

UNDER NEW OWNERSHIP

1050 Northgate Drive

SAN RAFAEL, CA 94903

MEDICAL &
PROFESSIONAL
OFFICE SUITES

SELECT SUITES FROM
\$1,400 / MONTH*

Ample parking • Highway 101 access
Shared conference room • Outdoor patio

SCHEDULE A TOUR

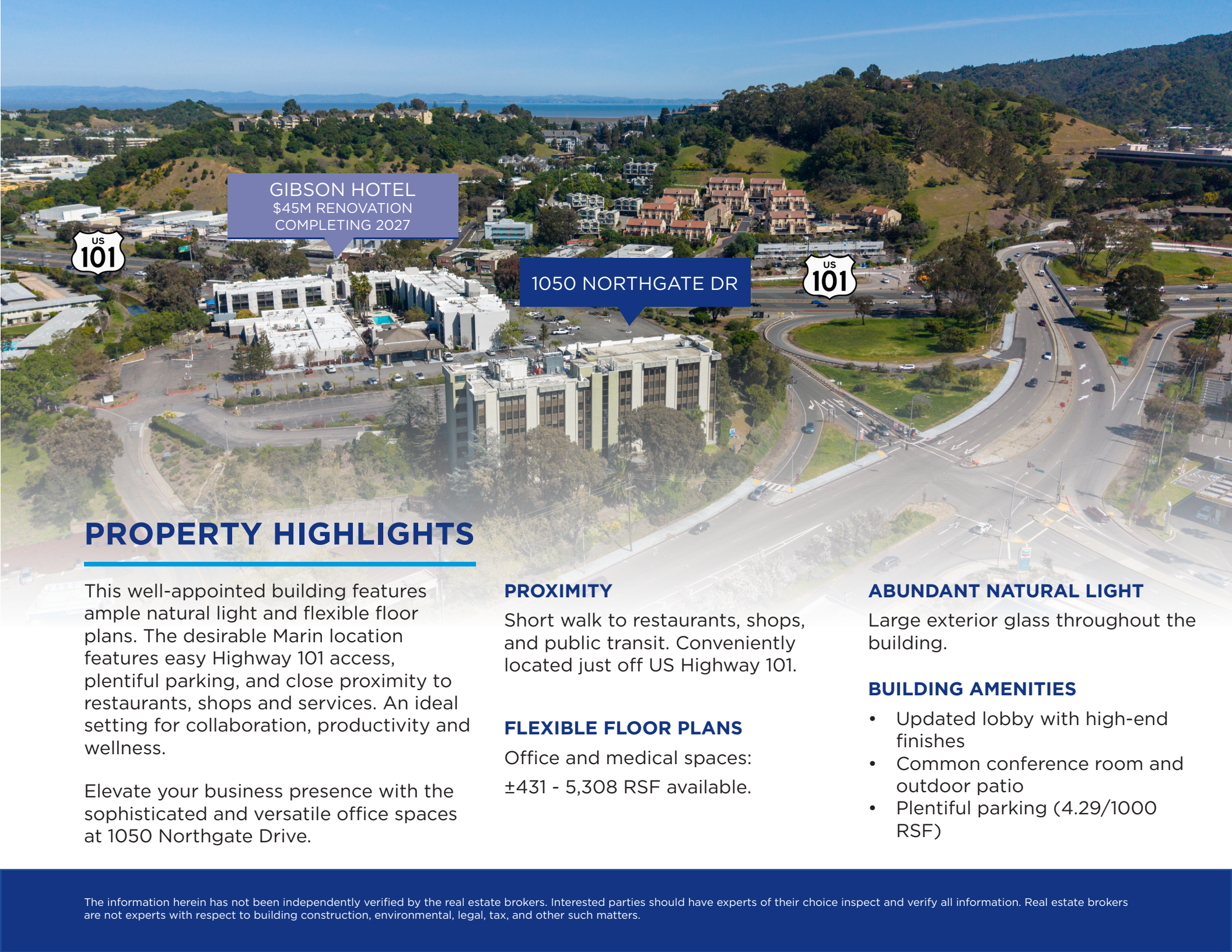
*Select suites only. Confirm availability, lease terms, rent structure and additional charges with the leasing team.

