



## For Lease: High-Ceiling Retail/Office

1117 San Anselmo Avenue, San Anselmo, CA

- Large Open Area
- High Ceilings
- Private Restroom
- Skylight
- Large Shared Backyard

### Offering Summary

Available Sq Ft:	927 +/- sf
Initial Base Rent:	\$2,200/mo.
Lease Type:	Mod. Gross
Lease Term:	1 - 3 Years
Available:	NOW

Contact:

**Joe Morrison**  
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# For Lease: San Anselmo Retail/Office

1117 San Anselmo Avenue, San Anselmo CA 94960

## Property Description:

This office/retail space includes a large open room with high ceilings with lots of natural light. It includes a private bathroom.

## Location Description:

This property is located on San Anselmo Ave. at Yolanda Station, a few blocks from the heart of downtown San Anselmo.

## Space Information/Features:

Total Available Square Feet:	927 +/- sq. ft.
Retail Type:	Street
Divisible:	No
Signage:	Yes
Parking:	Street Parking Only

## Building Information/Features:

Total Building Square Feet:	1,824 +/- sq. ft.
Year Constructed:	1937 +/-
Zoning Designation:	<a href="#">C-1 (Neighborhood Commercial District)</a>
Fire Sprinklers:	No
Heating & Air Conditioning:	Heating only
Flood Zone Designation:	Zone X (500-year)
An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.	

## Lease Terms:

Minimum Lease Term:	1 - 3 Years
Initial Base Rent:	\$2,200/month
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	Tenant pays electricity, trash removal, janitorial service internet and telephone directly to the service providers. Tenant also reimburses landlord for of shared water and gas services to the premises, plus cost increases in RE Taxes and Hazard Insurance over base year costs.

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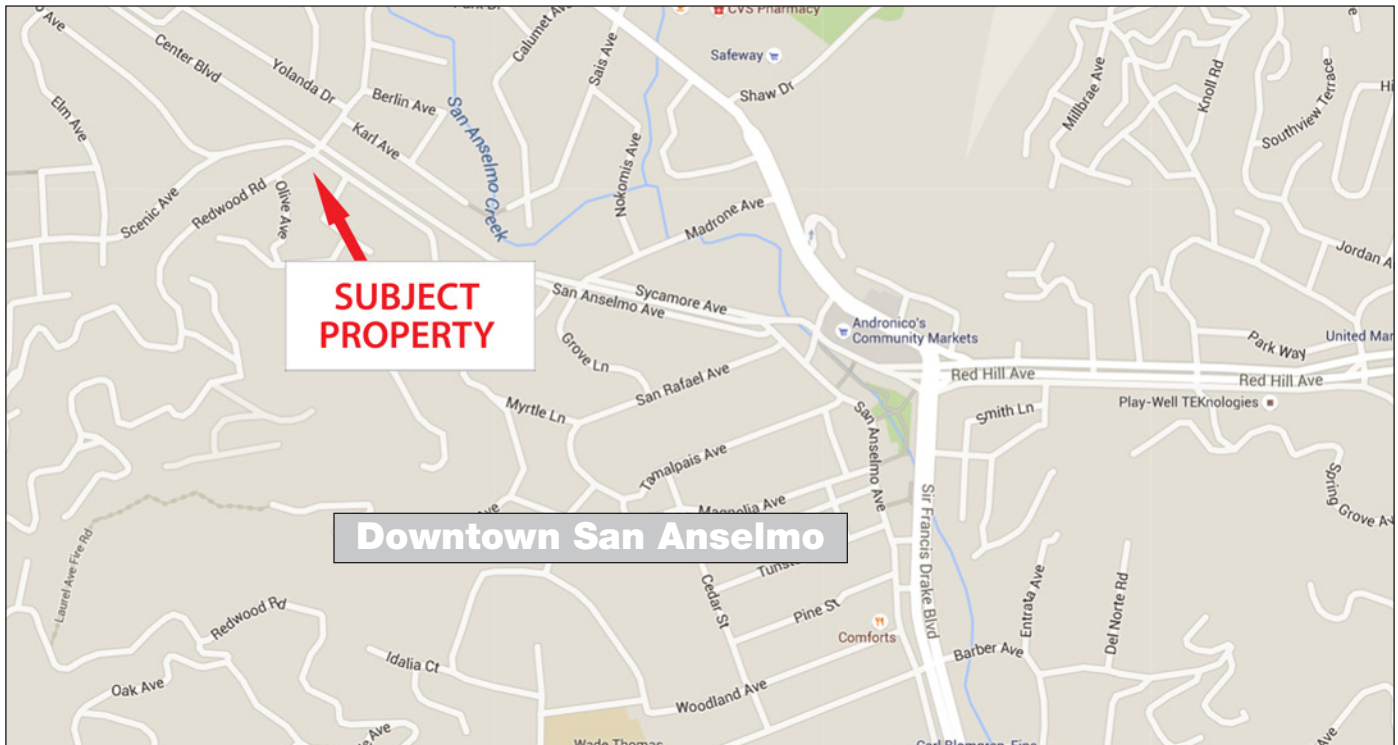
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