

3900-3950 CIVIC CENTER DRIVE

CLASS A OFFICE SPACE FOR LEASE



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**CUSHMAN &
WAKEFIELD**

3900-3950 CIVIC CENTER DRIVE SAN RAFAEL, CA

Civic Center Plaza is a three story class “A” office building totaling approximately 93,296 square feet. Part of a two-building office plaza fronting Highway 101. The property offers convenient freeway access and numerous amenities nearby in the Terra Linda area and Northgate Shopping Mall.

AVAILABILITIES:

3950 CIVIC CENTER:

- Suite 102: ±1,782 SF
- Suite 230: ±2,809 SF
- Suite 320: ±3,430 SF

3900 CIVIC CENTER:

- Entire building available: ±47,653 SF
- 1st Floor: ±15,601
- 2nd Floor: ±15,668
- 3rd Floor: ±16,384
- Move in ready with furniture in place
- Open ceiling, highly creative office space

PROPERTY DETAILS:

- Three-story Class “A” Office Building
- Parking: 3.4/1,000 SF
- \$3.50 PSF Full Service
- LEED Silver
- Across the street from SMART train
- Freeway visible signage available
- Highly improved creative office space
- Back up power generator





NORTHGATE ONE

Big 5 Sporting Goods
Walgreens
FedEx
Starbucks
Pet Food Express
Safeway
Round Table Pizza

Four Points by
Shearaton



Aarons Brothers
Michaels
CVS

**3900-3950
CIVIC CENTER**

NORTHGATE SHOPPING MALL
Restoration Hardware Outlet Panda Express
Century Northgate BJ's Restaurant
HomeGoods Macy's Chipotle
Kohl's Rite Aid
Panera Bread



