



## For Lease: Small Downtown Offices

1005 A Street, San Rafael, CA

- Operable Windows
- Air Conditioning Available
- Excellent Downtown Location
- Close to Hwy. 101
- Private Offices

### Offering Summary

**Available Sq Ft:** 217 - 828 +/- sf  
**Initial Base Rent:** \$575 - \$1,750/mo.  
**Lease Type:** Full Service + Utl.chg.  
**Min. Lease Term:** 1-3 Years  
**Available:** Now

Contact: **Mark Cooper**  
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**HL Commercial Real Estate**  
[www.hlcre.com](http://www.hlcre.com)



# For Lease: Small Downtown Offices

1005 A Street, San Rafael, CA 94901

## Building/Space Description:

Full service small offices in the middle of San Rafael downtown. Retail businesses on ground floor. Operable windows, elevator served, with views overlooking Downtown from most offices. Individual air conditioners in most offices.

## Location Description:

Located on the corner of A Street and Fourth Street in the heart of downtown San Rafael. Close proximity to banks, restaurants and services. Easy access to Highway 101.

## Space Information/Features:

Total Available Square Feet: 217 - 828 +/- sq. ft.  
(Owner is source. Agents have not verified square footage.)

Suite #	Size (+/-sf)	Rent/Mo.	Utility/Mo	View
305	828	\$ 1,750	\$ 207.00	A Street
315	217	\$575	\$54.25	4th Street

## Building Information/Features:

Total Building Square Feet: 15,297 +/- sq. ft.  
Year Constructed: 1955 +/-  
Parking: Available in several nearby city lots and street  
Zoning/Permitted Uses: [T4MS 60/80](#) (T4 Main Street) retail + upstairs offices  
Fire Sprinklers: No  
Elevator Served: Yes  
Heating & Air Conditioning: Yes  
Flood Zone Designation: Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

## Lease Terms:

Minimum Lease Term: 1 - 3 years  
Initial Base Rent: \$575 - \$1,750 per month  
Lease Type: Full Service, excluding utility charge  
Utility Charge: (\$0.25 psf monthly plus 5% increases annually)  
Load Factor: 27.5%  
Tenant Lease Expenses: Phone and internet

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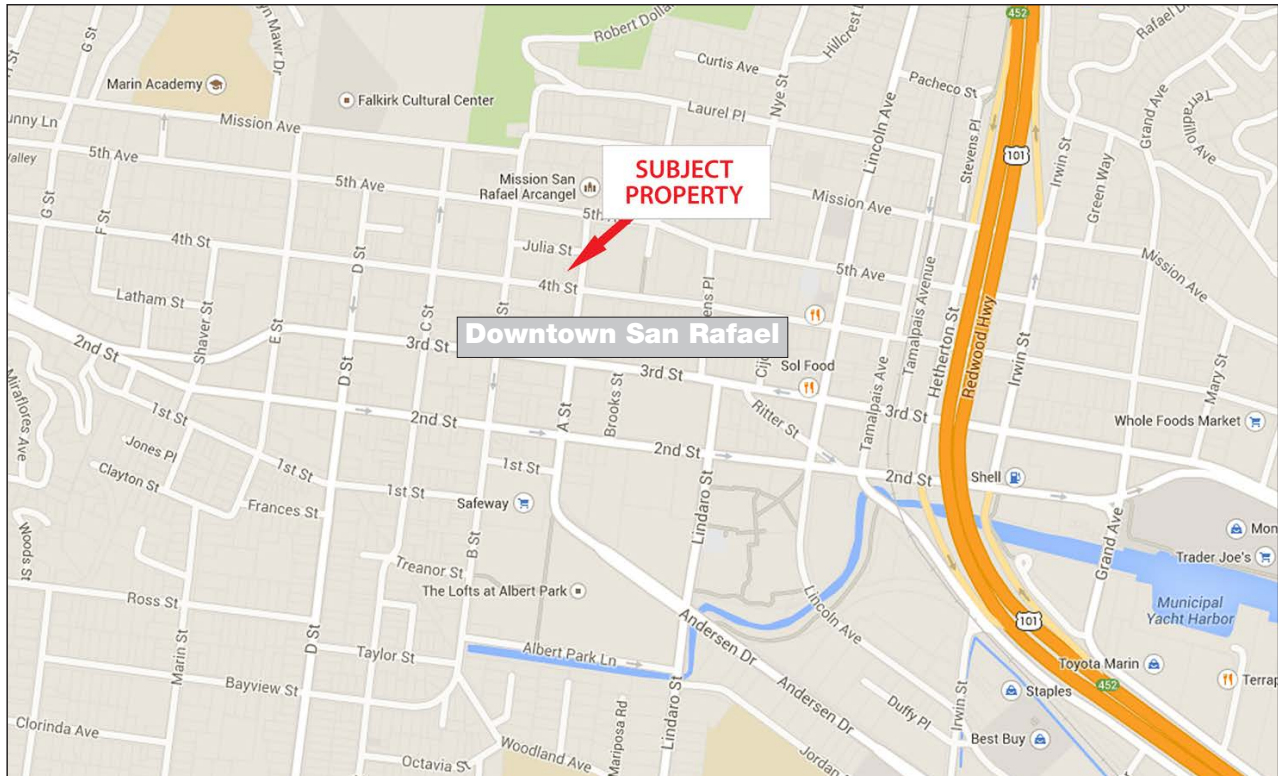


