

**FAIRFAX  
SQUARE**

SECOND FLOOR OFFICE SPACE

**FOR LEASE**

85 BOLINAS ROAD | FAIRFAX | CA

±790 RSF

\$3.50/RSF/MONTH, MODIFIED GROSS

**JOE MCCALLUM**

**NEWMARK**

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# SECOND FLOOR OFFICE SPACE FOR LEASE

## HIGHLIGHTS:

- Two-story professional retail building in the heart of downtown Fairfax
- On-site parking lot for the exclusive use of tenants and their clients
- Secure common areas with men's and women's restrooms on both floors
- Building is walking distance to numerous restaurants, amenities and across the street from Peri Park
- Asking \$3.50/RSF/Month, Gross
- Tenants are responsible for their own utilities, interior janitorial and prorata share of increases in operating expenses over a base year
- Central Commercial (CC) zoning allows for retail uses
- Owner will consider tenant improvements for a 3-5 year lease

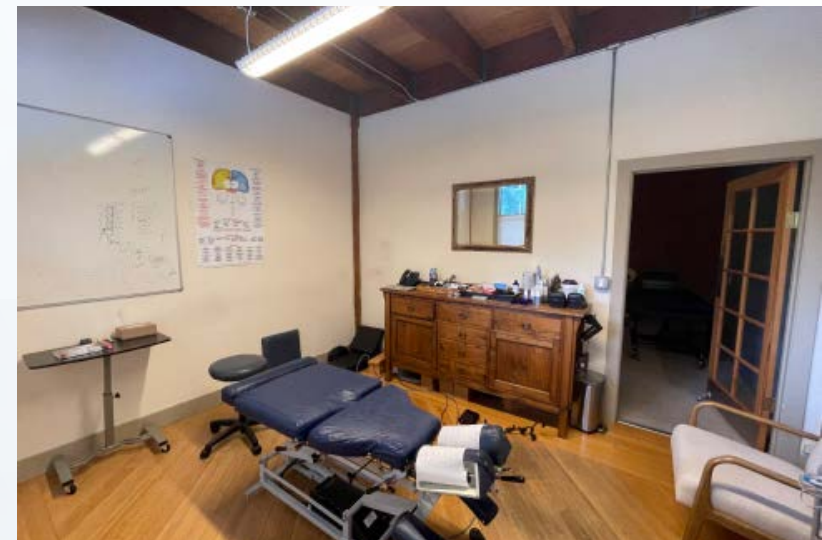


## AVAILABLE SUITE

### SUITE 18 (±790 RSF)

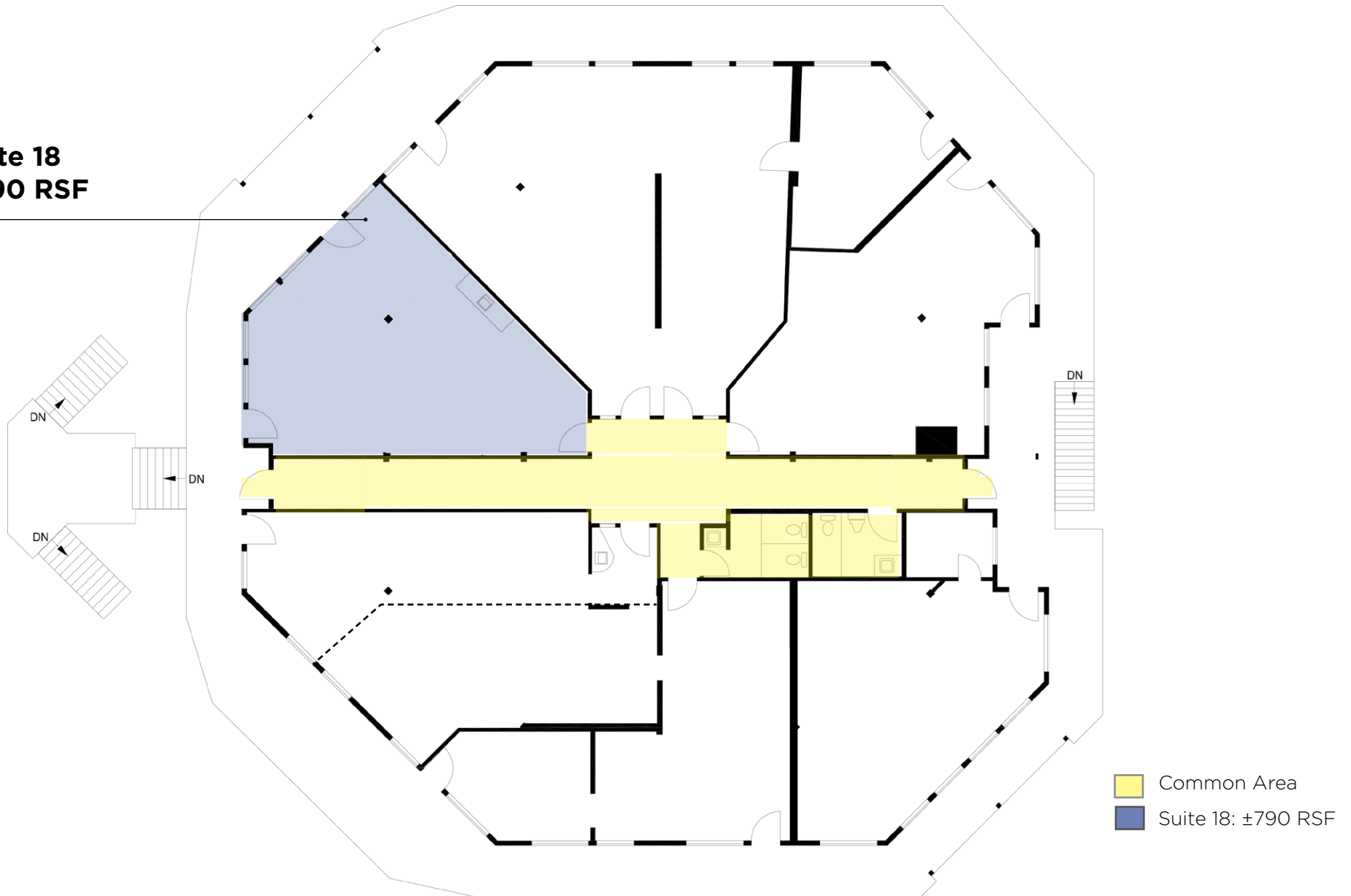
- Well improved second floor office space
- Open plan with kitchenette
- Available now

