



**Water Views!**  
5% COMMISSION  
TO PROCURING BROKER



## For Lease: Bay Park Office Suites

2165-75 E. Francisco Blvd., San Rafael, CA

- Kitchenettes & Storage
- Heat and Air Conditioning
- Open Plans or Private Offices
- Free Parking 5:1000 Ratio

### Offering Summary

**Total Available Sq Ft:** 259- 1,007 +/- sf  
**Initial Base Rent:** \$686.35/mo. and up  
**Lease Type:** Mod. Gross  
**Minimum Lease Term:** Two Years  
**Date Space Available:** Now



**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic# 01814831

**HL Commercial Real Estate**  
[www.hlcre.com](http://www.hlcre.com)



# For Lease: Bay Park Office Suites

2165-75 E. Francisco Blvd., San Rafael, CA 94901

## Building/Space Description:

Campus style offices in a five-building complex with ample parking. Some spaces feature private restrooms, kitchenettes or storage.

## Location Description:

Bay Park is conveniently located near Central Marin with easy access to both Highway 101 and I-580. Close the Richmond Bridge and Home Depot.

## Space Information/Features:

Total Available Square Feet: 259 - 1,007 +/- sq. ft.  
Divisible/Can Add: Some units can be combined to create larger sq. ft.  
Views: Water views in some units  
Kitchen: Yes - in select units  
Number of Parking Spaces: 322 unreserved on site.

(NOTE: All on-site parking is for standard size vehicles that fit into a 9'x19' foot parking space, including vans and trucks. No overnight or fleet parking is permitted. All spaces are used on a first come, first served, non-exclusive basis. For zoning purposes, Tenant will be allocated on-site parking on a non-exclusive basis based on the ratio the rentable square feet of the Premises bears to the total rentable square feet of the building.)

## Building Information/Features:

Building/Project Name: Bay Park  
Total Building Square Feet: 73,440 +/- sq. ft.  
Year Constructed: 1982 +/-  
Zoning/Permitted Uses: [LI/O \(Light Industrial/Office\)](#) & [P/OS \(Parks/Open Space\)](#)  
Fire Sprinklers: Yes  
Elevator Services: No  
Heating & Air Conditioning: Yes  
Flood Zone Designation: Zone AE (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance for building owners applies. Tenants should strongly consider purchasing flood insurance.

## Lease Information:

Minimum Lease Term: Two Years Preferred  
Initial Base Rent: \$686.35/mo. and up  
Lease Type: Modified Gross  
Tenant Expenses: Janitorial, Increase over base year RE Taxes.  
Tenants also pay Prorata utility charge which includes gas, electricity and trash.  
Broker Bonus: 5% Commission paid to procuring broker



