

REGENCY CENTER II

AVAILABLE: ±86,000 SQUARE FEET ON 2 FLOORS

DIVISIBLE: DOWN TO ±20,000 SQUARE FEET

TYPICAL FLOOR SIZE: ±43,000 SQUARE FEET

PARKING: 4/1,000

CONFIGURATION: PRIVATE OFFICE INTENSIVE

« GET OUT OF THE CITY »

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PROMINENT SIGNAGE OPPORTUNITIES AVAILABLE
OUTDOOR COURTYARD, BALCONIES & SHOWERS
10 MINUTE WALKING DISTANCE TO AND FROM HWY 101
AT LUCAS VALLEY ROAD BUS STOP.

ACCESS TO BIKING AND HIKING TRAILS NEARBY
RESTAURANT + MOVIE THEATER ON CAMPUS
BUILDING DESIGN PROVIDES EXTENSIVE WINDOWLINE
EV CHARGING STATION

FOR LEASE

200 SMITH RANCH ROAD | SAN RAFAEL, CA

HIGHLIGHTS

REGENCY CENTER II
200 SMITH RANCH ROAD
SAN RAFAEL, CA 94903

REGENCY CENTER II

AVAILABLE: ±86,000 SQUARE FEET ON 2 FLOORS

BUILDING SIZE: ±129,000 SQUARE FEET

DIVISIBLE: DOWN TO ±20,000 SQUARE FEET

FLOOR SIZE: ±43,000 SQUARE FEET

PARKING: 4/1,000 SF (Free)

CONFIGURATION: PRIVATE OFFICE INTENSIVE

PROMINENT SIGNAGE OPPORTUNITIES AVAILABLE

OUTDOOR COURTYARD, BALCONIES & SHOWERS

ACCESS TO BIKING AND HIKING TRAILS NEARBY

10 MINUTE WALK TO GOLDEN GATE TRANSIT BUS

RESTAURANT + MOVIE THEATER ON CAMPUS

BUILDING DESIGN PROVIDES EXTENSIVE WINDOWLINE

EV CHARGING STATION

“

We love the convenience of this N. San Rafael location, easy on/off of US 101 with great access to public transport & amenities!

”



LOCATION

200 Smith Ranch Road is located in N. San Rafael just twenty minutes north of San Francisco and a reverse commute and scenic drive over the Golden Gate Bridge. 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.

The property shares parking lot access with Century Regency movie theater, which provides more parking on site. In addition there is a sushi restaurant in the sister building.

Also located at the end of Smith Ranch Road is the McInnis Park Golf Center complex providing a 9-hole golf course, batting cages, soccer fields, new indoor complex (is newly constructed) tennis courts, golf club restaurant. In addition, the San Rafael airport is close by and provides access for small private aircraft. There are a variety of restaurants within walking distance. SMART Train stop is 1.5 mile away with NEW connecting stop to the Larkspur Ferry.

REGENCY CENTER II

200 SMITH RANCH ROAD

SAN RAFAEL, CA 94903



CLOSE PROXIMITY TO SF

Commuting from SF to the site is a reverse commute and SF is only 22 miles away from 200 Smith Ranch Road.



GREAT FOR COMMUTERS

Only 1/2 away from the HWY 101 & Golden Gate Transit Bus Stop and 1.5 mile away from the SMART Train Station.

REGENCY CENTER II



FOR LEASE

200 SMITH RANCH ROAD

AMENITIES



COMMUTE

NORTHGATE MALL

- APPLEBEE'S
- BJ'S RESTAURANT | BREWHOUSE
- BERRY TWIST
- BROW ARC DRY BAR
- CENTURY THEATRES
- CHIPOTLE MEXICAN GRILL
- GAP / GAP KIDS / BABY GAP
- GLORIA JEAN'S COFFEES
- H&M
- HOMEGOODS
- KOHL'S

- LIZZY'S COFFEE SHOP
- MACY'S
- METRO PCS NORTHGATE
- PANDA EXPRESS
- PANERA BREAD
- PEET'S COFFEE & TEA
- RITE AID
- ROADSIDE BBQ
- SHOGUN FRESH JAPANESE GRILL
- SUBWAY
- T-MOBILE

