

# 101 GLACIER POINT ROAD, SAN RAFAEL CA

±5,763 SF 2ND FLOOR OFFICE AVAILABLE

**PRICE REDUCTION**



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101 Glacier Point Road is San Rafael's best in class office & warehouse building situated in East San Rafael with immediate access to Interstate 580, US 101 and the Richmond San Rafael Bridge. 101 Glacier is located on the San Francisco Bay with unparalleled views contiguous to the Bay Trail which connects to downtown San Rafael. 3 miles to Larkspur Landing & Ferry access to San Francisco. 2.5 miles to downtown San Rafael.

Constructed in 1999, it is located in Central San Rafael providing easy access from Richmond and the greater East Bay over the San Rafael Bridge and 580/80, centrally located in Marin County and minutes away from Larkspur Landing and downtown San Rafael each providing excellent access to services, food and transportation options.



**SUITE 5:** ±5,763 SF 2nd floor office with floor to ceiling glass and Bay views

**RENT:** \$1.50 PSF NNN (NNNs = \$0.40 PSF approx.)

**CONSTRUCTION:** Concrete Tilt up

**YEAR BUILT:** 1999

**FIRE PROTECTION:** Fully Sprinklered

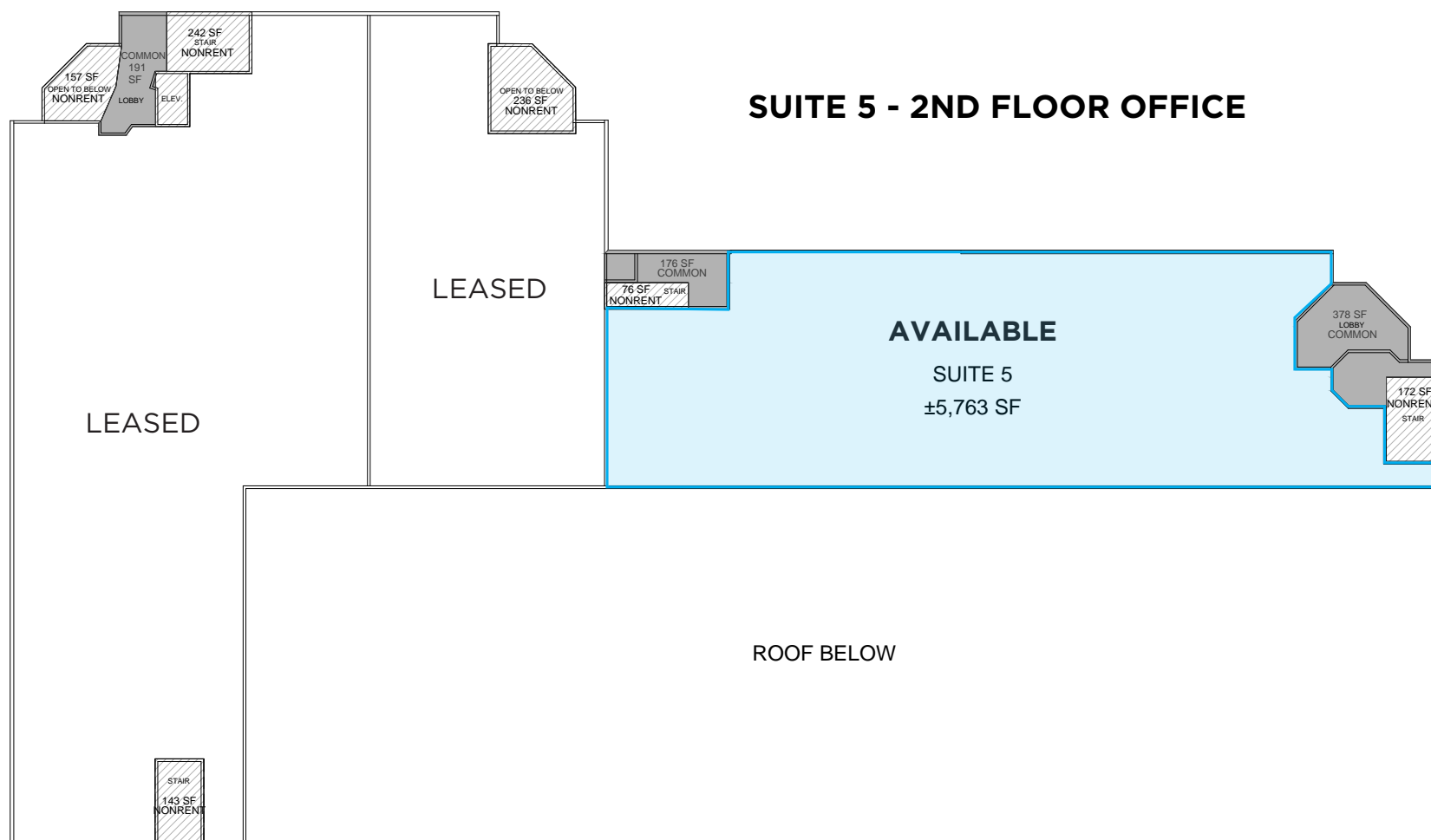
**ELEVATOR:** Serving 2nd floor office off the main building lobby