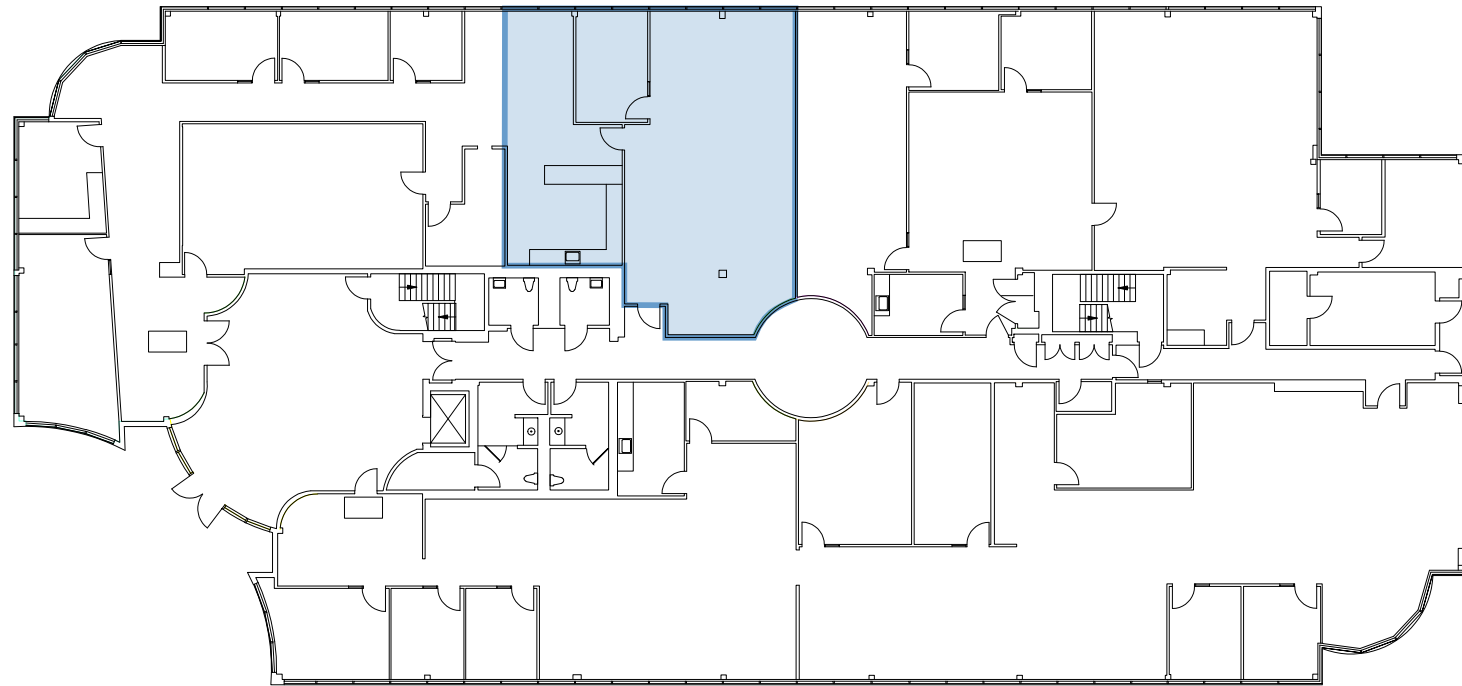
NEARBY AMENITIES

SUITE 102
±1,782 SF

HIGHLIGHTS

- Kitchen
- Private Office
- Open Area

1ST FLOOR



