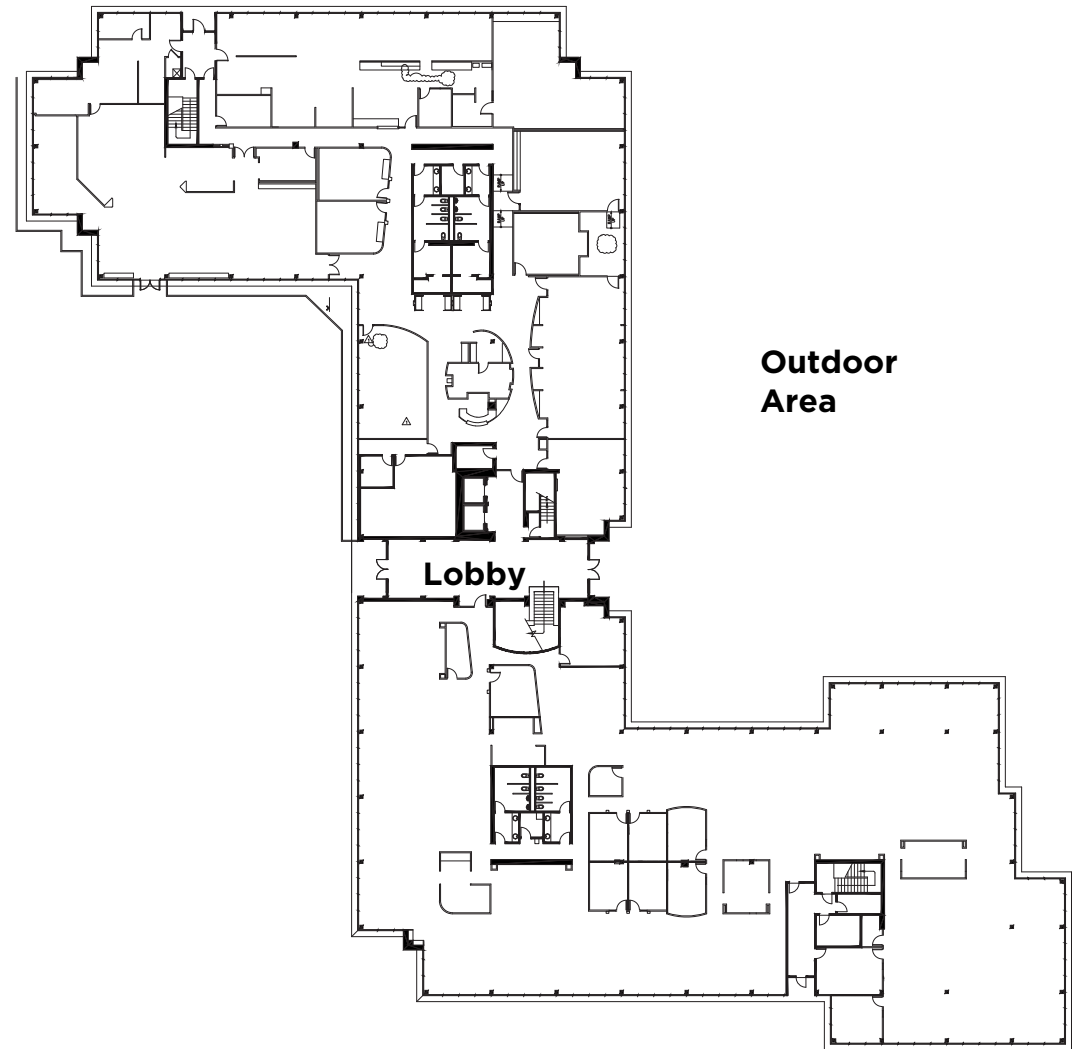
- Prominent signage opportunities available
- Outdoor courtyard, balconies & showers
- Access to biking and hiking trails nearby
- Restaurant & movie theater on campus
- Building design provides extensive windowline
- EV charging station



FIRST FLOOR

±43,000 SF

- Divisible to ±20,000 RSF
- Large lobby entrance with direct exterior access
- Conference Center
- Large Cafeteria
- Open Spaces

