



For Lease: Ground Floor Office Suite

70 Mitchell Blvd., Suite 102, San Rafael, CA

- One Private Office + Reception
- Private Restroom
- Kitchenette
- Exterior Door to Sidewalk
- Excellent On-Site Parking
- Close to Hwy. 101

Offering Summary

Available Sq Ft:	558 +/- sf
Initial Base Rent:	\$2.50 psf
Lease Type:	Mod. Gross
Min. Lease Term:	3-5 Years
Available:	1/1/2026

Contact:



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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. 9/22/25

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Property Description:

This ground floor office suite, which opens directly to Mitchell Blvd., includes one private office, private restroom, reception area and kitchenette. The landlord has recently painted and installed new carpets. Comcast high speed internet and TV are available in the building.

Location Description:

This property is located in Northgate Industrial Park, close to Hwy. 101 with various restaurants, cafes, and retail services nearby.

Space Information/Features:

Total Available Square Feet:	558 +/- rentable sq. ft. (the owner is source, agent has not verified square footage)
Divisible:	No
Parking:	2 allocated, unreserved spaces

Building Information/Features:

Total Building Square Feet:	7,326 +/- sq. ft.
Year Constructed:	1973 +/-
Zoning Designation:	LI/O (Light Industrial/Office District)
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
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:

Min. Lease Term:	3-5 Years
Initial Base Rent:	\$2.50 per sq. ft. (\$1,395 per month)
Building Load Factor:	16.3 %
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expense & CAM:	Telephone, Internet and janitorial of interior of premises, (plus a monthly CAM based on actual costs, pro-rated by sq. ft. for all tenants in the building, which includes gas, electrical, trash removal, water, landscaping, parking lot maintenance and janitorial of common areas (bathrooms. It has been averaging about \$0.41-\$0.52/sf per month.)