Marin's Best Value + Location



BASIN STREET
PROPERTIES

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GIBSON HOTEL
\$45M RENOVATION
COMPLETING 2027

1050 NORTHGATE DR

PROPERTY HIGHLIGHTS

This well-appointed building features ample natural light and flexible floor plans. The desirable Marin location features easy Highway 101 access, plentiful parking, and close proximity to restaurants, shops and services. An ideal setting for collaboration, productivity and wellness.

Elevate your business presence with the sophisticated and versatile office spaces at 1050 Northgate Drive.

PROXIMITY

Short walk to restaurants, shops, and public transit. Conveniently located just off US Highway 101.

FLEXIBLE FLOOR PLANS

Office and medical spaces:
±431 - 5,308 RSF available.

ABUNDANT NATURAL LIGHT

Large exterior glass throughout the building.

BUILDING AMENITIES

- Updated lobby with high-end finishes
- Common conference room and outdoor patio
- Plentiful parking (4.29/1000 RSF)

1050 Northgate Drive

San Rafael

ABUNDANT NATURAL LIGHT



MOVE IN READY OFFICE + MEDICAL SUITES



HIGH END FINISHES

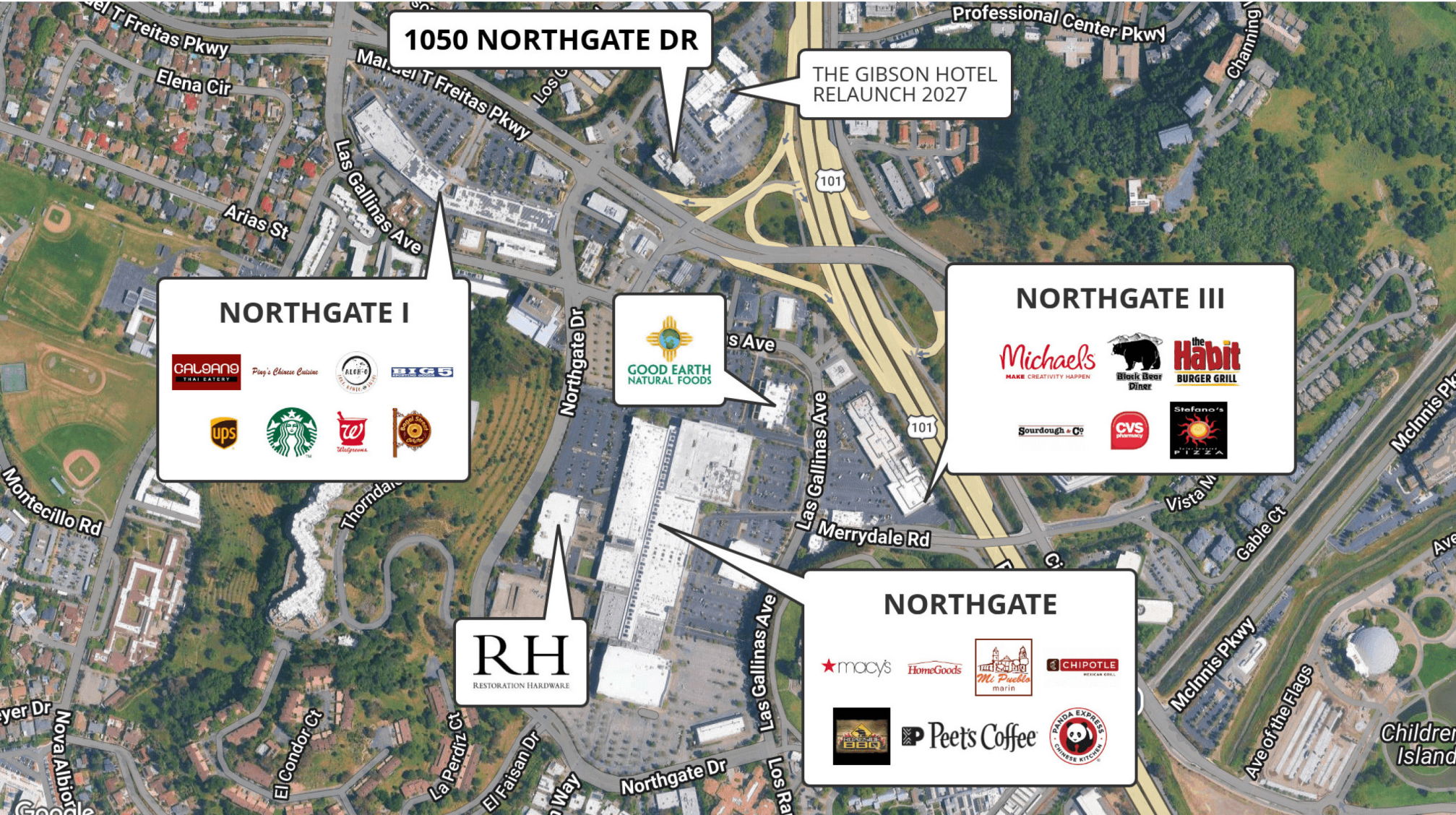


AVAILABLE SUITES & PRICING

Select suites from \$1,400/month. Schedule a tour to compare your options.

SUITE	RENTABLE SF (APPROX.)	QUOTED MONTHLY RENT
1	1,317	\$4,280
12	568	\$1,846
56	439	\$1,425
100	741	\$2,400
110	3,176	Contact team
200	5,308	Contact team
260	1,199	\$3,900
285	1,160	\$3,770
300	2,357	Contact team
356	577	\$1,875
358	718	\$2,330
400	3,652	Contact team
410	1,683	Contact team
440	738	\$2,400
450	431	\$1,400
480	728	\$2,370