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

- 0.5 MILE HWY 101
- 0.5 MILE GOLDEN GATE TRANSIT
- 1.5 MILES SMART TRAIN



FOR LEASE

200 SMITH RANCH ROAD

REGENCY CENTER II



FOR LEASE

200 SMITH RANCH ROAD

FIRST FLOOR

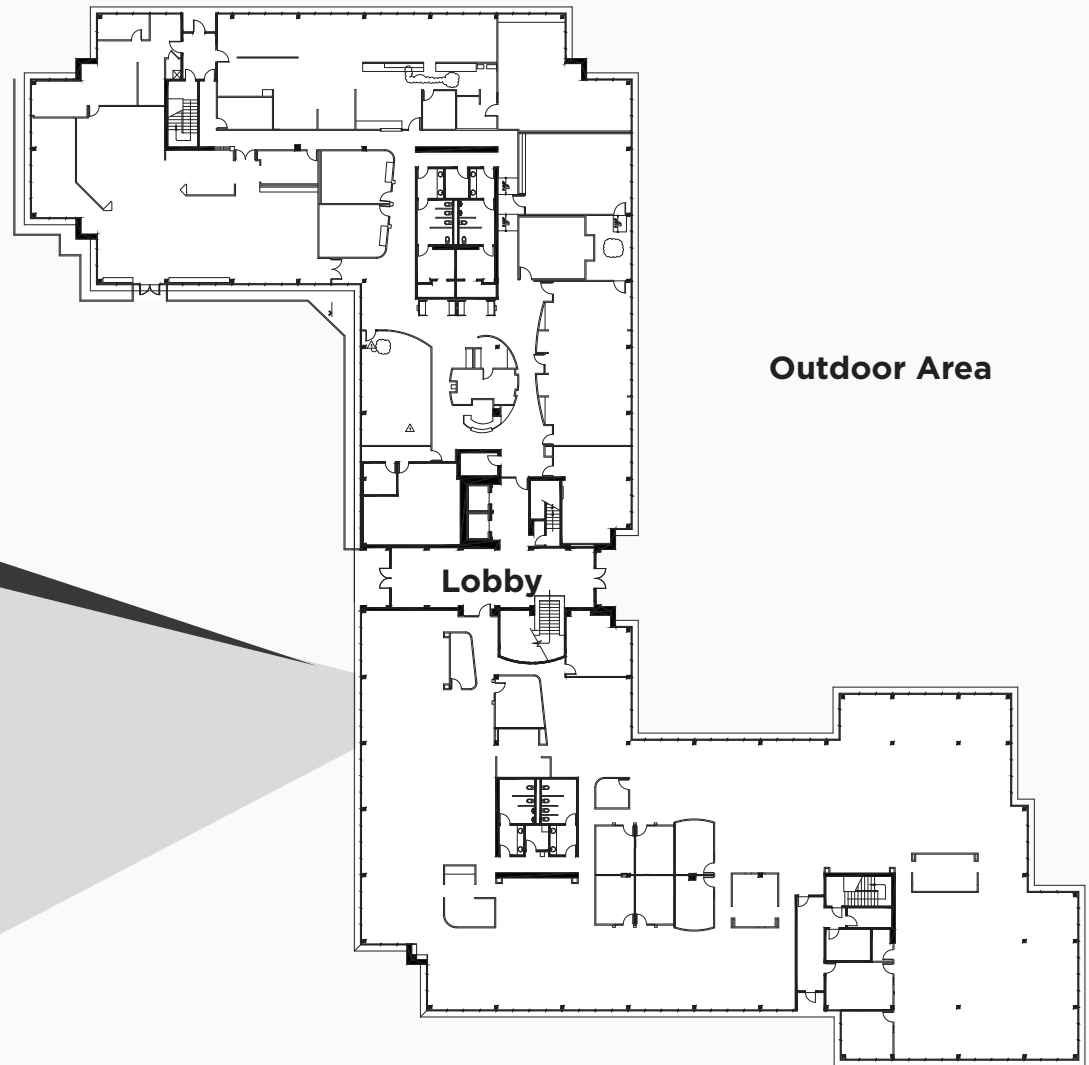
REGENCY CENTER II

±43,000 SF
FIRST FLOOR

SUMMARY:

Large lobby entrance with direct exterior access. Currently configured with a conference center, large cafeteria and open spaces.