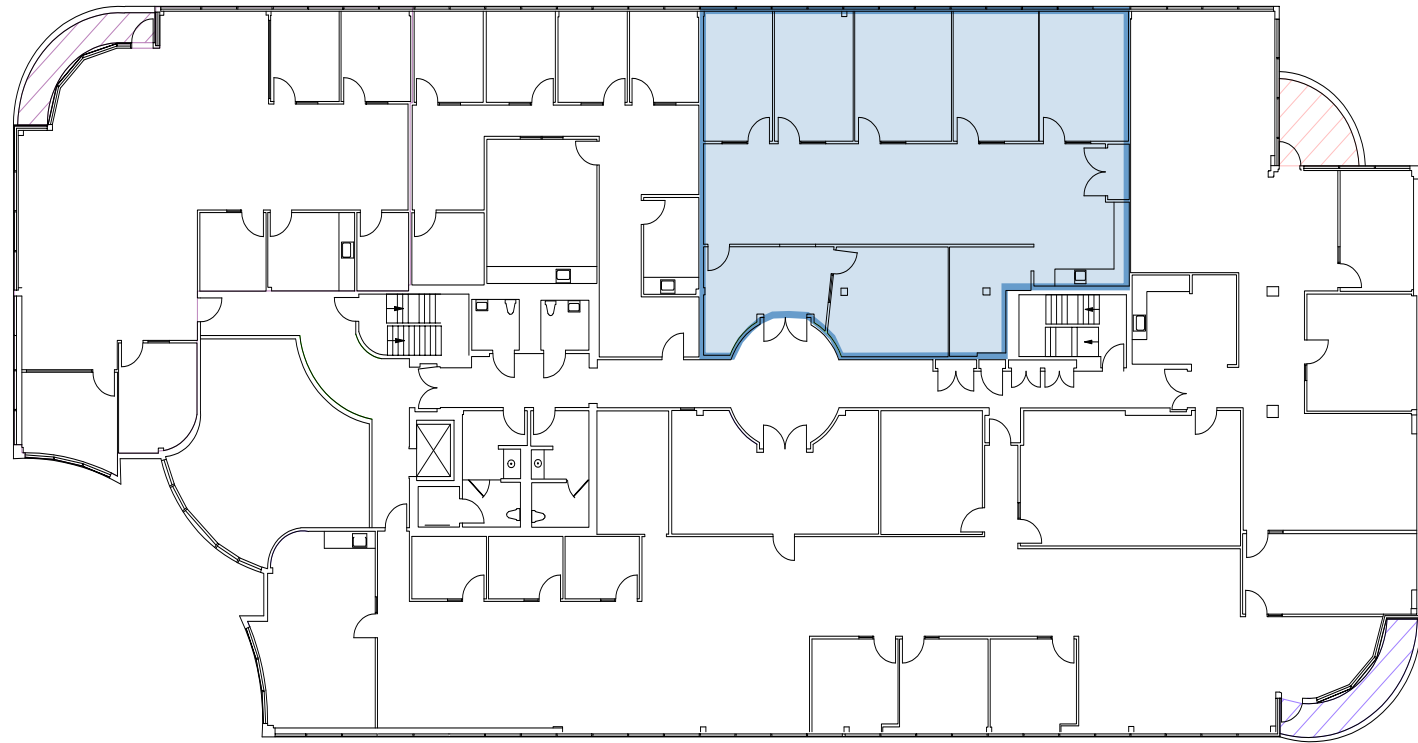
3950 CIVIC CENTER

SUITE 230 ±2,809 SF

HIGHLIGHTS

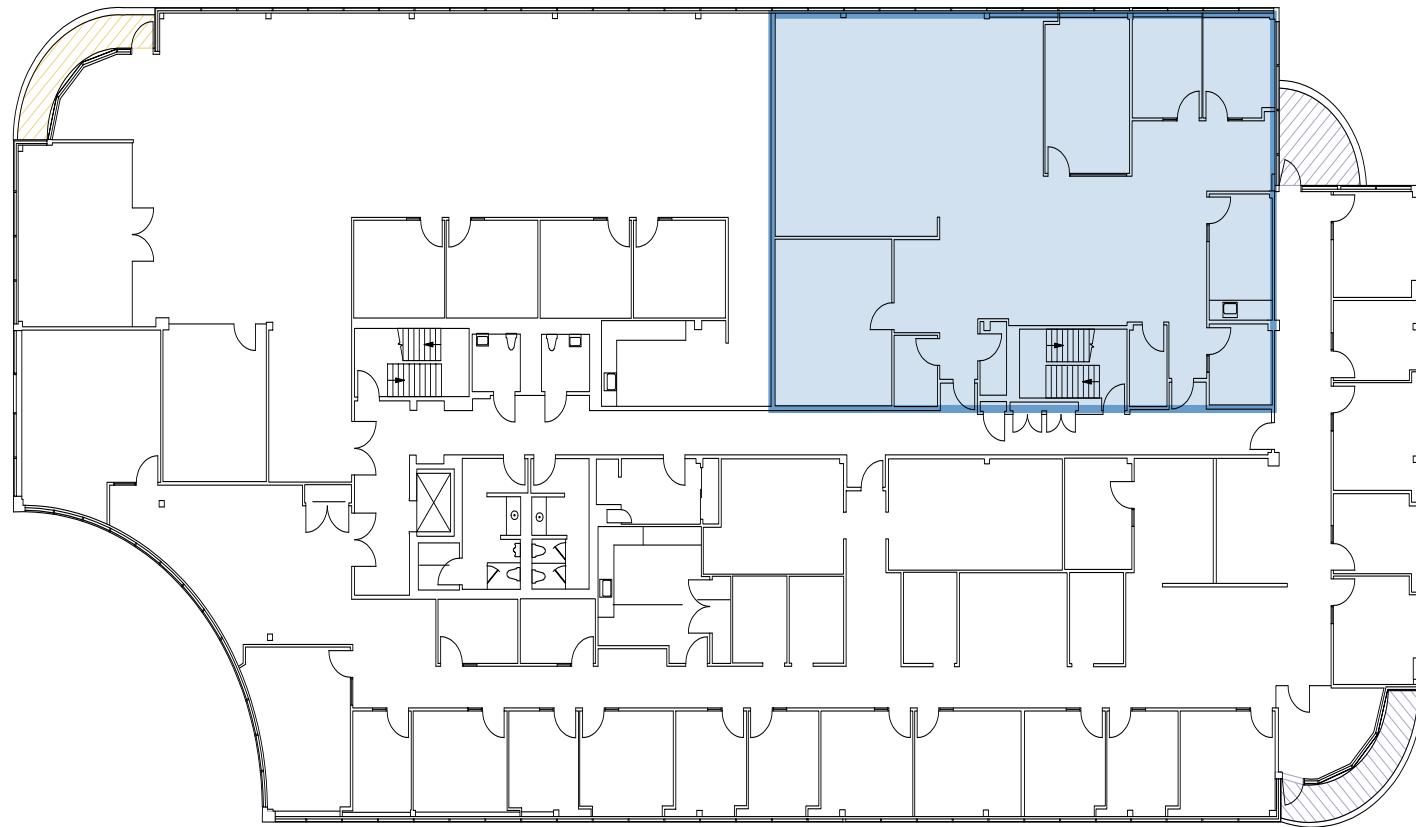
- Mix of Private Offices and Open Area
- 5 Private Offices
- Conference Room
- Kitchen
- Can be combined with Suite 220 for a total of ±4,604 SF