**APN:** 009-291-23

**ZONING:** PD (Planned Development) and the Land Use code is Light Industry/Office. LI/O land use allows for “motor vehicle service, contractor uses and yards, light manufacturing, distribution, warehousing and storage, incidental employee serving retail/service, and office use.

**PARKING:** 121 Surface spaces







## SUITE 5:

±5,763 SF Office Space



Floor to ceiling glass line



Unobstructed Bay views



Kitchen

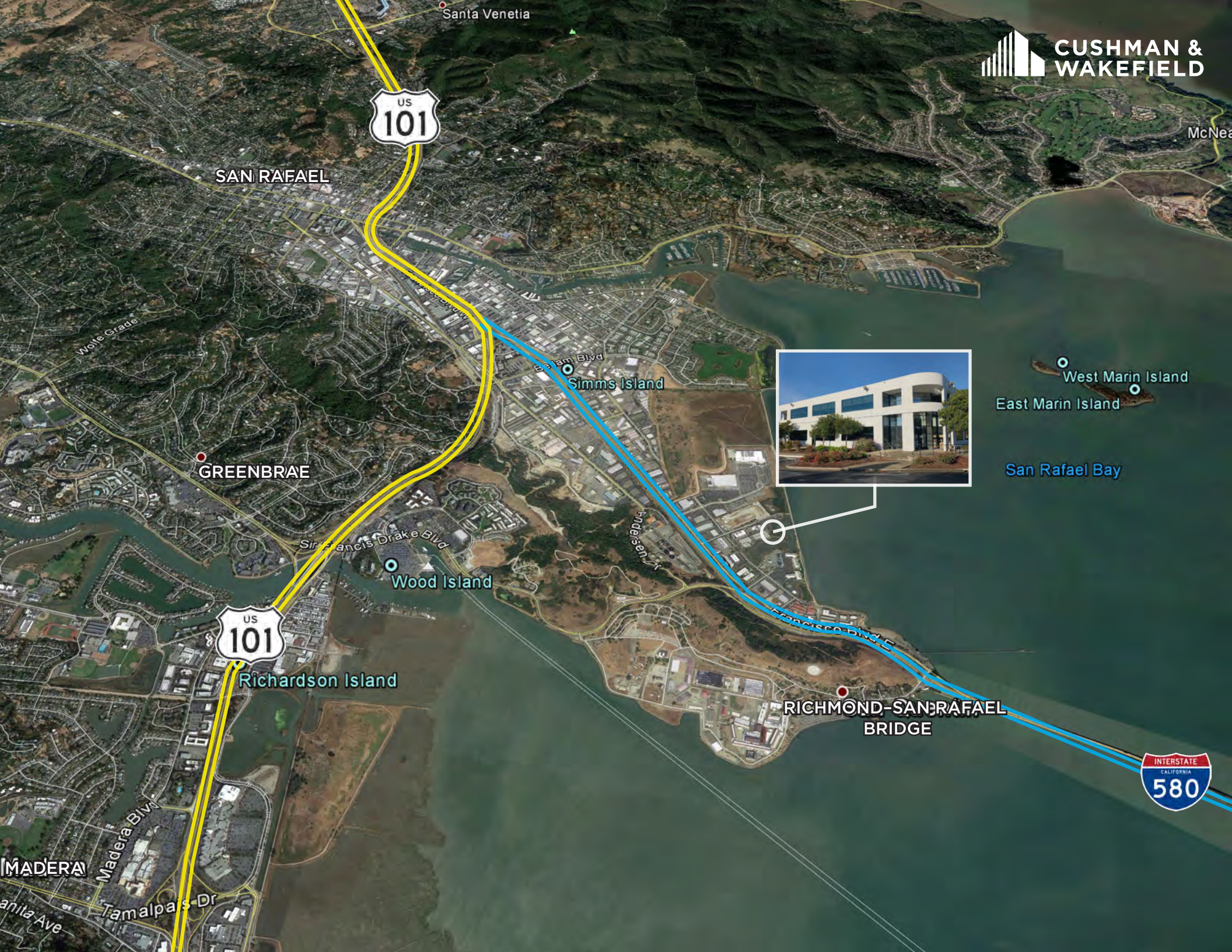


Private restrooms



2nd floor office







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