NEIGHBORHOOD AMENITIES



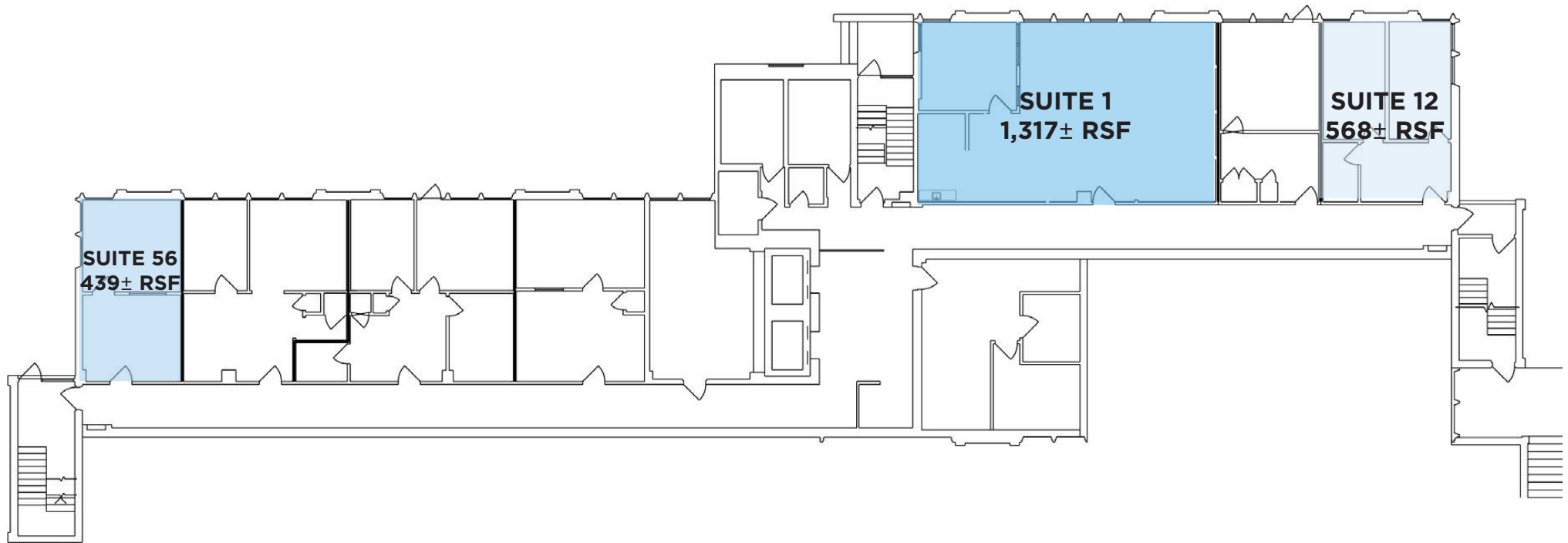
NORTHGATE TOWN SQUARE PROJECT



- **Good Earth Natural Foods coming in 2027:** Convenient access to organic groceries and prepared foods for lunch breaks and shopping after work.
- **More dining and shopping nearby:** Planned retail and dining options would make everyday errands and client lunches easier.
- **Outdoor spaces to recharge:** Planned community gathering areas providing inviting places for breaks and informal meetings.

Location graphic reproduced from the original flyer. Development overlay is illustrative; consult current approved plans for project details.

