



For Lease: Downtown Warehouse Space

615 B Street, Unit 1B, San Rafael, CA

- 2 Roll-up Doors
- Private Offices
- Private Restroom
- Kitchen
- 13' +/- Ceilings in Warehouse

Offering Summary

Available Sq Ft:	2,760 +/- sf
Initial Base Rent:	\$1.63 psf
CAM Charge:	\$0.05 psf/ mo.
Lease Type:	Mod. Gross
Lease Term:	2 - 5 Years
Available:	Now



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HL Commercial Real Estate
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For Lease: Downtown Warehouse Space

615 B Street, Unit 1B, San Rafael, CA 94901

Building/Space Description:

This warehouse space includes 2 roll-up doors, private offices, a private restroom and a kitchen.

Location Description:

The property is situated in a very convenient location, just five blocks from Highway 101, Downtown San Rafael and it's transportation center, and adjacent to Safeway Center.

Space Information/Features:

Total Available Square Feet:	2,760 +/- sq. ft. (the owner is source, agent has not verified square footage)
Ceiling Clear Height:	13' +/- Feet
Power Available at Sub-Panel:	100 amp
Parking Spaces:	1 included
Number of Roll-up Doors:	Two
Warehouse Ceiling Insulated:	No

Building Information/Features:

Total Building Square Feet:	13,800 +/- sq. ft.
Year Constructed:	1958 +/-
Zoning/Permitted Uses:	NC (Neighborhood Commercial)
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone AH

An area inundated by 100-year flooding (usually an area of ponding), for which BFEs have been determined; flood depths from 1-3 feet. NFIP's floodplain management regulation must be enforced and mandatory purchase of flood insurance applies.

Lease Information:

Minimum Lease Term:	2 - 5 Years
Initial Base Rent:	\$1.63 psf (\$4500.00)
CAM Charges:	\$0.05 psf/ month (\$200.30 per month)
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	PG&E, water (approx.\$150/month), garbage, interior maintenance, taxes, insurance over base year (20%)