**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic# 01814831

**HL Commercial Real Estate**  
[www.hlcre.com](http://www.hlcre.com)





# For Lease: Bay Park Office Suites

2165-75 E. Francisco Blvd., San Rafael, CA 94901



**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic# 01814831

**HL Commercial Real Estate**  
[www.hlcre.com](http://www.hlcre.com)

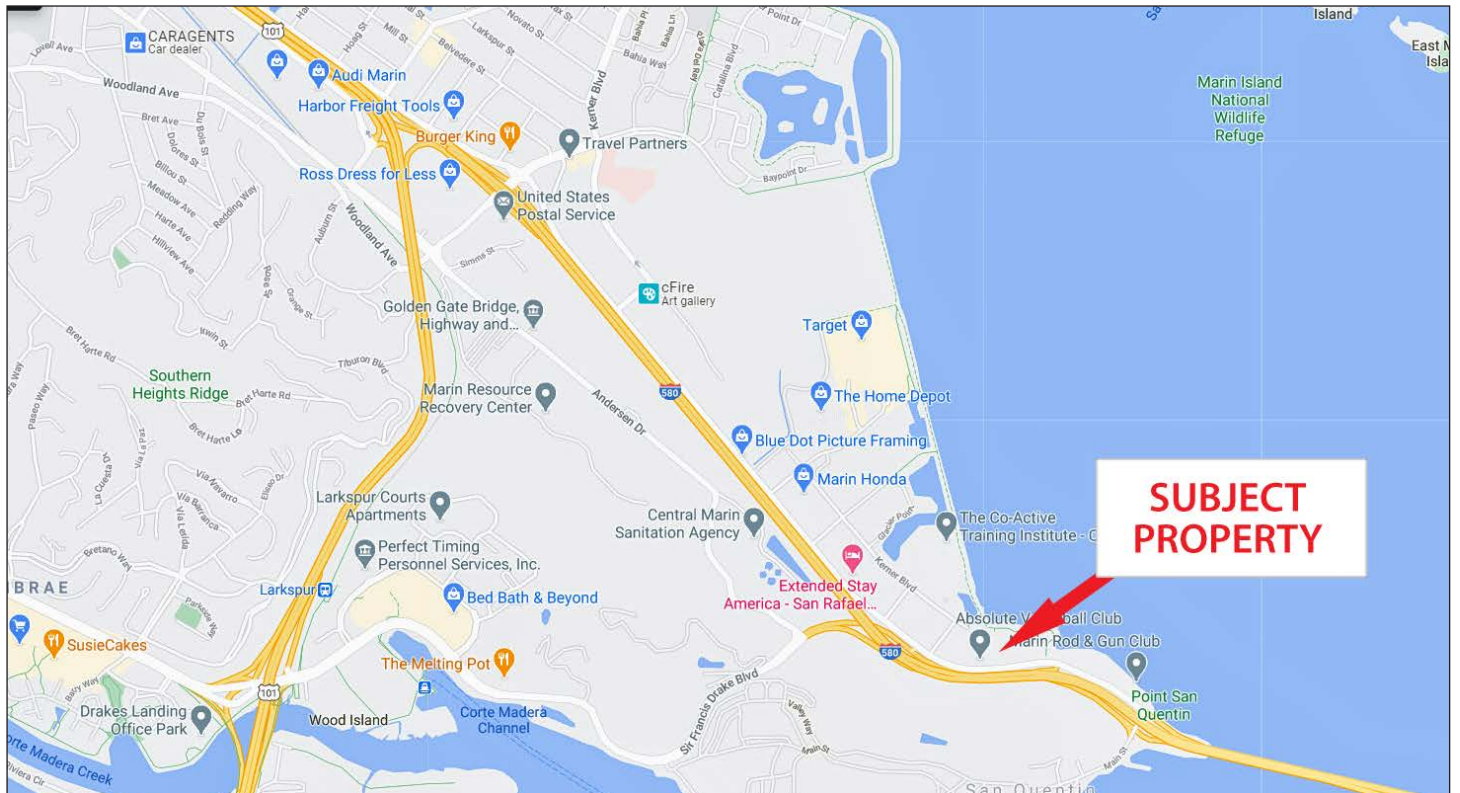


No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.



# For Lease: Bay Park Office Suites

2165-75 E. Francisco Blvd., San Rafael, CA 94901



[Click here to View in Google Maps](#)

