



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:	321 - 2,021 +/- sf
Initial Base Rent:	\$850/mo. and up
Lease Type:	Mod. Gross
Minimum Lease Term:	Two Years
Date Space Available:	Now



Contact:
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HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
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: 321 - 2,021 +/- sq. ft.
Divisible/Can Add: Some units can be combined to create larger sq. ft.
Views: Water views
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: \$850.00/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



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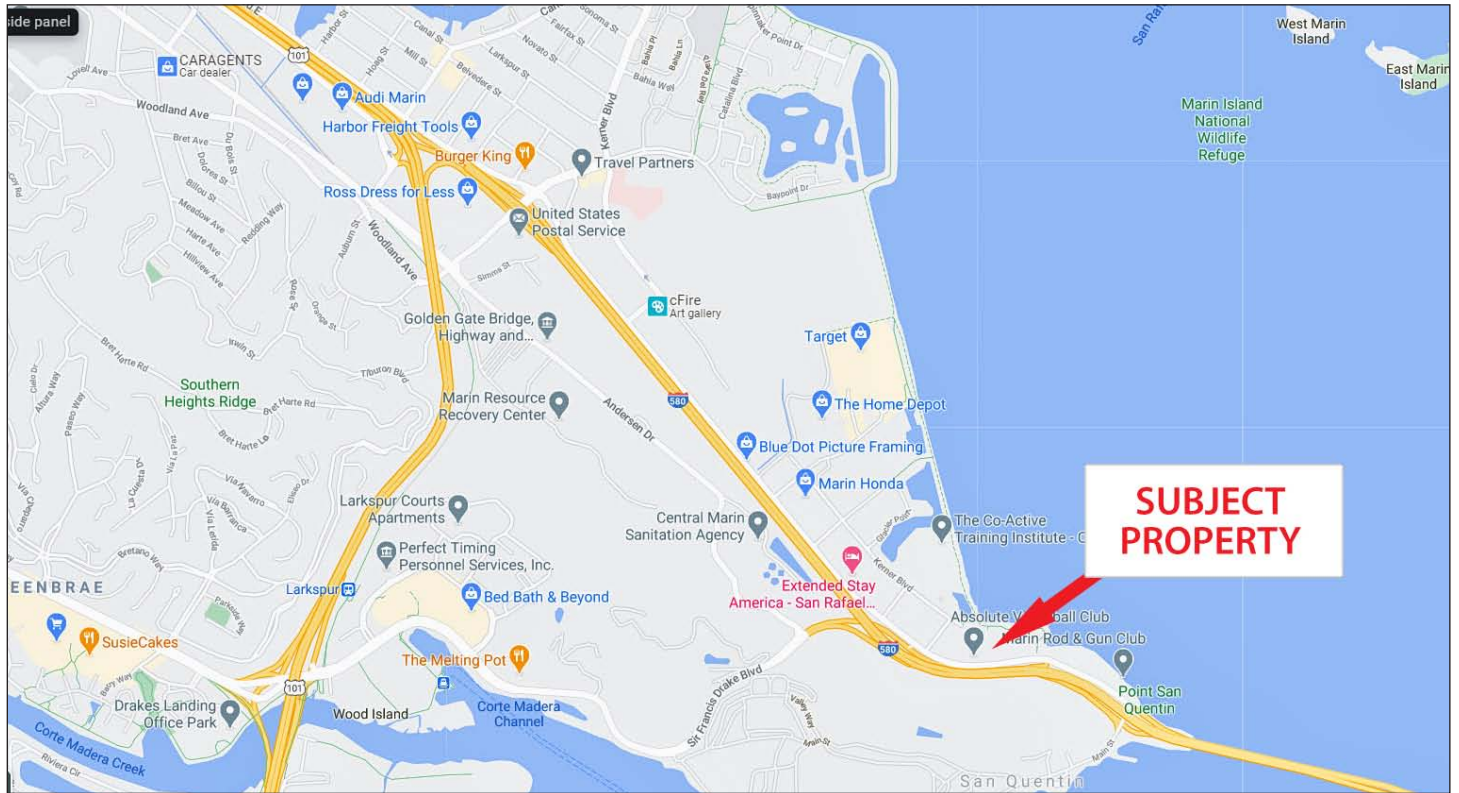
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[Click here to View in Google Maps](#)