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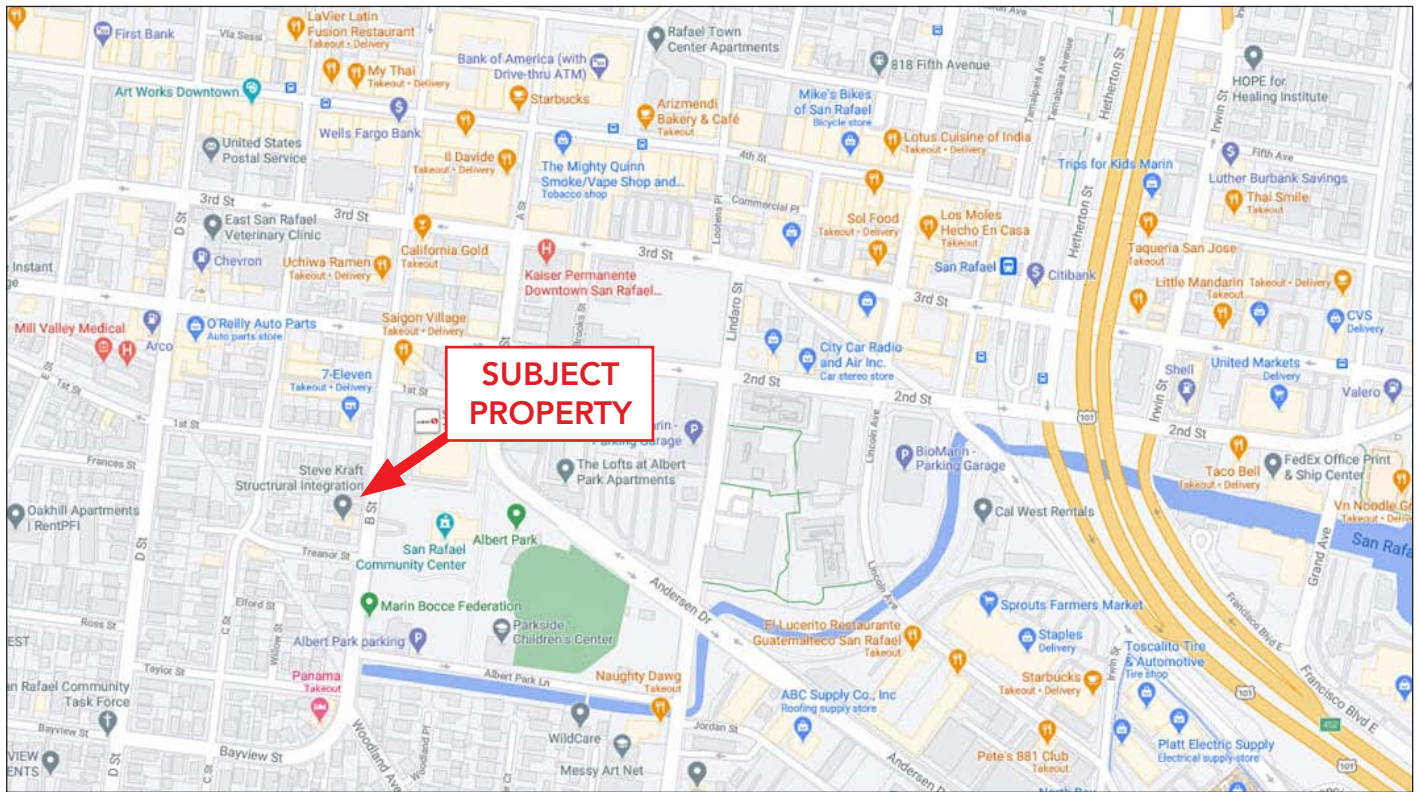
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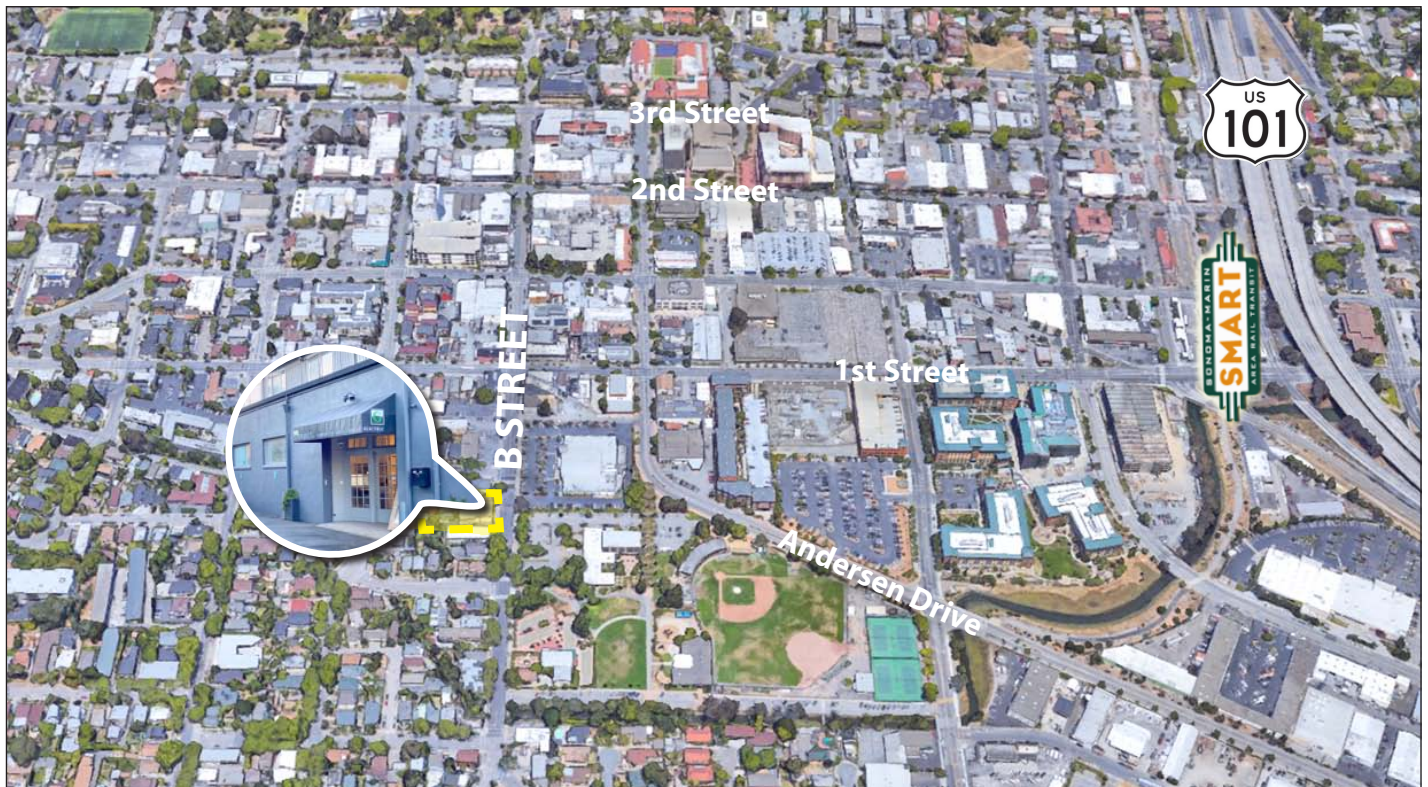
