

**FOR LEASE**

# 1133 FRANCISO BOULEVARD EAST

1133 Franciso Boulevard East, San Rafael, CA 94901



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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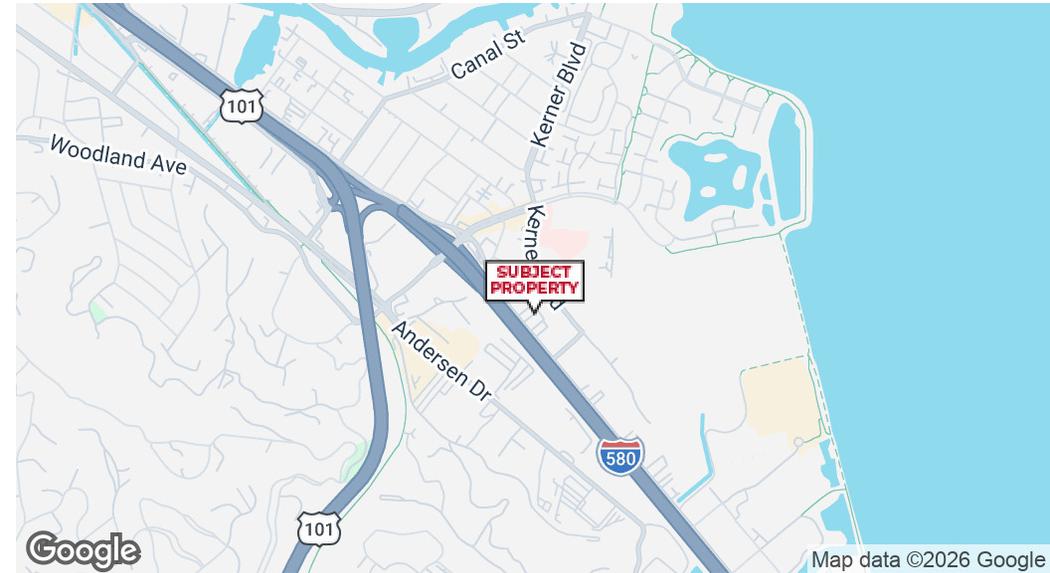


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Property Summary

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## LOCATION DESCRIPTION

1133 Francisco Boulevard East offers an exceptional location for a dance, exercise, Pilates, or yoga studio in the heart of San Rafael's vibrant commercial corridor. The property sits just off the Highway 101 interchange, providing excellent visibility and easy access for clients traveling from all parts of Marin County.

The building enjoys prominent street frontage along Francisco Boulevard, ensuring strong signage opportunities and exposure to steady local traffic. Ample on-site parking makes it convenient for students attending scheduled classes throughout the day, including early morning and evening sessions.

## PROPERTY HIGHLIGHTS

- Modern, versatile space
- Convenient location with excellent visibility
- Ample parking available
- High ceilings and expansive windows
- Suitable for office, retail, showroom, or studio use

## PROPERTY DESCRIPTION

Large, open floor plates and high ceilings make the interior well-suited for movement-based uses. The space has mirrored walls, hardwood floors, and studio lighting. Abundant natural light from oversized windows creates a bright, welcoming atmosphere ideal for Pilates or yoga practice. The space boasts a private entry way as well as private bathrooms and waiting areas.

## OFFERING SUMMARY

Lease Rate:	\$1.70 SF/month (MG)
Available SF:	±1,447 - 3,649 SF
Building Size:	±16,614 SF
Property Type:	Office
Zoning:	GC