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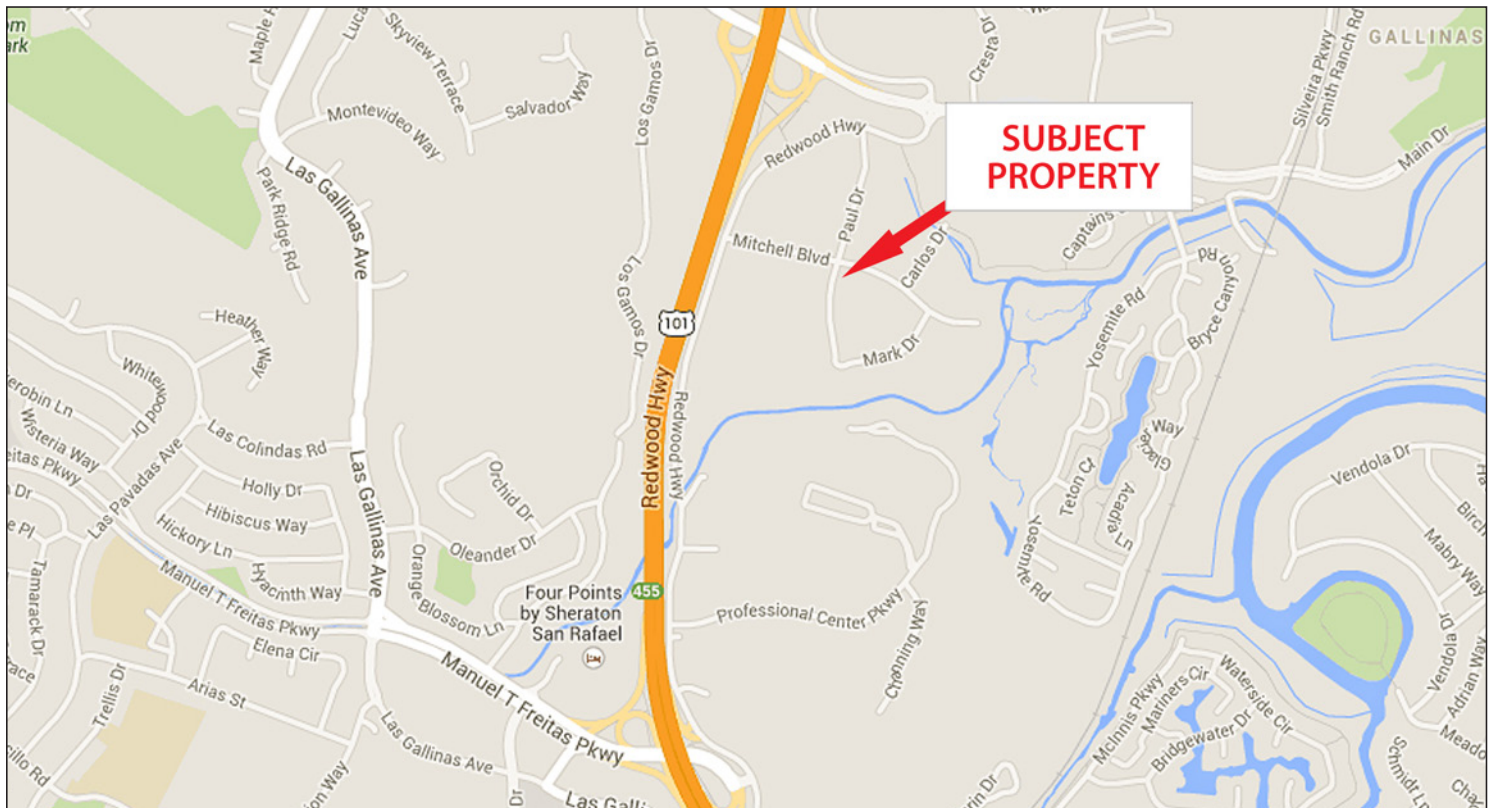
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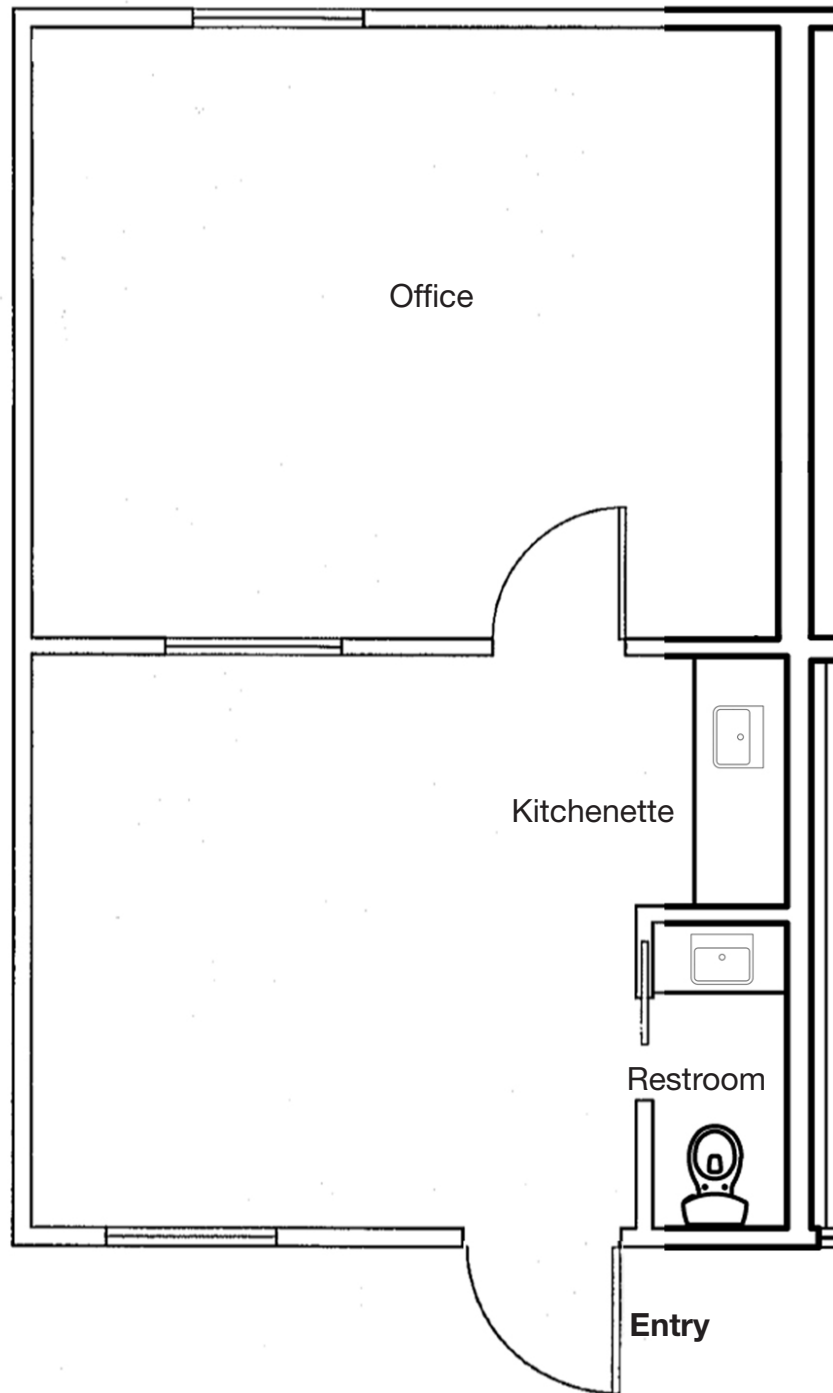
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[Click here to View in Google Maps](#)