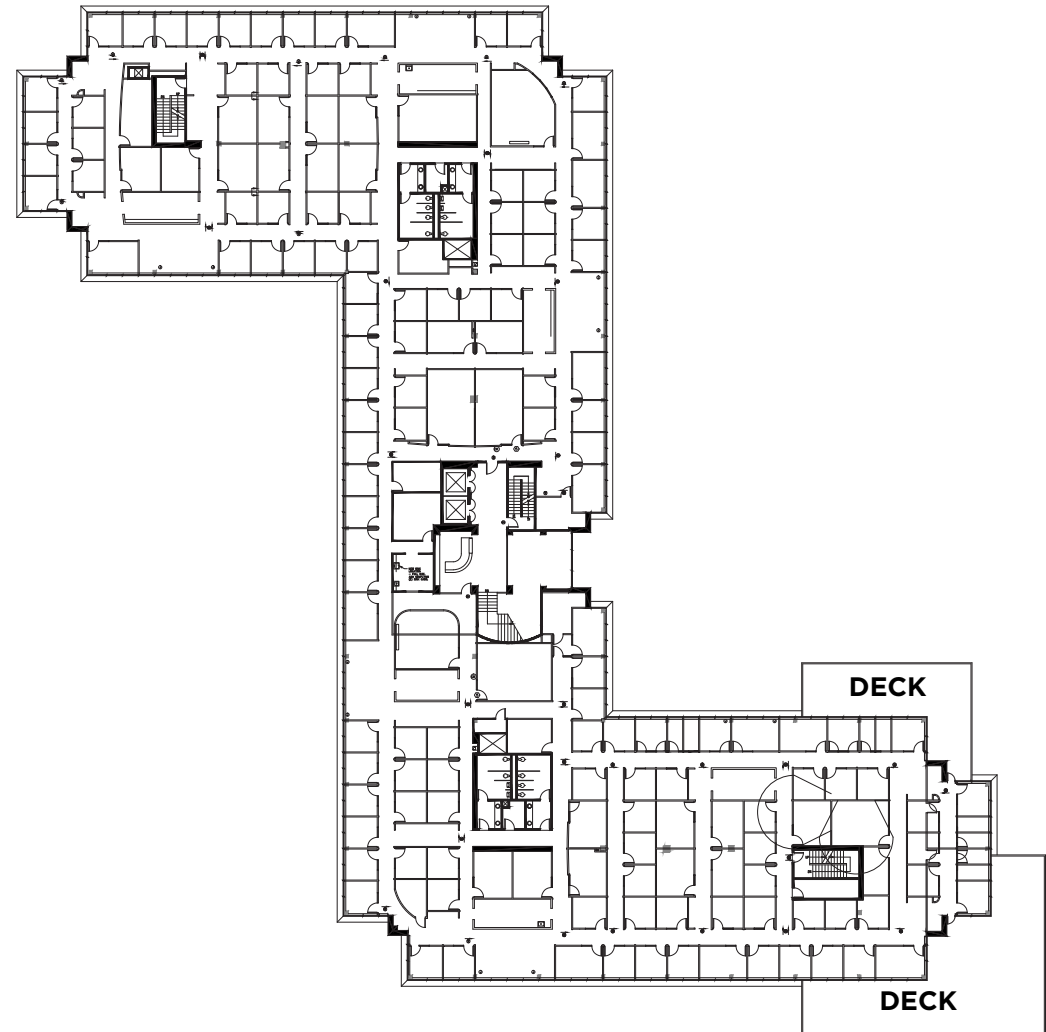


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SECOND FLOOR

±43,000 SF

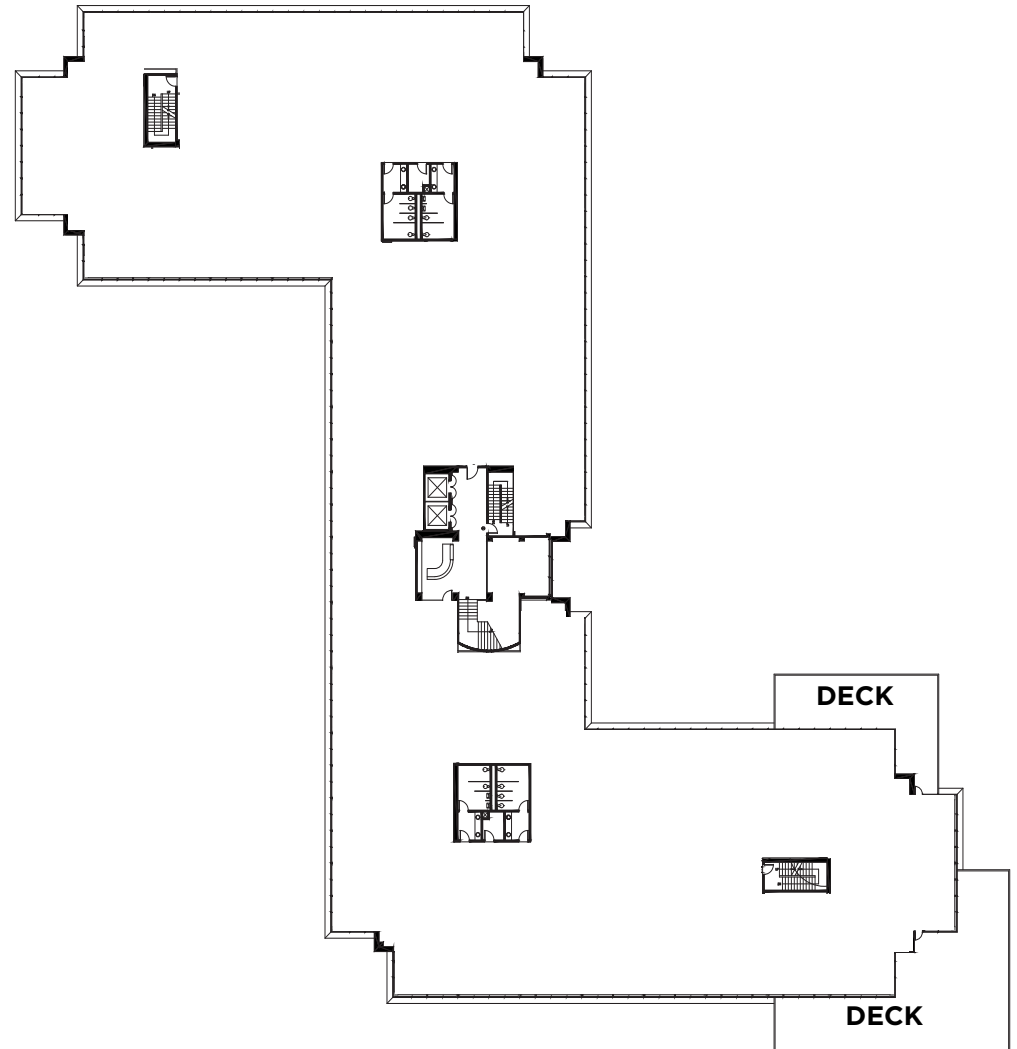
- Upscale lobby area
- Heavy private office and conference room buildout
- Can be easily opened up to create large collaborative space
- Extensive glass line
- 2 balconies



