



**Awesome
Space!!**



For Lease: Ground Floor Office Suite

70 Mitchell Blvd., Suite 105, San Rafael, CA

- 2 Private Offices
- Reception Area
- Kitchenette
- On-Site Parking
- Close to Hwy. 101

Offering Summary

Available Sq Ft:	773 +/- sf
Initial Base Rent:	\$1.99 psf
CAM Rate:	\$0.38 psf +/-
Lease Type:	Mod. Gross
Available:	Now

Contact:

Joe Morrison
(415) 336-0022
joe@hlcre.com
Lic#: 02067309

Bob Knez
(415) 971-8866
bob@hlcre.com
Lic#: 00640535



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

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Property Description:

This ground floor office suite includes two private offices, a reception area and a kitchenette. The landlord has recently painted and installed new carpets. The office interior doors have sidelights. There are updated shared restrooms and parking on site. Comcast high speed internet and TV are available in the building.

Location Description:

This property is located in North San Rafael, close to Hwy. 101 with various restaurants, cafes, and retail services nearby.

Space Information/Features:

Total Available Square Feet:	773 +/- sq. ft.
Office Type:	Street
Divisible:	No
Parking:	25 unreserved, shared spaces on site.

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:

Lease Term:	3 -5 Years
Initial Base Rent:	\$1.99 per sq. ft. (\$1,538/mo)
Base Rent Increases:	4%
Lease Type:	Modified Gross
Tenant Expenses:	Telephone, Internet and janitorial of interior of premises, (plus a monthly CAM based on actual costs, pro-rate 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 \$0.33-\$0.38/sf per month.)