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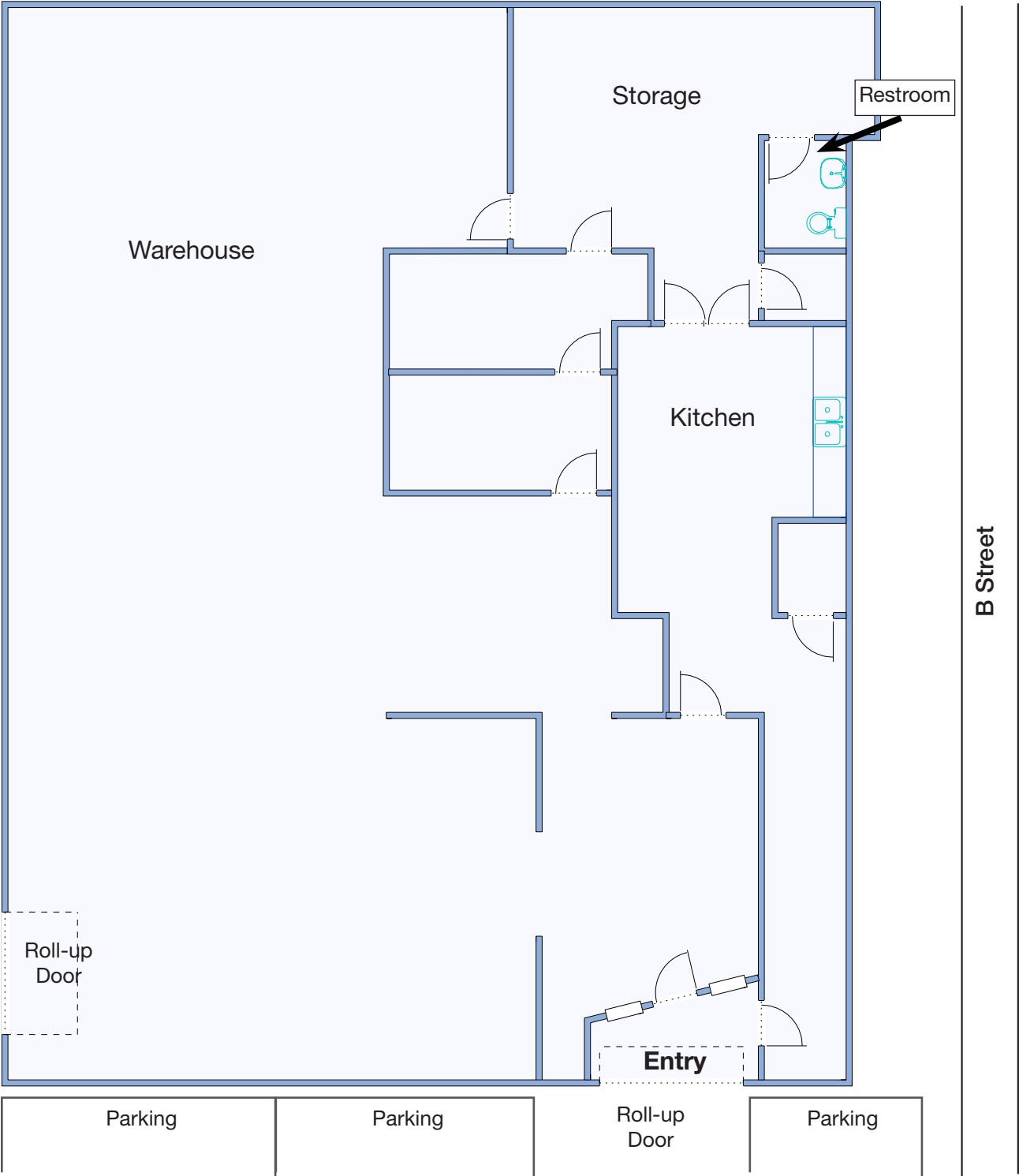
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Floor Plan Not to Scale
For Illustration Only