***Divisible to ±20,000 RSF**

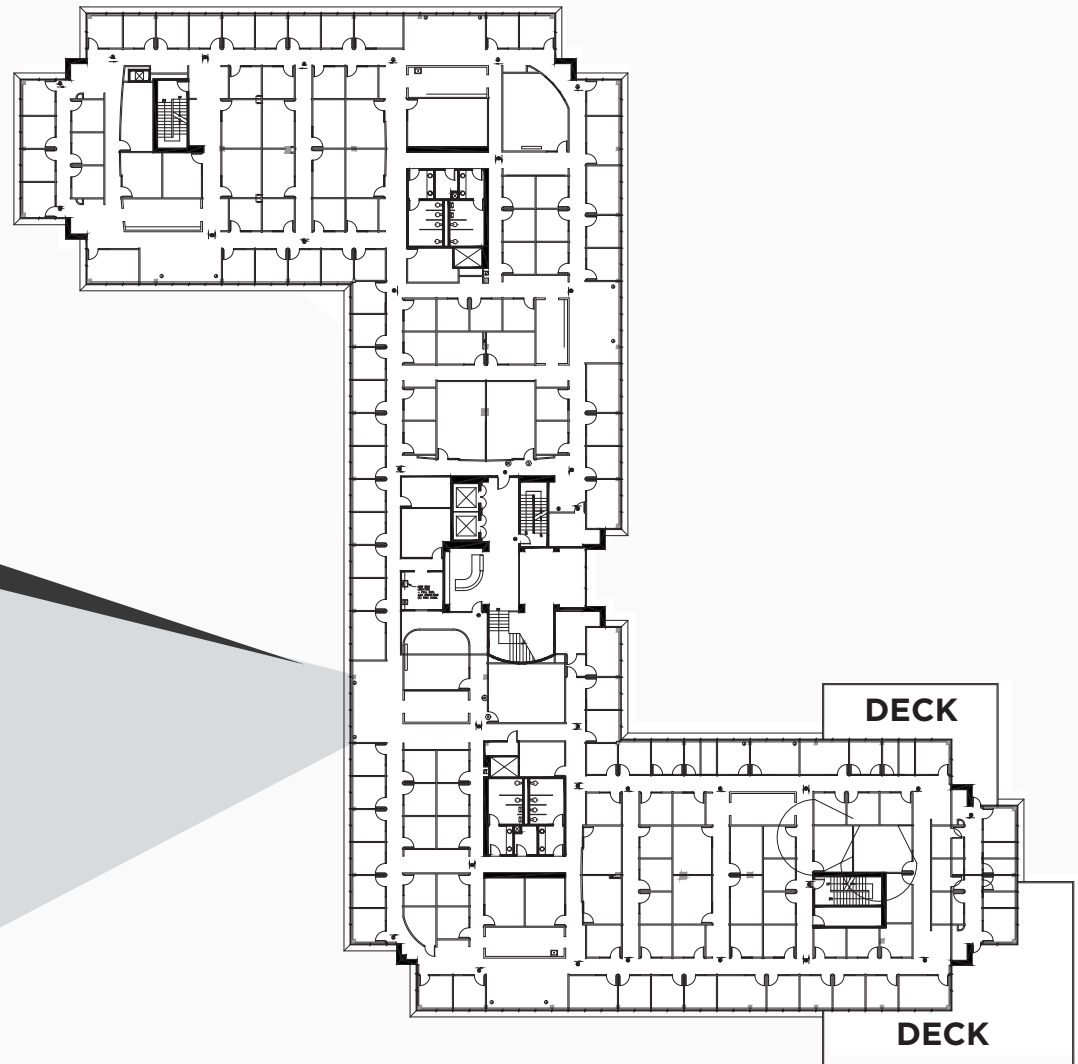


As Built

SECOND FLOOR

REGENCY CENTER II

±43,000 SF
SECOND FLOOR



SUMMARY:

Upscale lobby area on 2ND floor. Interior areas are heavy private office and conference room build-out. Can be easily opened up to create large collaborative space with extensive glass line with 2 balconies.