2ND FLOOR



3950 CIVIC CENTER

3RD FLOOR



SUITE 320
±3,430 SF

HIGHLIGHTS

- Furniture in Place
- Move-In Ready

3950 CIVIC CENTER

1st FLOOR ±15,601 SF

HIGHLIGHTS

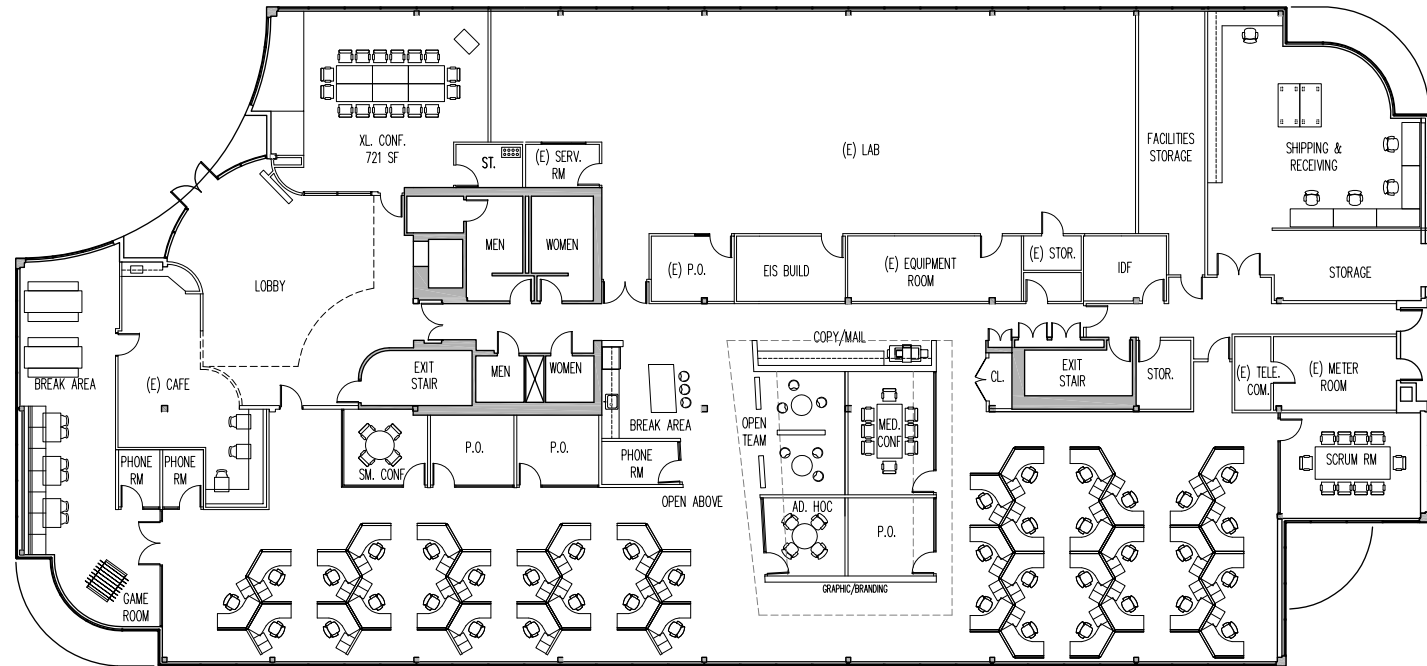
Highly Improved Creative Office Space

Open Ceilings

LED Lights

Polished Concrete Floors Back Up

Generator

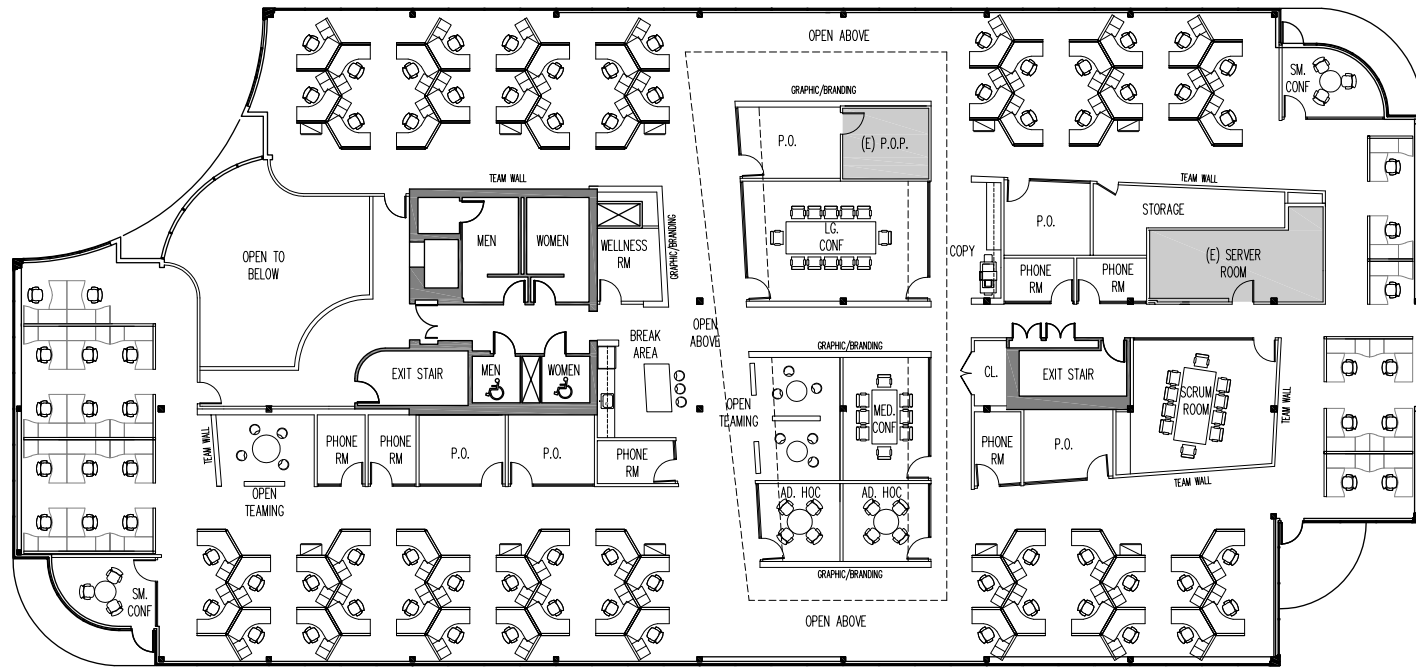


3900 CIVIC CENTER

2nd FLOOR ±15,668 SF (DIVISIBLE)

HIGHLIGHTS

- Highly Improved Creative Office Space
- Open Ceilings
- LED Lights
- Polished Concrete Floors
- Back Up Generator