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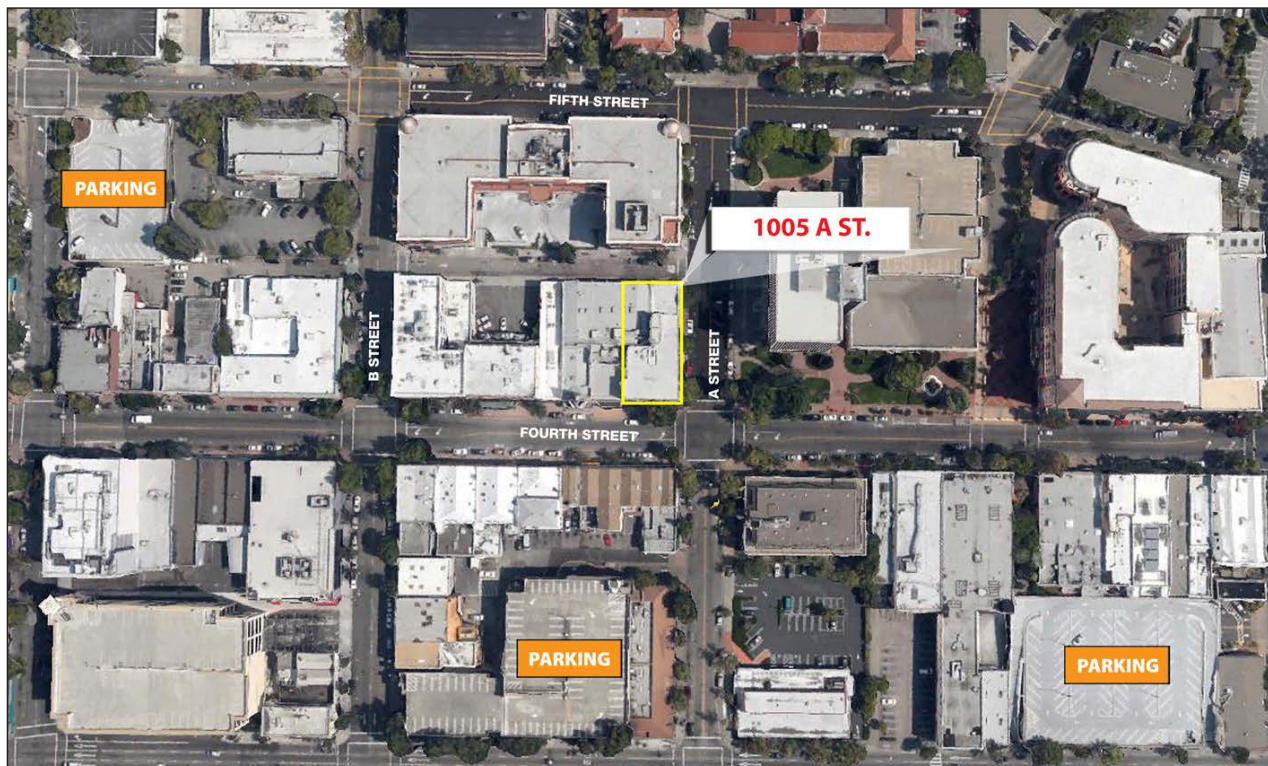