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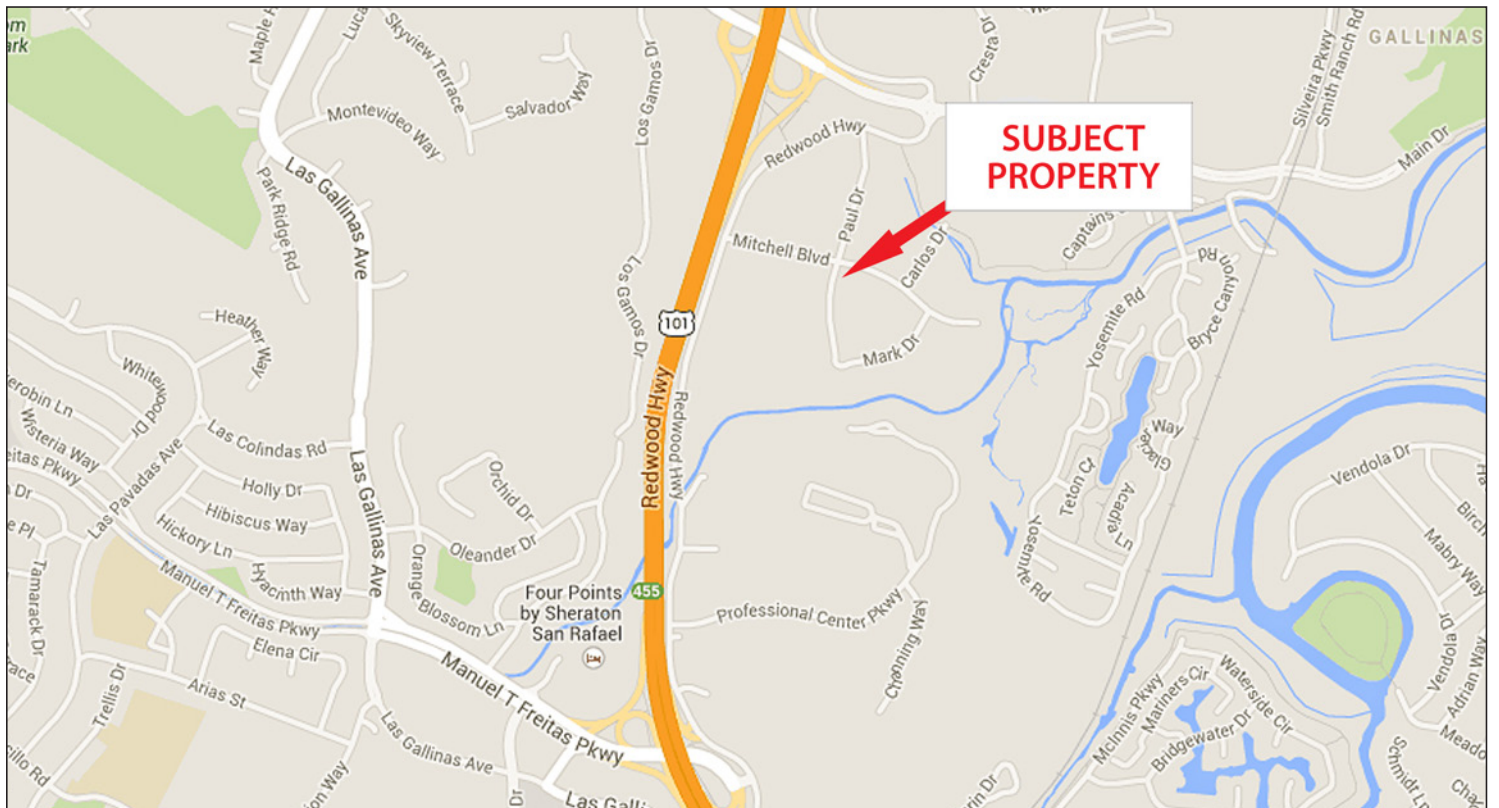
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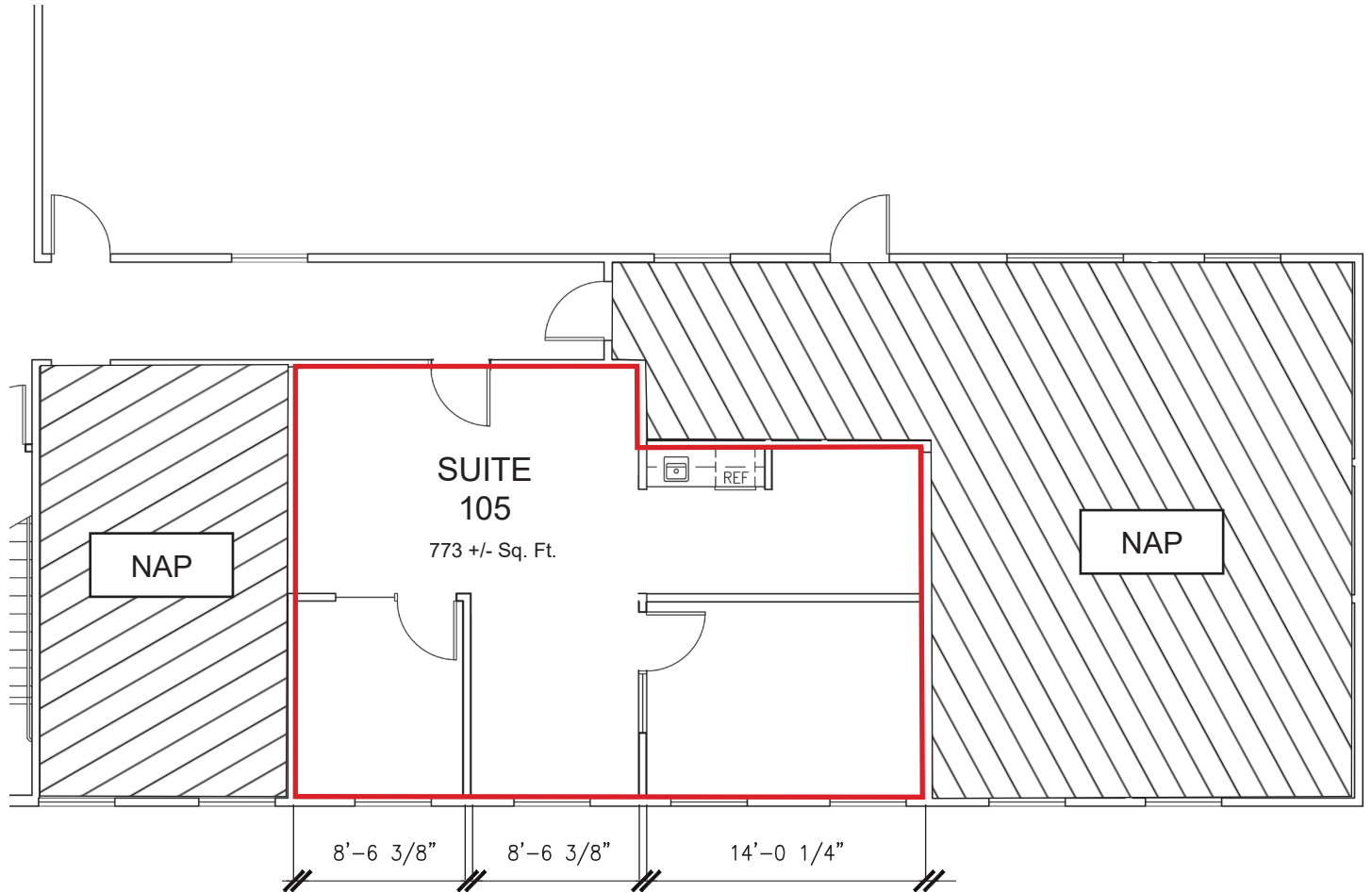
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[Click here to View in Google Maps](#)