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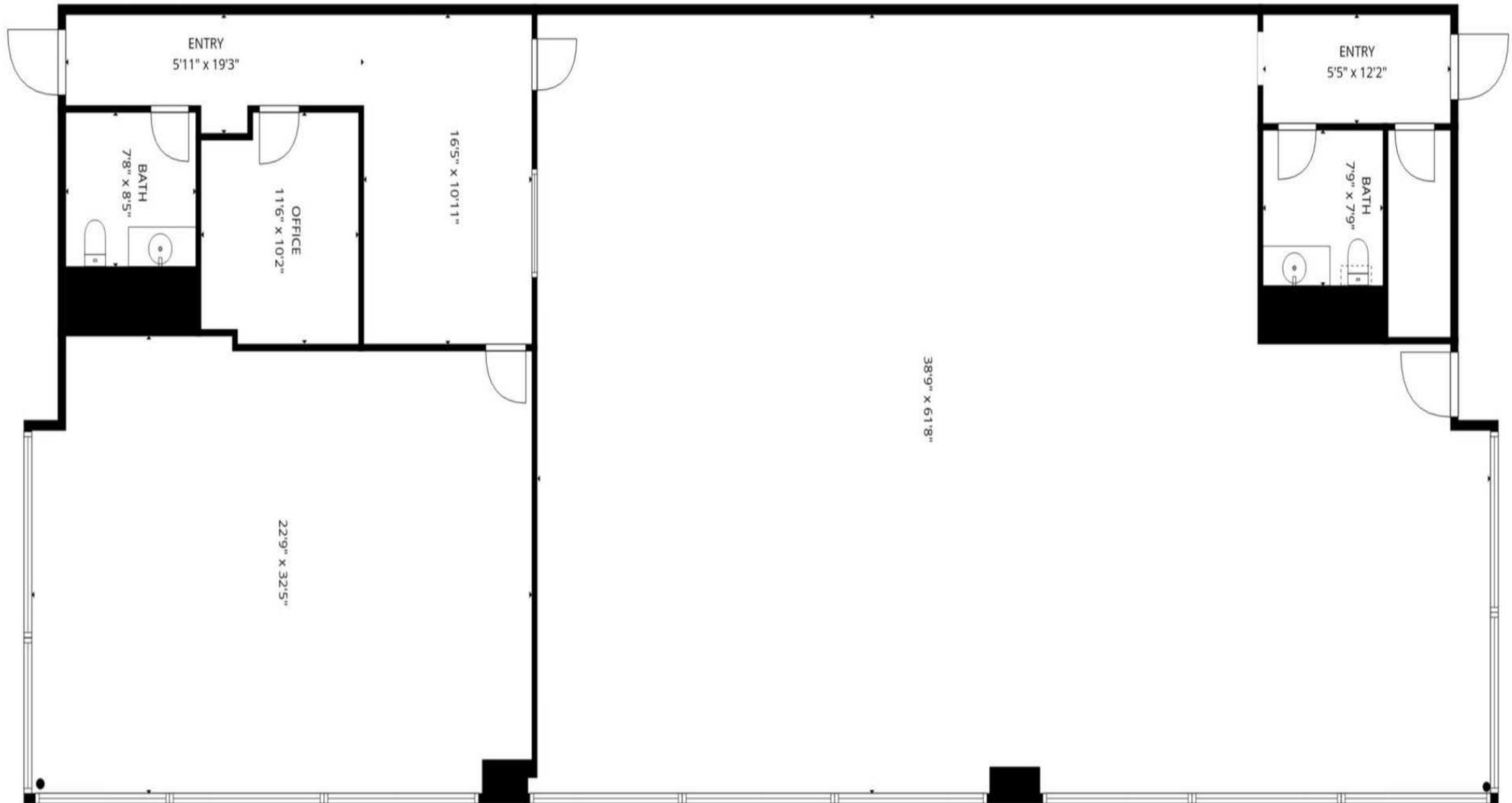


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Floor Plans

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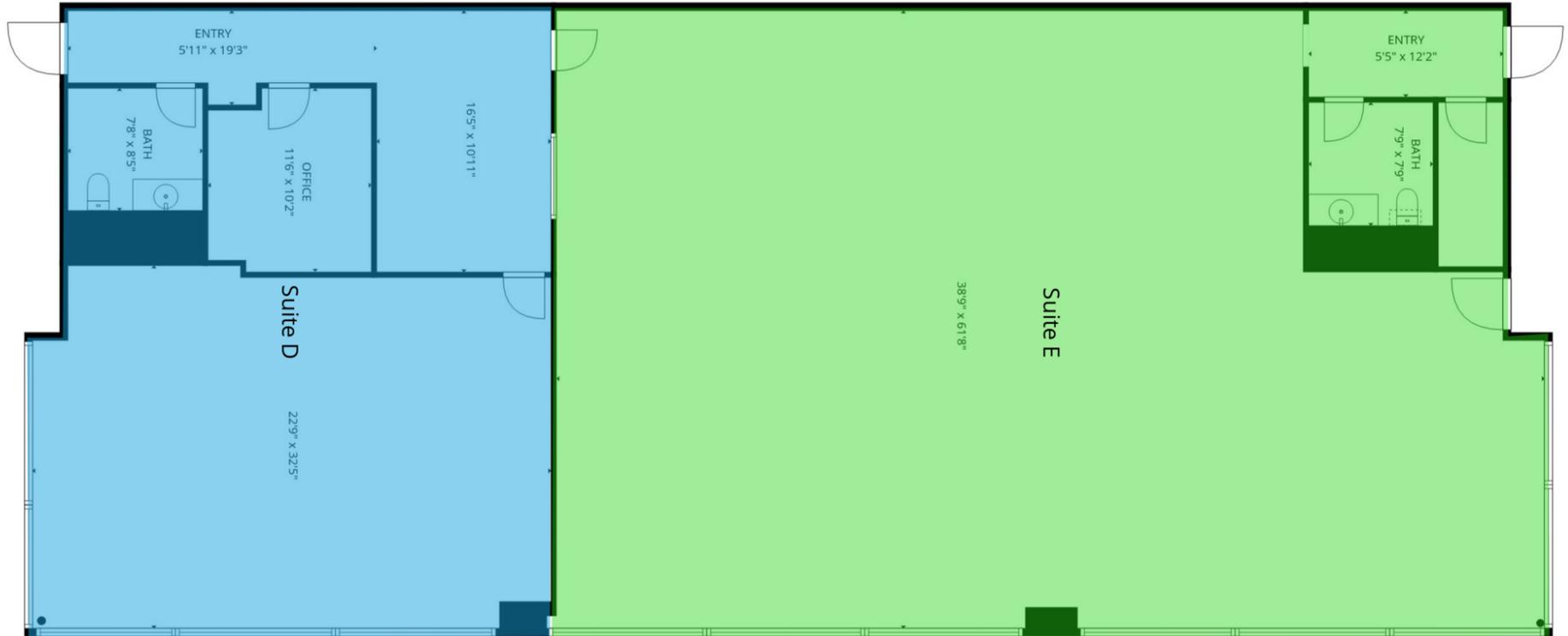
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Plans