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SECOND FLOOR

BASE PLAN

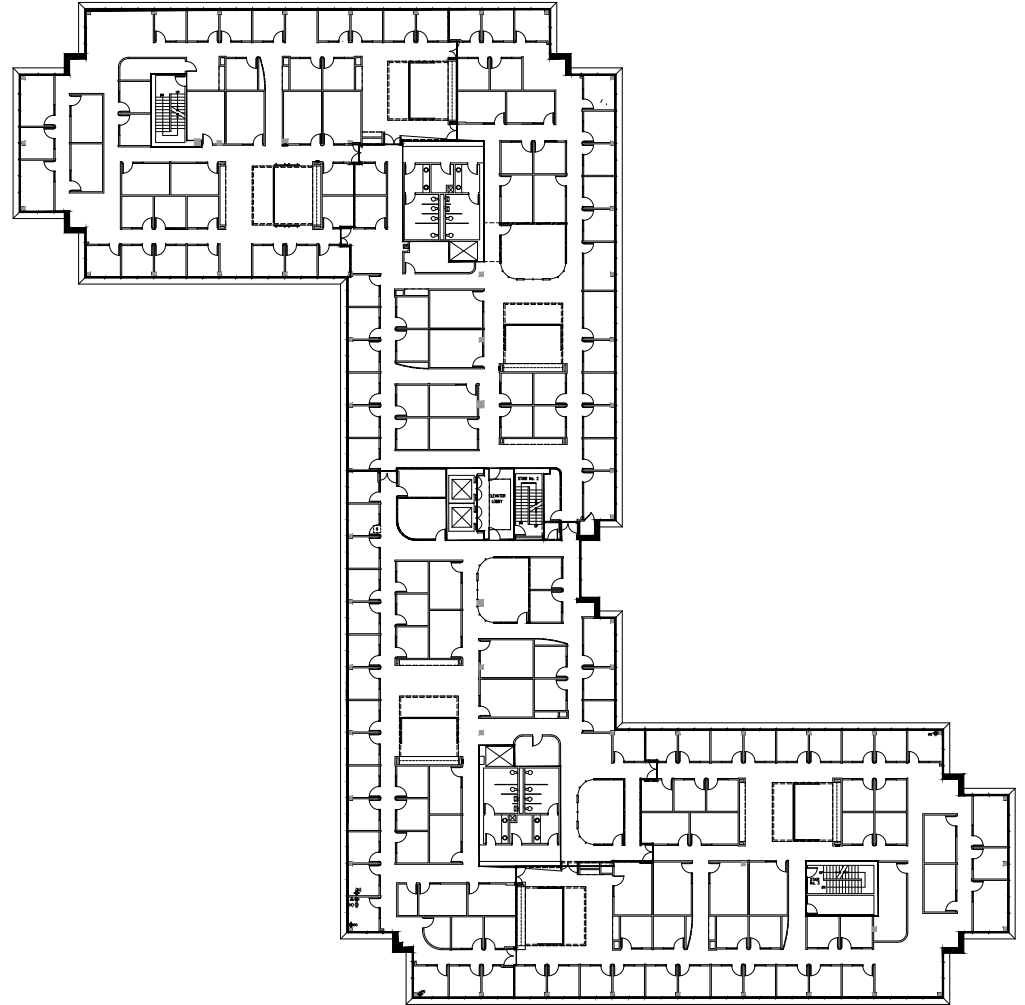


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THIRD FLOOR

±43,000 SF

- Great outlooks
- Heavy private office and conference room buildout
- Can be easily opened up to create large collaborative space
- Extensive glass line



