

101 GLACIER POINT ROAD, SAN RAFAEL CA

2 SUITES AVAILABLE FOR LEASE: UP TO ±18,110 SF TOTAL OFFICE/WAREHOUSE

PRICE REDUCTION




STEVEN LEONARD

Managing Director
415-722-1080
steven.leonard@cushwake.com
LIC #00909604

BRIAN FOSTER

Executive Director
415-297-6817
brian.foster@cushwake.com
LIC #01393059





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.

2 SUITES AVAILABLE:

SUITE 3: ±12,347 SF consisting of ±6,885 SF of warehouse space and ±5,462 SF of office

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

GRADE LEVEL DOORS: 3

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

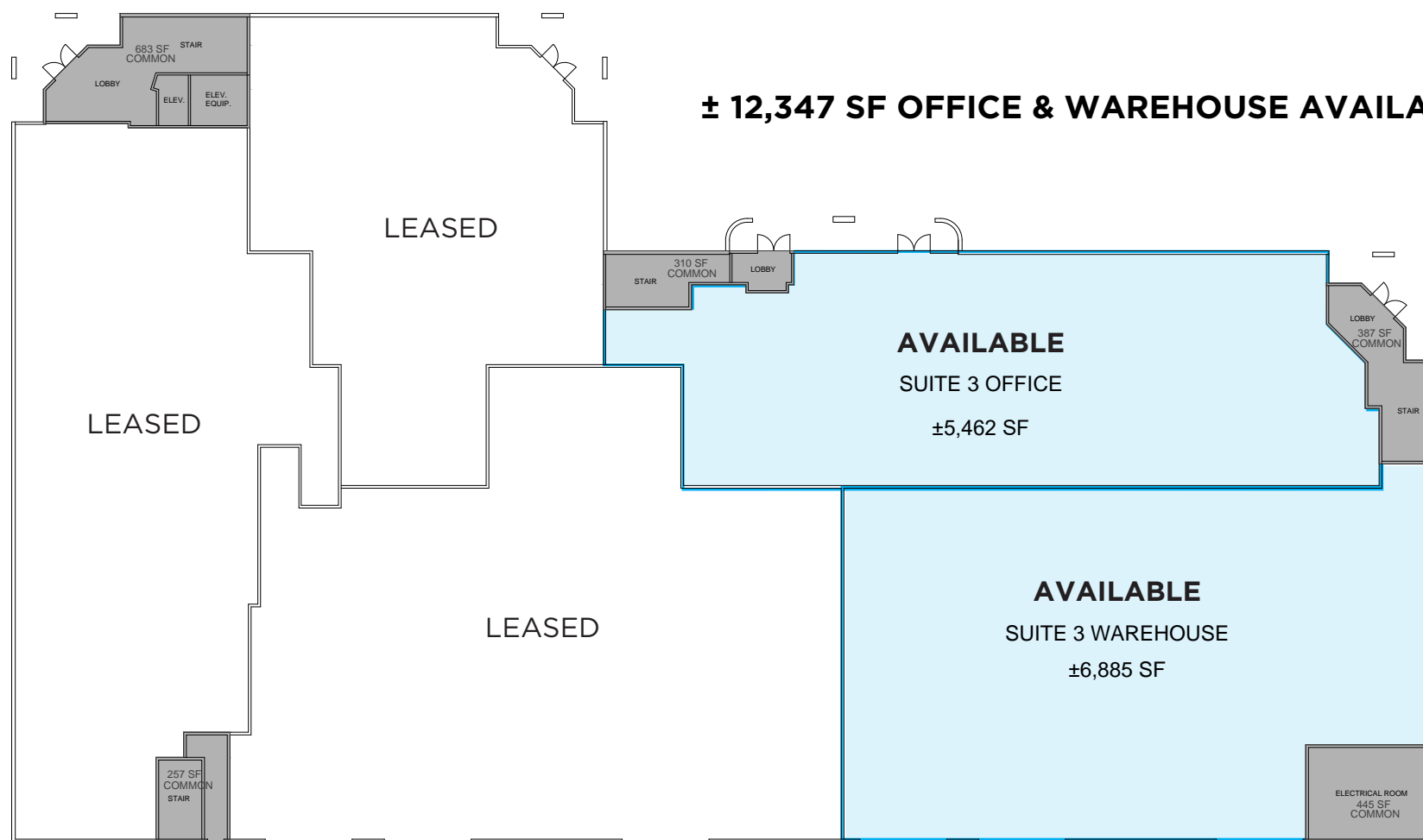
POWER:

SUITE 3: 2-200 amp panels

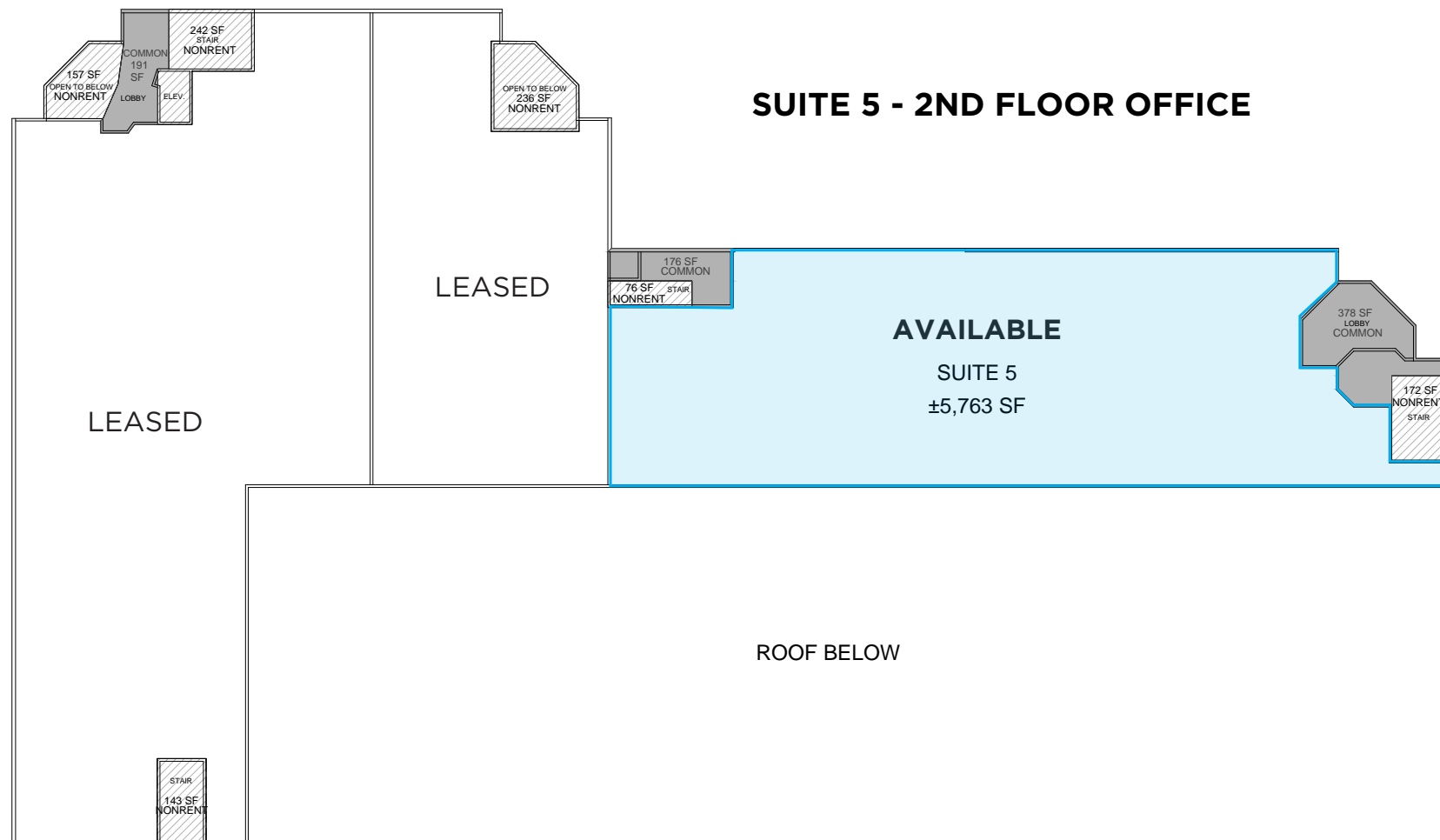
SUITE 5: 1-400 amp panel


The Entire building is 208V/3 phase. Tenant should verify with its own electrician.