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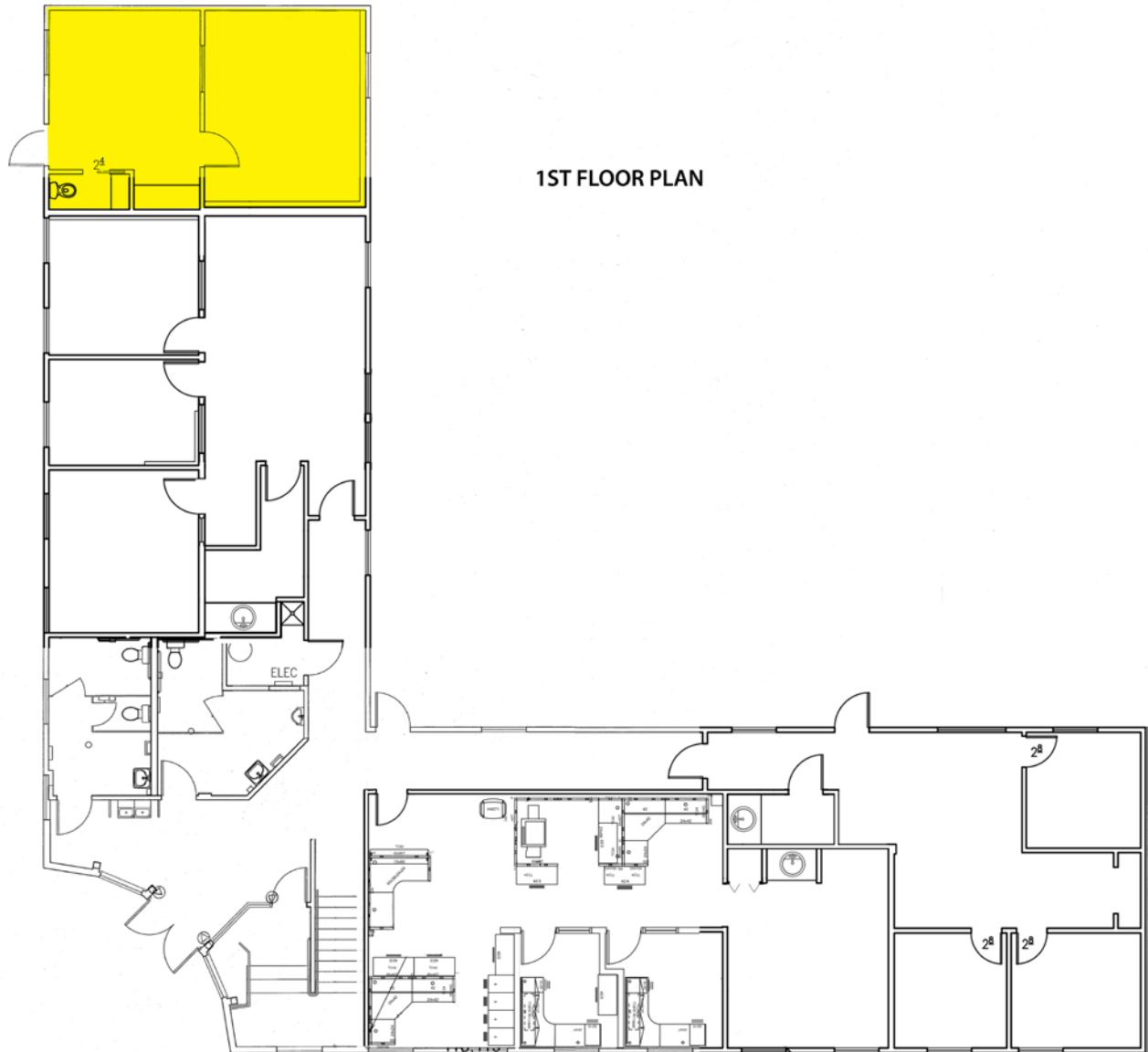
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Measurements are Approximate
Floor Plan Not to Scale

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