

FAIRFAX
SQUARE

OFFICE/RETAIL SPACE AVAILABLE
FOR LEASE

85 BOLINAS ROAD | FAIRFAX | CA

±365 RSF \$3.50/RSF/MONTH, MODIFIED GROSS



JOE MCCALLUM

NEWMARK

CA RE LIC #02048815
415.526.7672 // JOE.MCCALLUM@NMRK.COM

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HIGHLIGHTS:

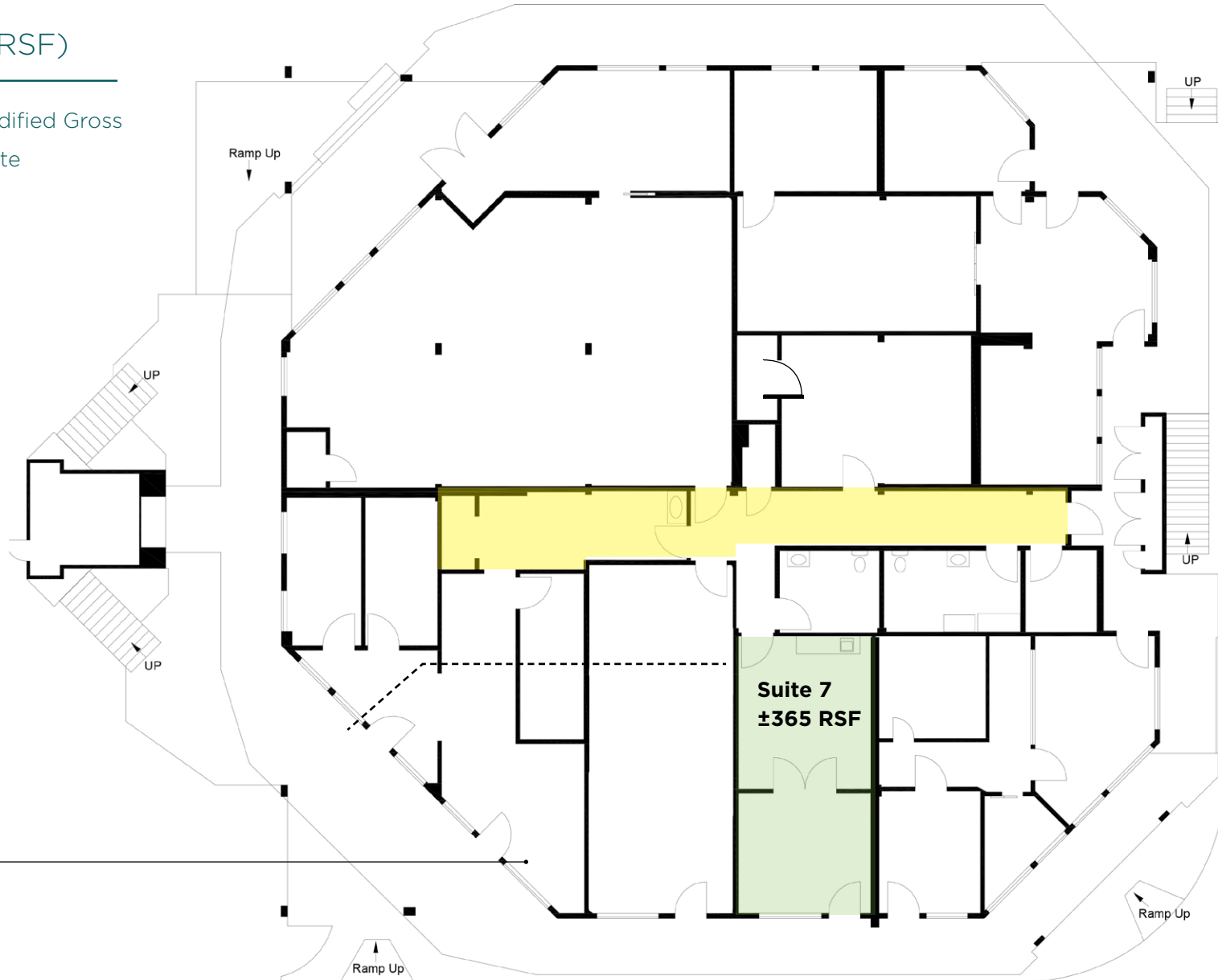
- Two-story professional retail building in the heart of downtown Fairfax
- On-site parking lot for the exclusive use of tenants and their clients
- Secure common areas with men's and women's restrooms on both floors
- Building is walking distance to numerous restaurants, amenities and across the street 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



FLOOR PLAN - FIRST FLOOR

SUITE 7 (±365 RSF)

- \$3.50/RSF/Month, Modified Gross
- Ground floor office suite
- Interior double-doors
- Kitchenette
- Open workspace
- Private meeting area



- Common Area
- Suite 7: ±365 RSF

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

FAIRFAX
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DOWNTOWN FAIRFAX





Fairfax Coffee
Roastery

Gestalt
Haus

Broadway

Fadelizio's
Ristorante

Village Sake
Japanese Pub

Mas Masa

85 Bolinas Road

Bolinas Road

Fairfax Farmer's
Market

Peri Park

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1101 Fifth Ave Suite 370, San Rafael, CA 94901
415.526.7676 nmrk.com