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# FLOOR PLAN - SECOND FLOOR

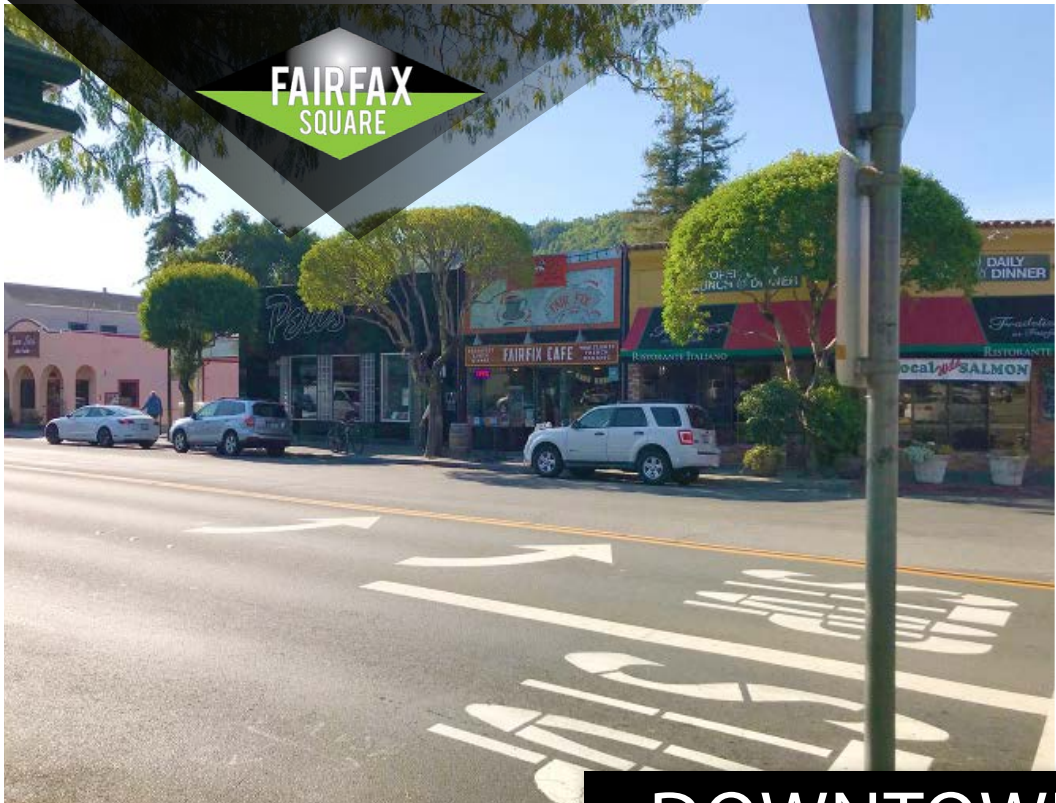
**Suite 18  
±790 RSF**



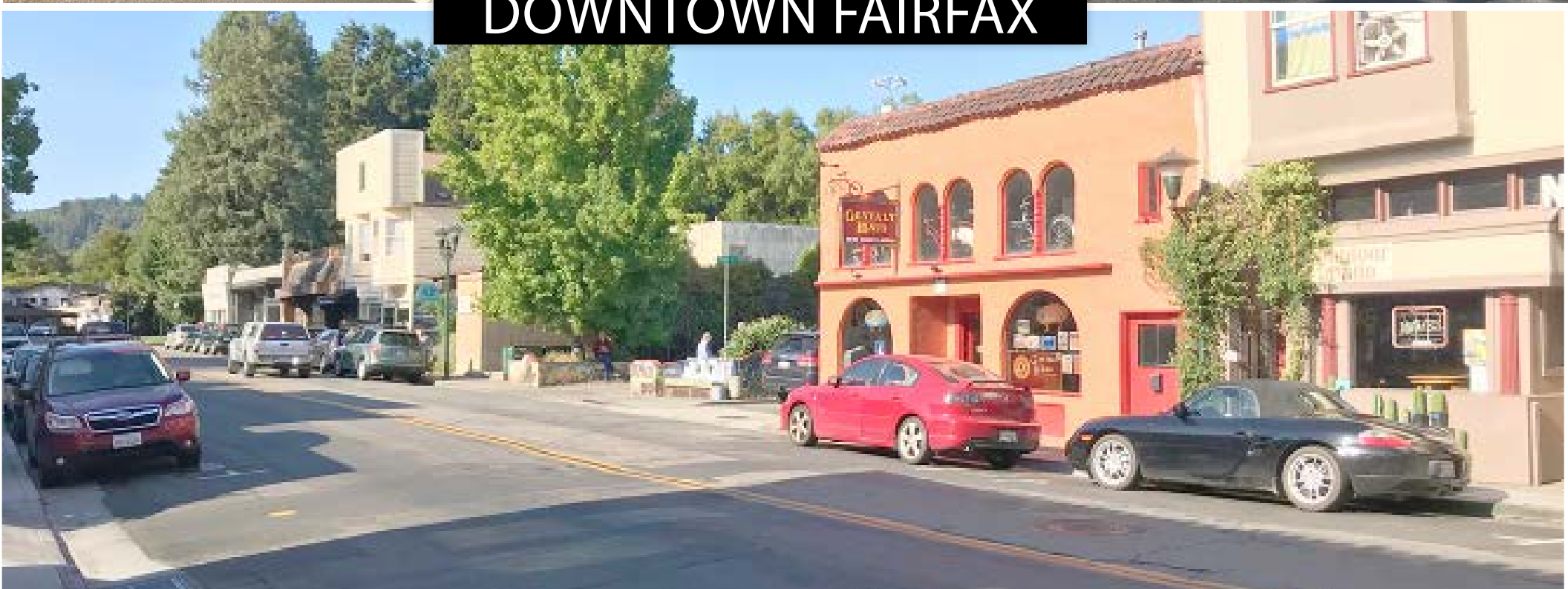
NOTE: SUBJECT TO CHANGE. FLOORPLANS ARE NOT TO SCALE AND FOR USE OF REFERENCE ONLY.



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## DOWNTOWN FAIRFAX





Fairfax Coffee  
Roastery

Broadway

Fadelizio's Ristorante

Village Sake Japanese Pub

Mas Masa

Gestalt Haus

85 Bolinas Road

Bolinas Road

Fairfax Farmer's Market

Peri Park



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