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(Not to Scale)



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Plans

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 months
Total Space:	1,447 - 3,649 SF	Lease Rate:	\$1.70 SF/month

## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
Suite D	1,447 - 3,649 SF	Modified Gross	\$1.70 SF/month	Studio space with hardwood floors, mirrored walls and private bathroom
Suite E	2,202 - 3,649 SF	Modified Gross	\$1.70 SF/month	Smaller studio space hardwood floors and mirrored walls

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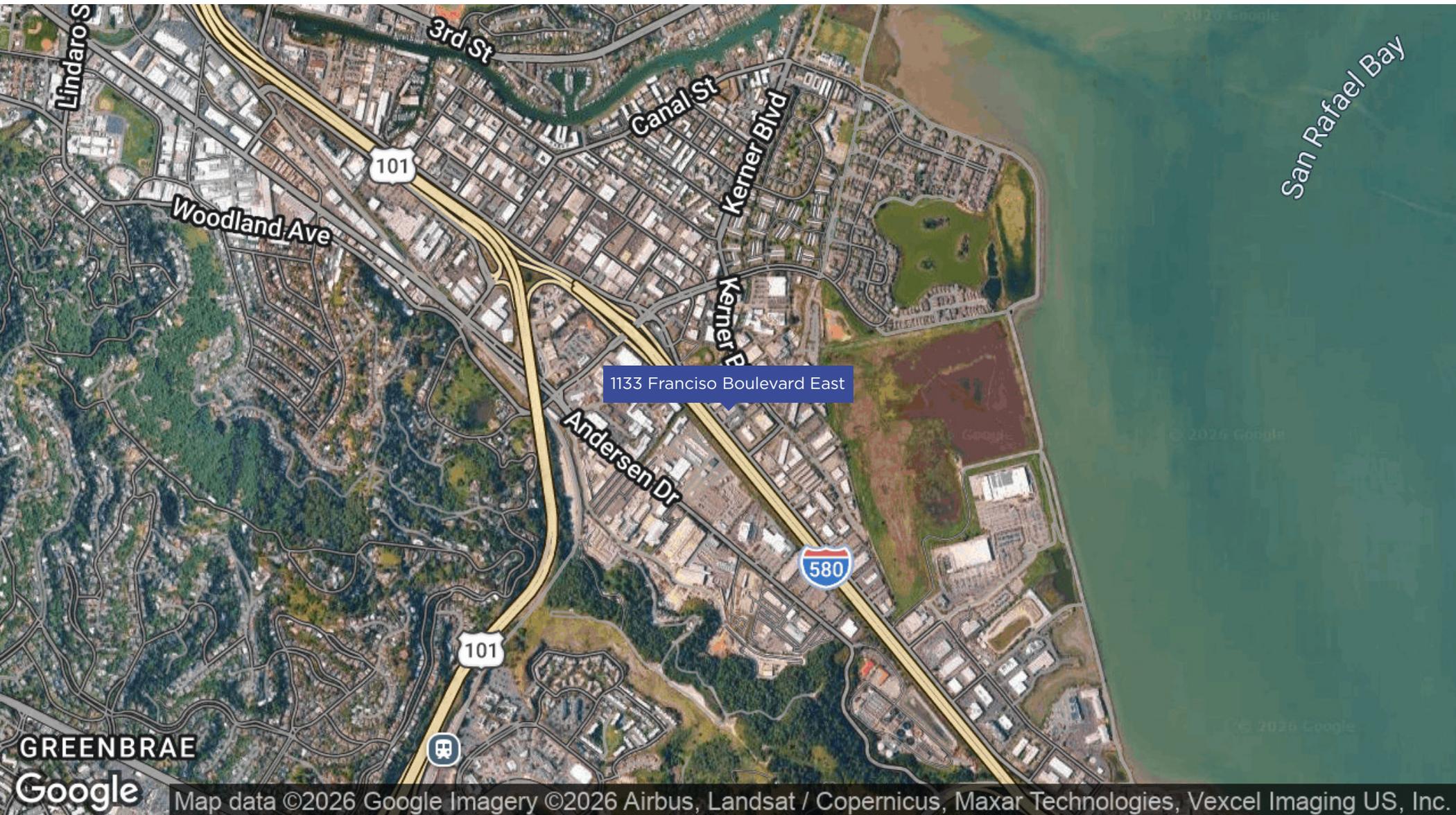


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Aerial Map

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Additional Photos

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