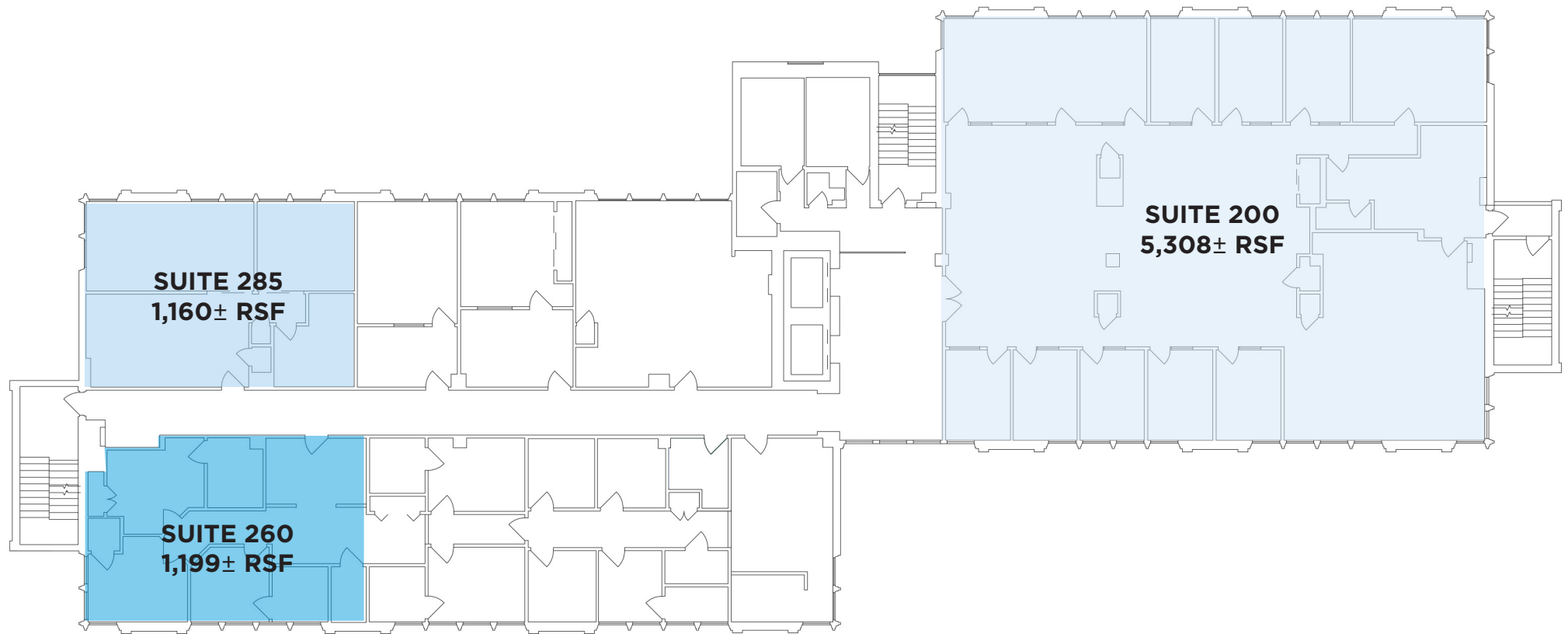
PATIO LEVEL



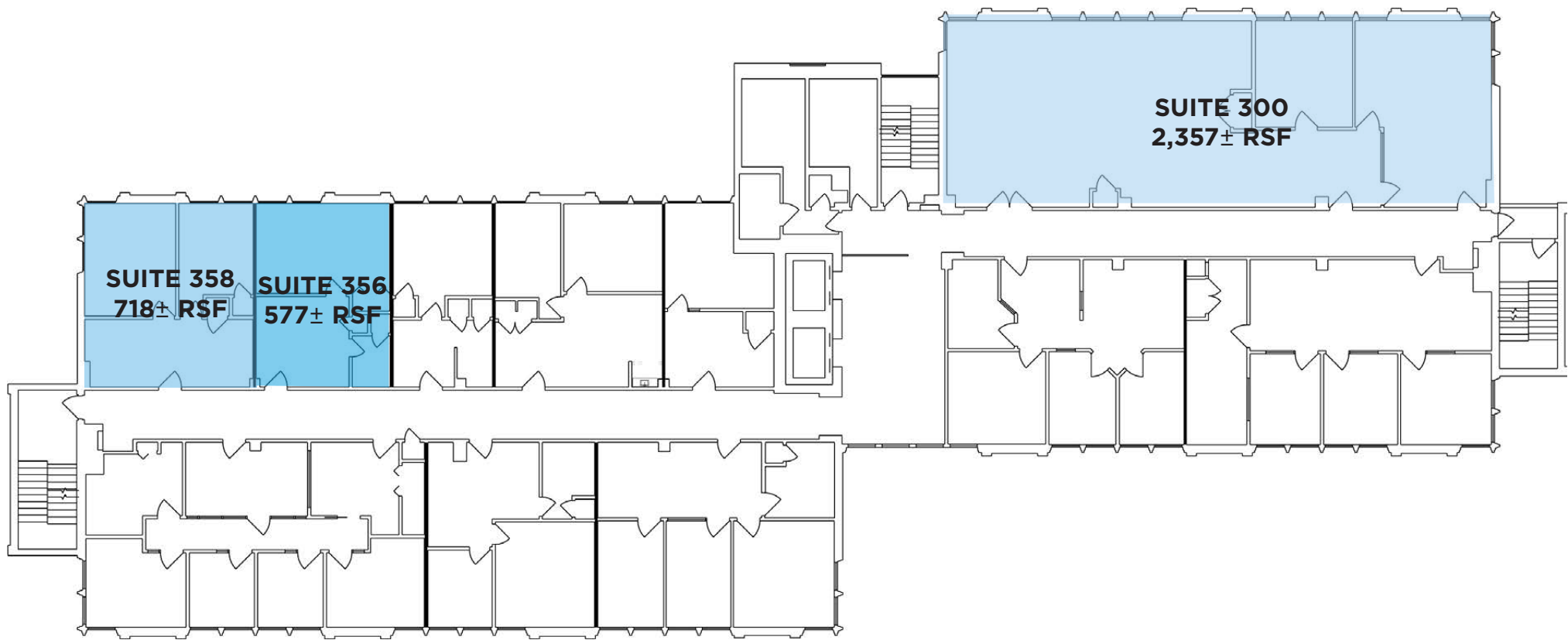
FIRST FLOOR



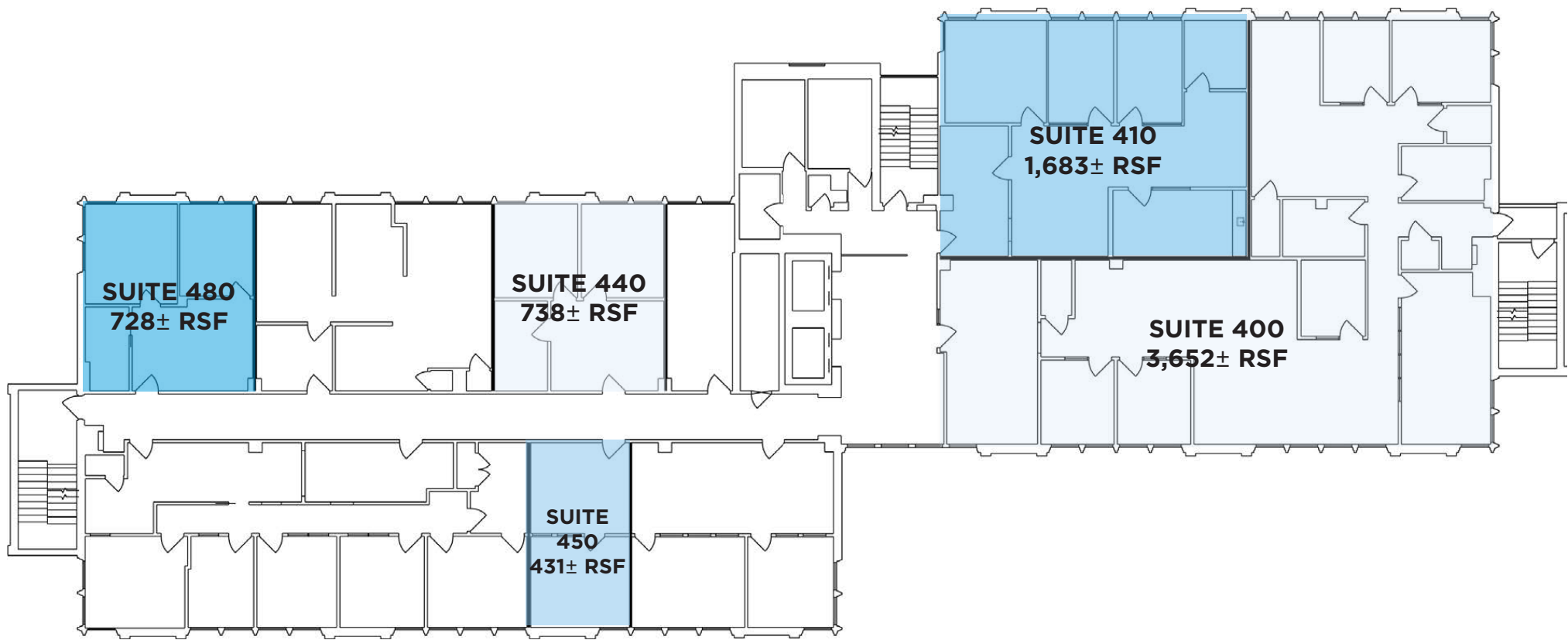
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



LET'S FIND YOUR NEXT SPACE

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San Rafael, CA 94903

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SCHEDULE A TOUR



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