

CLASS A OFFICE AVAILABLE

TURN-KEY MOVE-IN READY SUITES

NIELS VON DOEPP +1 415 451 2403 niels.vondoepp@cushwake.com Lic #: 01447530 BRAD WERNER +1 415 677 0427 brad.werner@cushwake.com Lic #: 00849822

PROPERTY HIGHLIGHTS

55 Shaver Street presents a rare opportunity to lease in the heart of San Rafael's commercial district. Strategically located with easy access to Highway 101 and I-580, this property offers exceptional connectivity to the San Francisco Bay Area, East Bay, and Marin County.

This well-maintained building features high ceilings, modern finishes, and flexible floor plans, making it ideal for a variety of office users. The building also features on-site parking, exterior balconies and decks, and abundant natural light.



AVAILABLE

SUITE 200: ±3,708 RSF SUITE 300: ±5.320 RSF

SUITE 330: ±1,613 RSF



LOCATION

DOWNTOWN SAN RAFAEL



PARKING

FREE ON-SITE & STREET



ELEVATOR SERVED

ADA ACCESSIBLE



AMENITIES

WALKING DISTANCE TO RESTAURANTS/SHOPS



PEDESTRIAN/CYCLIST **ACCESSIBILITY**

RECENT CITY UPGRADES









APPROXIMATE SIZE

±3,708 RSF



AVAILABLE

NOW



LEASE RATE

\$2.85 PSF/MO GROSS



FLOOR

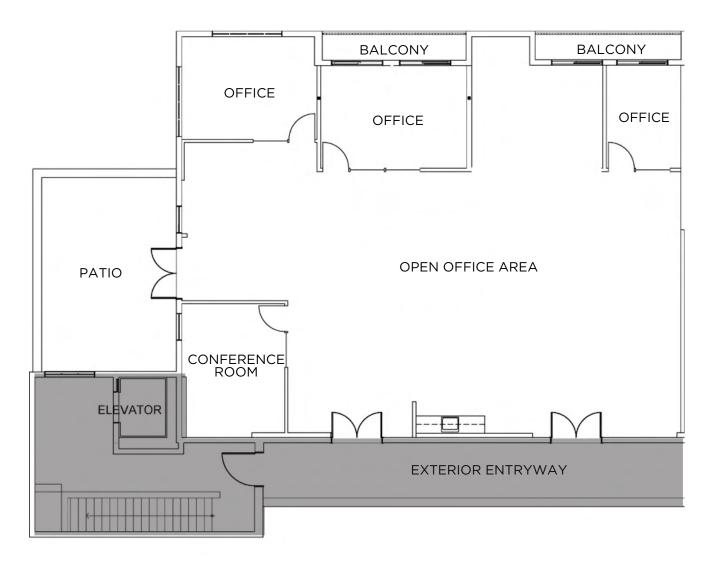
2



FEATURES

- Newly upgraded spec suite
- 3 private offices
- Conference room
- Kitchenette
- Private patio/balconies
- Double-door entry
- Window-line on three sides
- Great natural light
- High ceilings

SUITE 200 **±3,708 RSF**













APPROXIMATE SIZE

±5,320 RSF



AVAILABLE

90 DAY NOTICE



LEASE RATE

\$3.10 PSF/MO GROSS



FLOOR

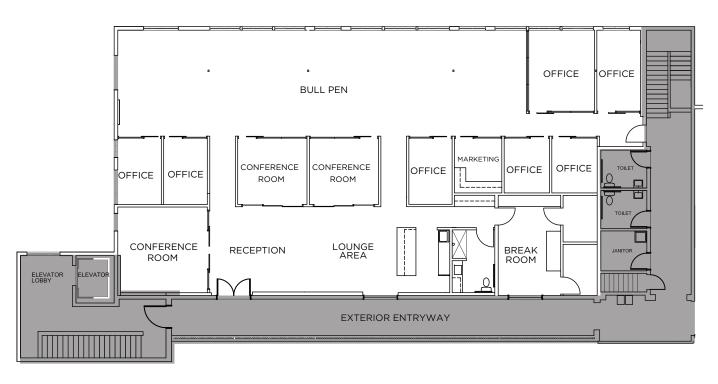
3



FEATURES

- Modern Class A finishes
- 7 private offices
- Multiple conference rooms
- Large bull pen area
- Extended glassline
- Kitchenette and coffee bar
- Lounge & break room
- Marketing room
- Excellent natural light

SUITE 300 **±5,320 RSF**













APPROXIMATE SIZE

±1,613 RSF



AVAILABLE

30 DAY NOTICE



LEASE RATE

\$3.10 PSF/MO GROSS



FLOOR

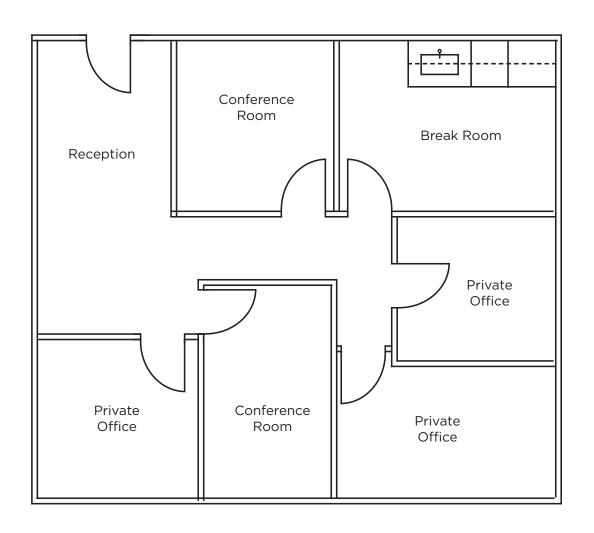
3



FEATURES

- Efficient layout
- 2 conference rooms
- 3 private offices
- Break room
- Coffee bar with sink
- Reception area
- Excellent natural light
- Furniture available

SUITE 330 **±1,613 RSF**









AMENITIES MAP





©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.