3 Grade Level Doors





SUITE 3: ±12,347 SF

±6,885 SF Warehouse

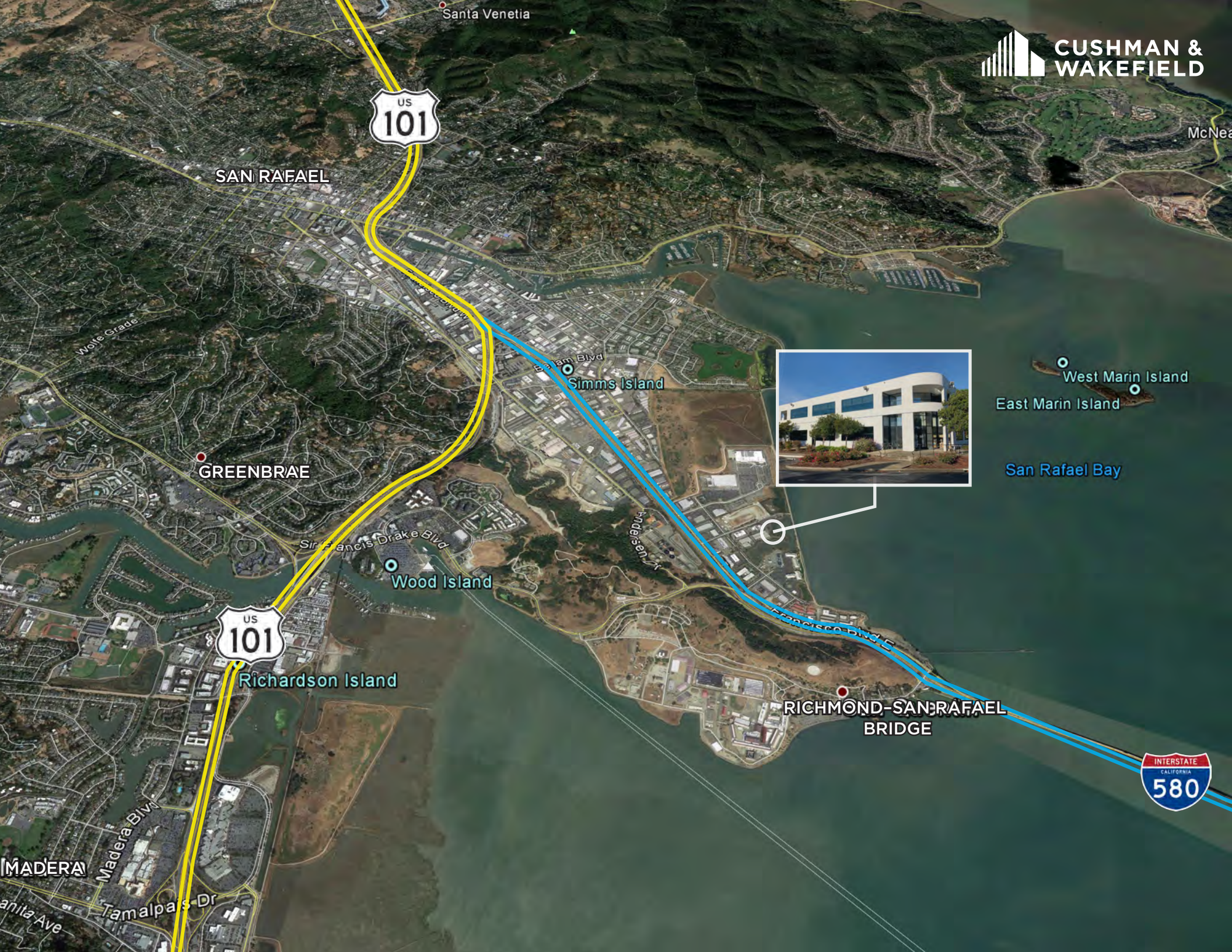
±5,462 SF Office

- ±22' clear height
- 3 grade level roll up doors
- Office has floor to ceiling glass
- Kitchen
- Private restrooms
- Concrete floors

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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