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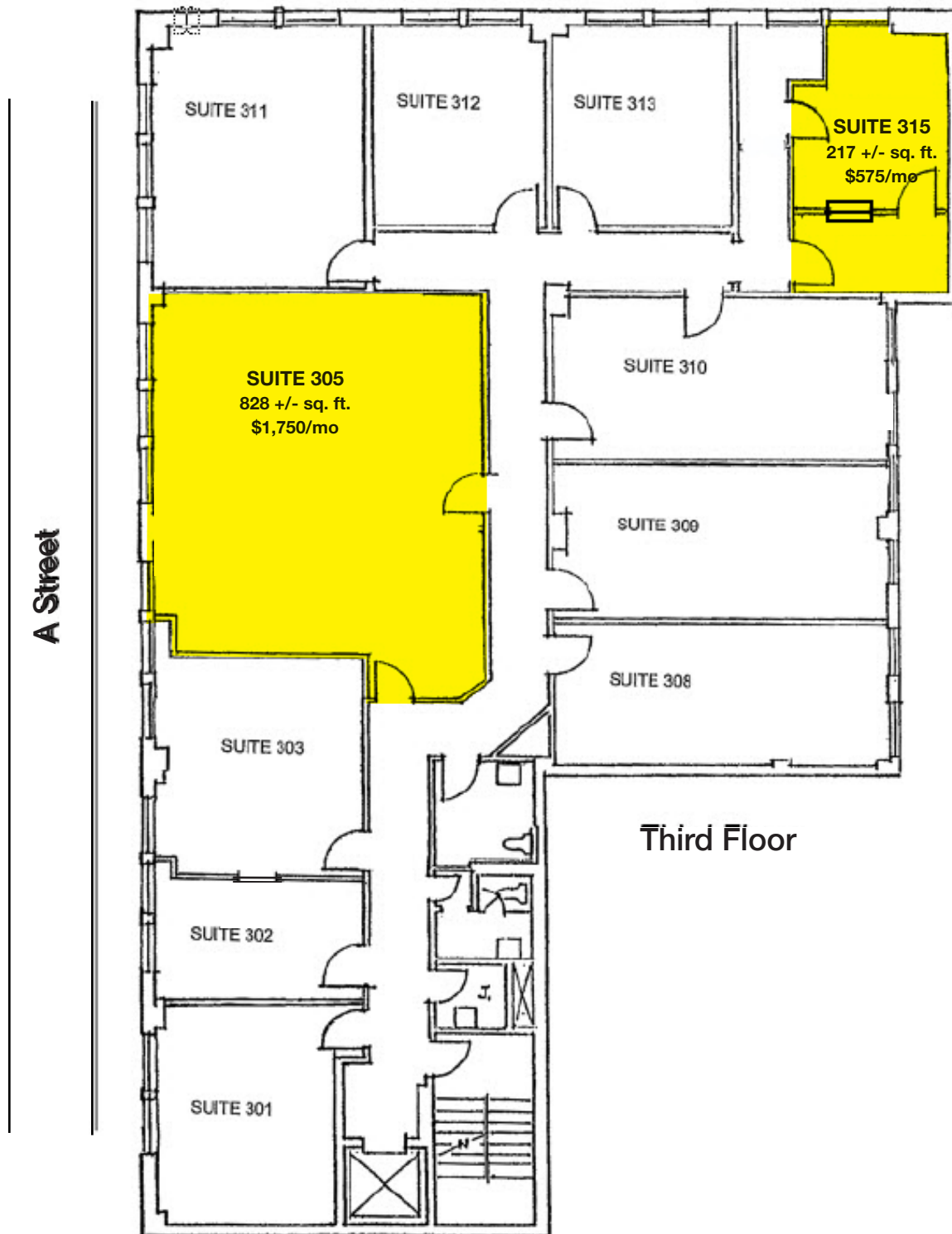
[Click here to View in Google Maps](#)



# For Lease: Small Downtown Offices

1005 A Street, San Rafael, CA 94901

Fourth Street



# Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.



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## Higher Level Commercial Real Estate

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