PHOTOS



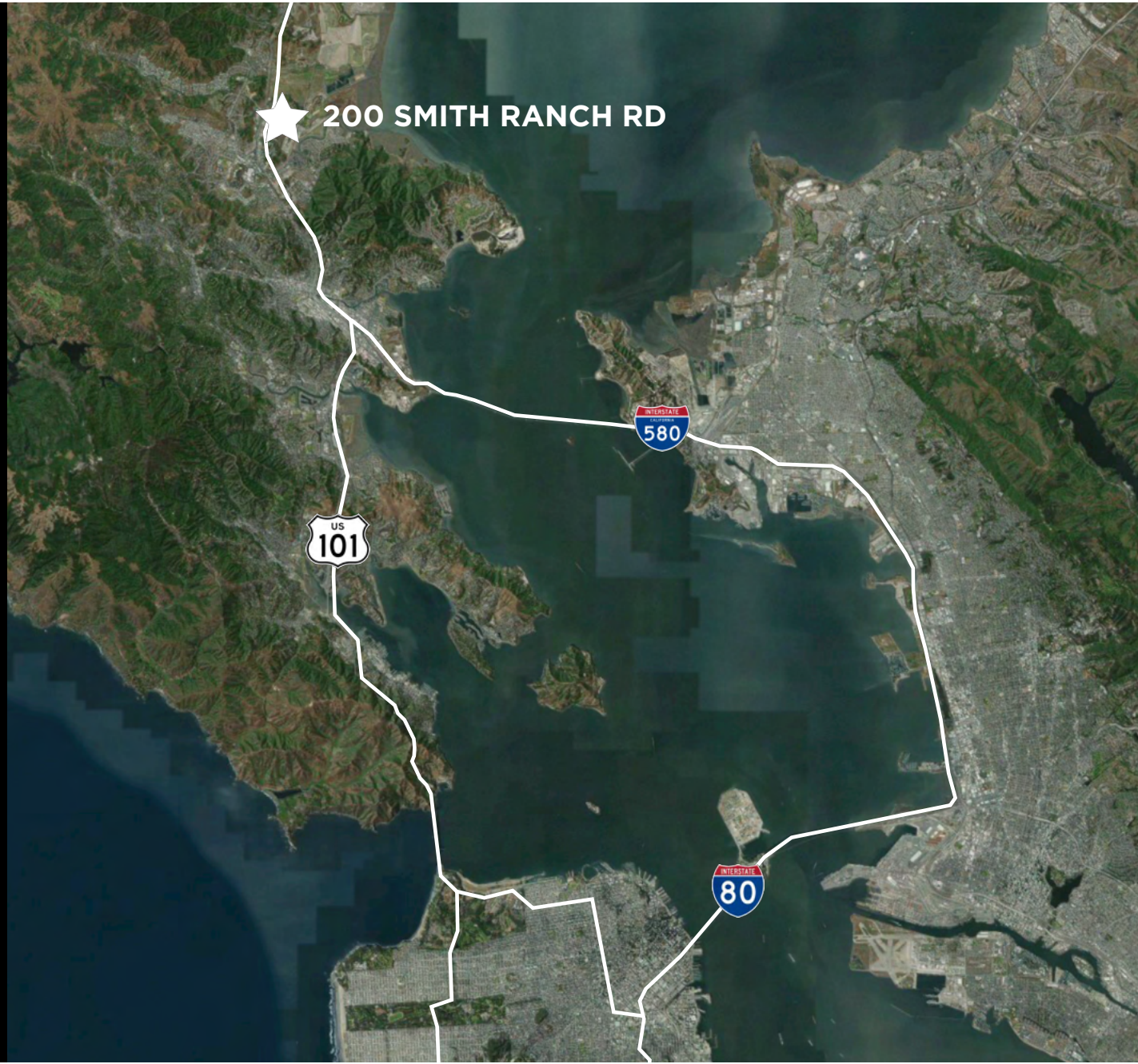
REGIONAL MAP



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SAN FRANCISCO	21 MILES
SANTA ROSA	33 MILES
PETALUMA	18 MILES
NOVATO	8 MILES
RICHMOND	15 MILES
OAKLAND	25 MILES



AMENITIES MAP