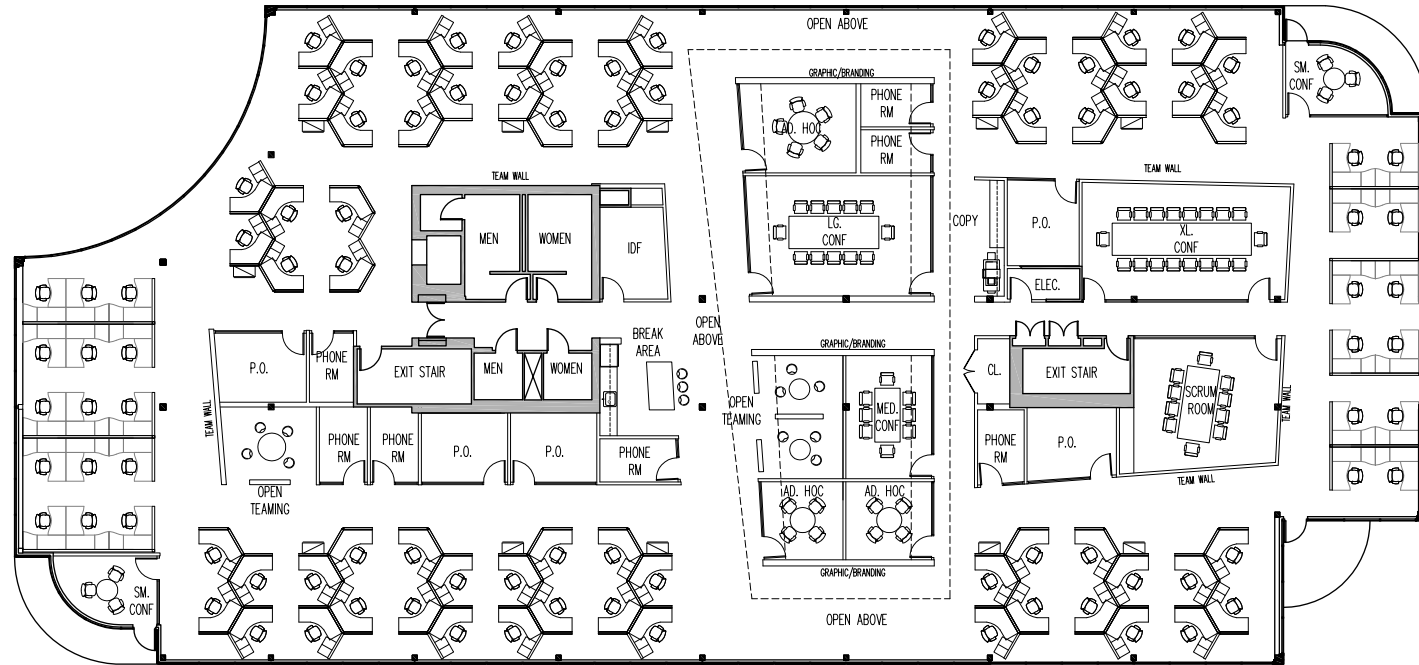


3900 CIVIC CENTER

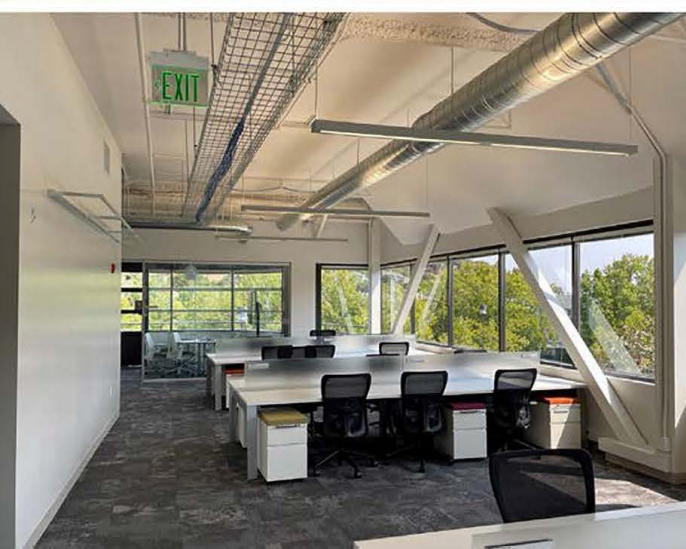
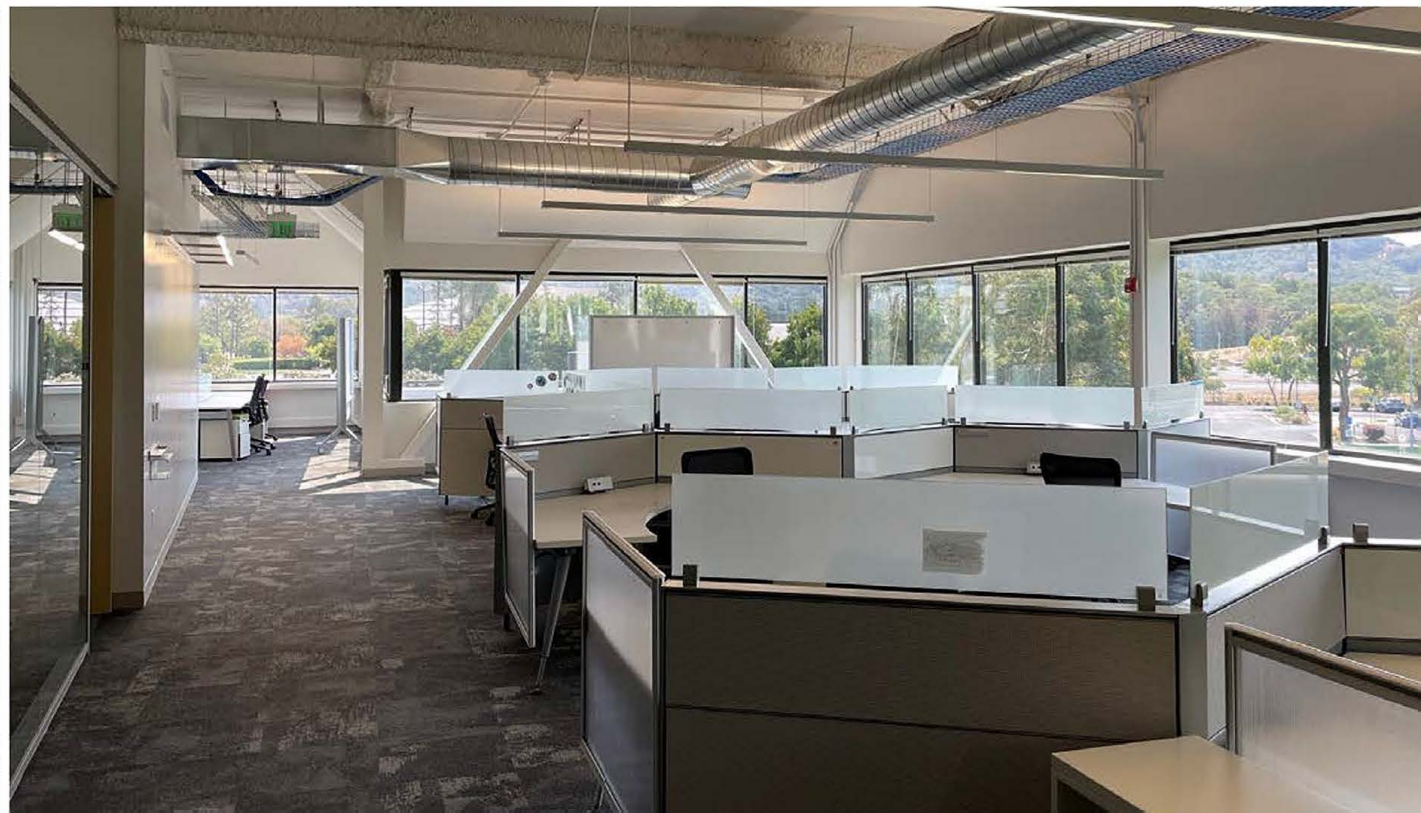
3RD FLOOR
±16,384 SF
(DIVISIBLE)

HIGHLIGHTS

- Highly Improved Creative Office Space
- Open Ceilings
- LED Lights
- Polished Concrete Floors
- Back Up Generator



3900 CIVIC CENTER



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SAN RAFAEL, CA

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