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Building Plan Not to Scale.
For Illustration Only

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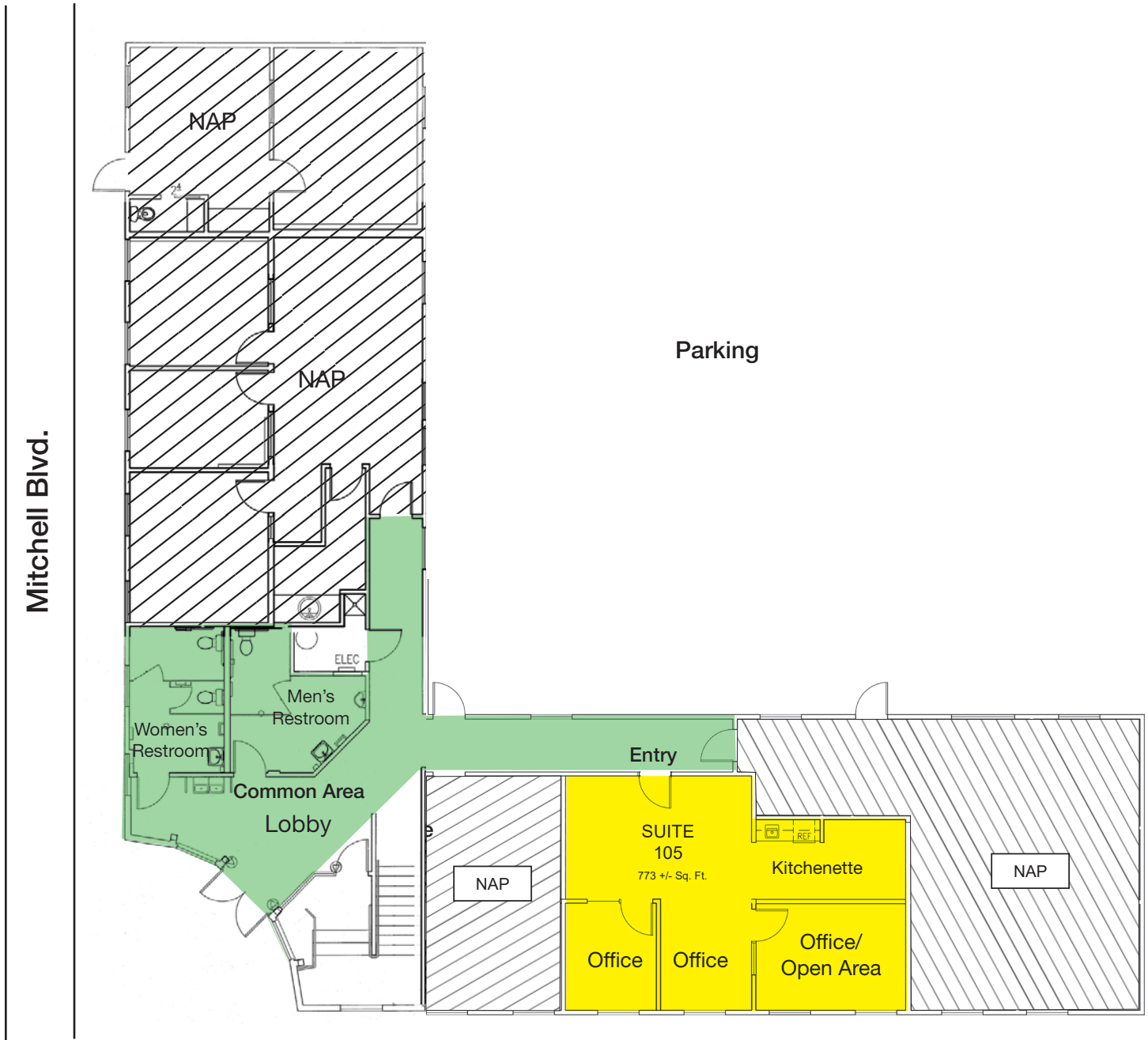
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Floor Plan Not to Scale

Mark Drive