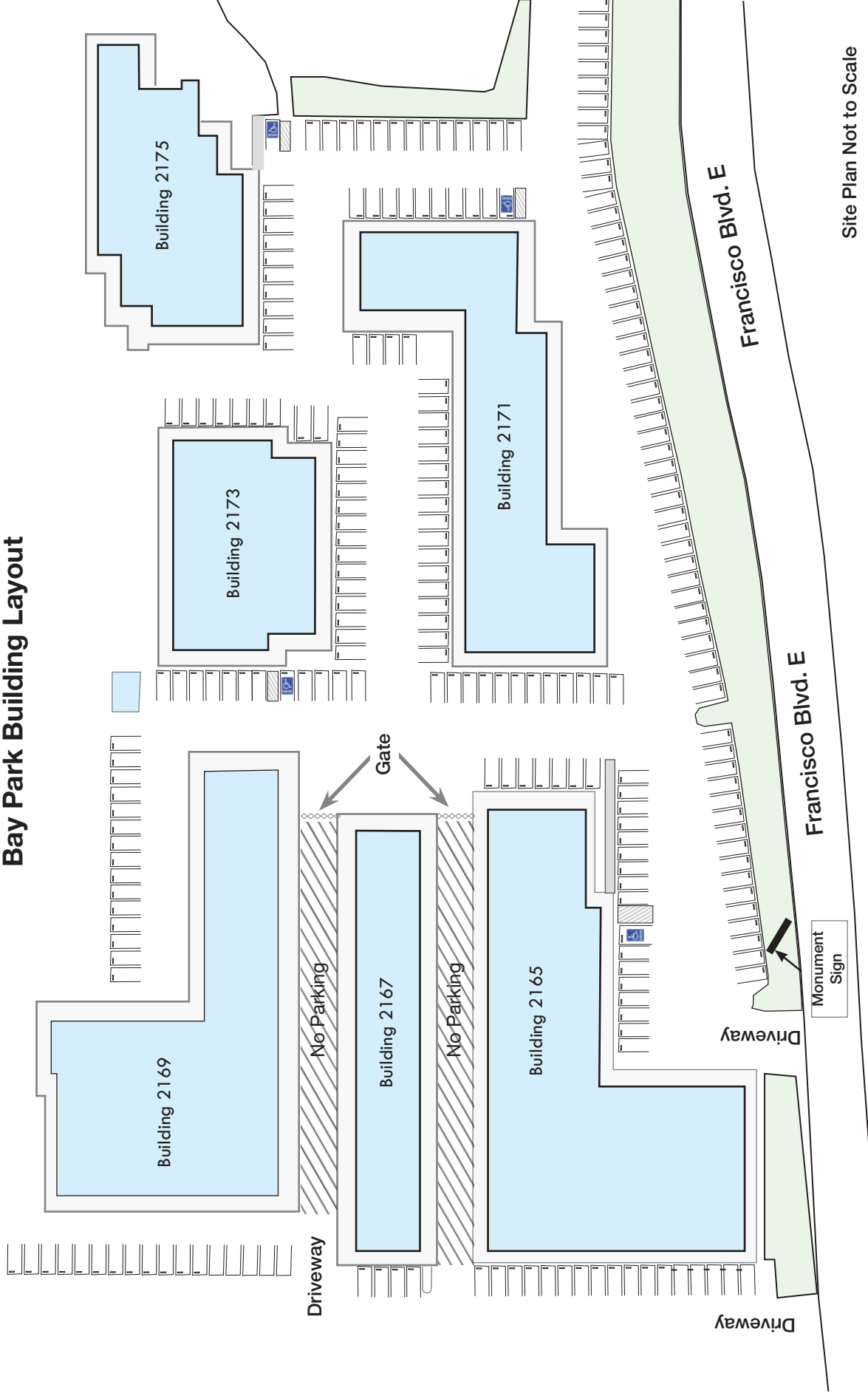


No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

# For Lease: Bay Park Office Suites

2165-75 E. Francisco Blvd., San Rafael, CA 94901

## Bay Park Building Layout



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

# For Lease: Bay Park Office Suites

2165-75 E. Francisco Blvd., San Rafael, CA 94901

Building	Suite #	Floor	Suite Description	Views	Size (sf)	Price PSF	Rent/ Mo.
2165	E	Ground	Open Office Space	No	936	\$2.60	\$2,433.60
2169	F	Ground	Office + View	Yes	512	\$2.65	\$1,356.80
2171	G	Ground	2 Privates + Sink + Conference	No	1007	\$2.65	\$2,668.55
2171	N	Ground	Open Office	No	259	\$2.65	\$686.35
2171	M	Ground	2 Privates + Kitchen + Conference	Yes	955	\$2.65	\$2,530.75
2173	M	Ground	1 Private + Sink	Yes	579	\$2.75	\$1,592.25
2173	L	Ground	Office	Yes	588	\$2.65	\$1,558.20
2173	J	Ground	3 Privates - Great for Therapy Office + View	Yes	987	\$2.65	\$2,615.55
2175	L	Ground	Office	No	706	\$2.50	\$1,765.00

11-13-25 MC

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.



# Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

## Higher Level Commercial Real Estate

70 Mitchell Blvd., Ste. 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)



**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic#: 01814831