

±2,656 SF GROUND FLOOR OFFICE SPACE AVAILABLE

# 22 PELICAN WAY

SAN RAFAEL, CA

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# 22 Pelican Way

San Rafael, CA



## PROPERTY HIGHLIGHTS

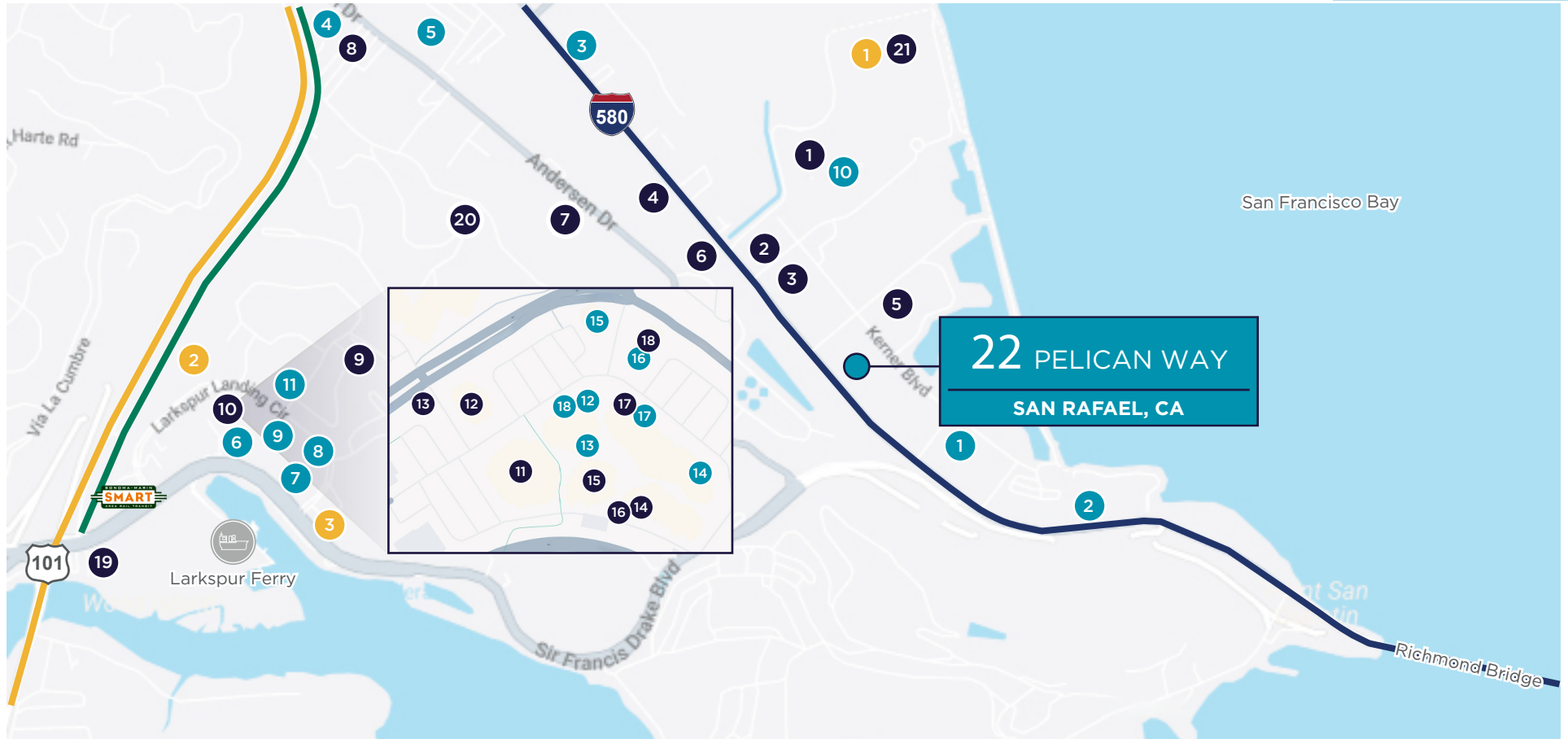
Move-in ready ground floor office space in Bay View Business Park in San Rafael. The space features 5 private offices, a formal reception, kitchen, and storage room. There is also a shared gym and restrooms. The building is located directly along US 580 with close proximity to the Richmond San Rafael bridge, the Marin Country Mart, and a variety of amenities.

### PROPERTY FEATURES

<b>Available Space:</b>	±2,656 SF
<b>Asking Rate:</b>	\$2.05 PSF Full Service
<b>Private Offices:</b>	5
<b>Parking:</b>	9 spaces
<b>Zoning:</b>	PD

# 22 Pelican Way

## Amenities Map



### FOOD/BEVERAGE



- |                                  |                     |
|----------------------------------|---------------------|
| 1 Jessie & Laurent               | 12 Starbucks        |
| 2 San Korean Cafe                | 13 Souvla           |
| 3 Viking Submarine Sandwiches    | 14 Pressed Juicery  |
| 4 El Pollo Loco                  | 15 Shake Shack      |
| 5 Michael's Sourdough Sandwiches | 16 SunLife Organics |
| 6 Rustic Bakery                  | 17 Johnny Doughnuts |
| 7 Hog Island Larkspur            | 18 Sushi Ko         |
| 8 Buvette du Marais              |                     |
| 9 Farmshop                       |                     |
| 10 Kelly's Deli                  |                     |
| 11 Bistro                        |                     |

### RETAIL/FITNESS



- |  |                                |           |
|--|--------------------------------|-----------|
| 1 The Home Depot                           | 11 Birkenstock                 | 21 Target |
| 2 BMW of San Rafael                        | 12 The RealReal                |           |
| 3 Honda Marin                              | 13 Veronica Beard              |           |
| 4 PACE Supply                              | 14 Copperfield's Books         |           |
| 5 Lingrove                                 | 15 Country Mart                |           |
| 6 Rack N Road Car Racks & Hitch Superstore | 16 Love Story Yoga             |           |
| 7 Golden State                             | 17 Mighty Pilates              |           |
| 8 Rafael Lumber & Building Supply          | 18 SoulCycle                   |           |
| 9 Elegus Corporation                       | 19 The New Wheel Electric Bike |           |
| 10 Marin County Mart                       | 20 A & S Landscape Material    |           |

### GROCERY/DRUG STORE



- 1 CVS Pharmacy
- 2 Marin Ortho
- 3 Jay Salzman

### LEGEND



U.S. 101



Interstate 580



Smart Train



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