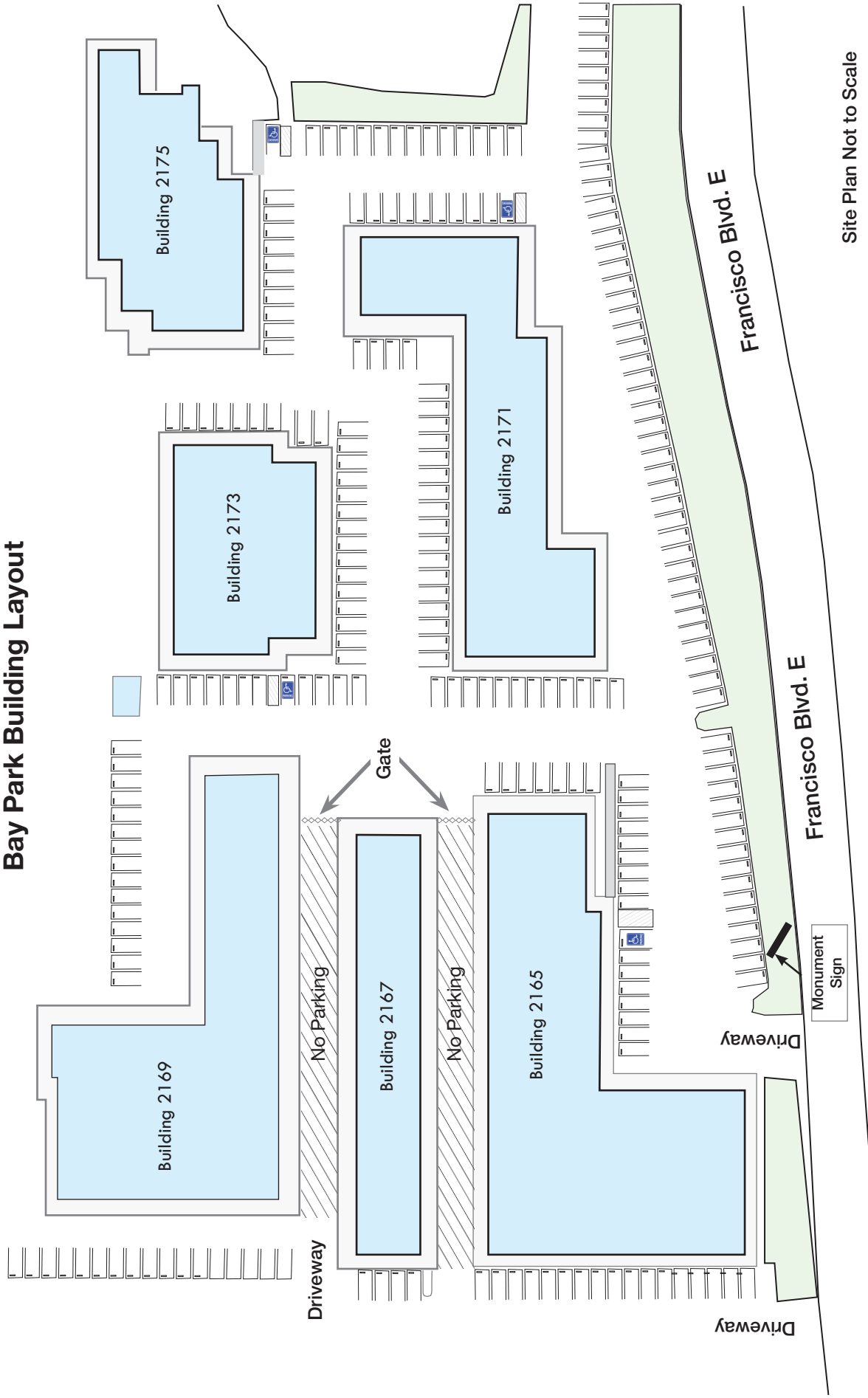


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Bay Park Building Layout



Site Plan Not to Scale

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