As Built

FOR LEASE

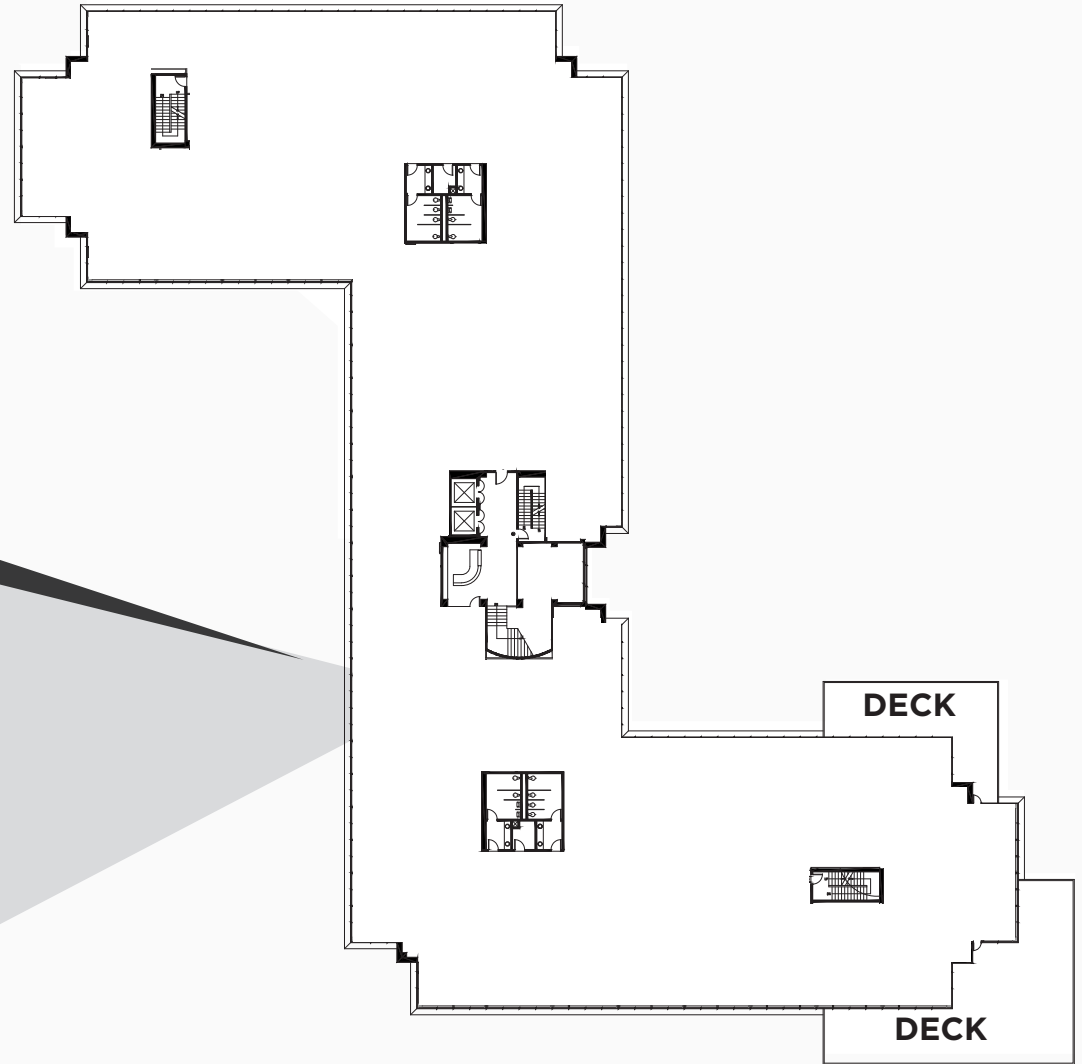
200 SMITH RANCH ROAD

SECOND FLOOR



REGENCY CENTER II

±43,000 SF
SECOND FLOOR



BASE PLAN:

Upscale lobby area on 2ND floor.

Schematic Open Plan



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