



## For Lease: Terra Linda School/Office

3833 Redwood Hwy., San Rafael, CA

- Hwy. 101 Visibility
- Great Parking
- Play Area
- Special Purpose

### Offering Summary

Available Sq Ft:	5,522 +/- sf
Initial Base Rent:	\$1.50 psf
Lease Type:	NNN
Min. Lease Term:	3-5 Years
Available:	Now

Contact:

**Peter Gettner**  
(415) 446-4210  
[peter@hlcre.com](mailto:peter@hlcre.com)  
Lic#: 00785623

**Dirck Brinckerhoff**  
(415) 446-4222  
[dirck@hlcre.com](mailto:dirck@hlcre.com)  
Lic#: 00657732



**HL Commercial Real Estate**

4304 Redwood Highway, Suite 200  
San Rafael, CA 94903-2103

[www.hlcre.com](http://www.hlcre.com)

# For Lease: Terra Linda School/Office

3833 Redwood Hwy., San Rafael, CA 94901

## Building/Space Description:

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Former 3r's school. Currently used as a facility for adults with special needs. Current zoning limits use, but may be modifiable.  
Outside play area possible.

## Location Description:

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Highway 101 visibility across from the Civic Center. Easy access to Northern or Southern Marin. Near Northgate Mall, Mueller Mirror & Glass and Ace Hardware.

## Space Information/Features:

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Total Available Square Feet:	5,522 +/- sq. ft.
Divisible:	No
Kitchen:	Yes
Parking Ratio:	4.9: 1000 (27 spaces - including 1 HC)

## Building Information/Features:

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Total Building Square Feet:	5,522 +/- sq. ft.
Load Factor:	7%
Year Constructed:	1959
Zoning/Permitted Uses:	<a href="#">PD 1594 (Planned Development)</a>
Fire Sprinklers:	No
HVAC:	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 file; or an area protect by levees from 100-year flooding.

## Lease Information:

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Minimum Lease Term:	36-60 Months
Initial Base Rent:	\$1.50 psf
Lease Type:	NNN
Tenant Expenses:	\$0.27 +/- psf

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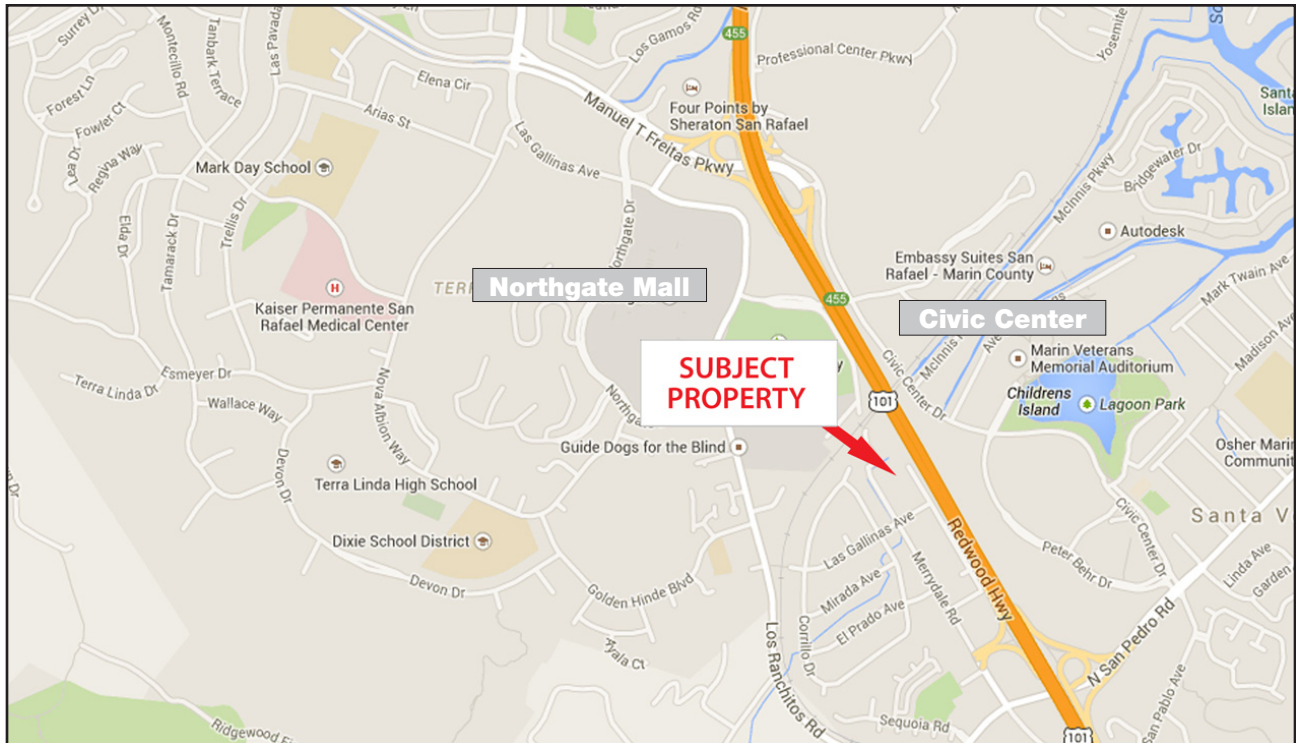
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[Click here to View in Google Maps](#)



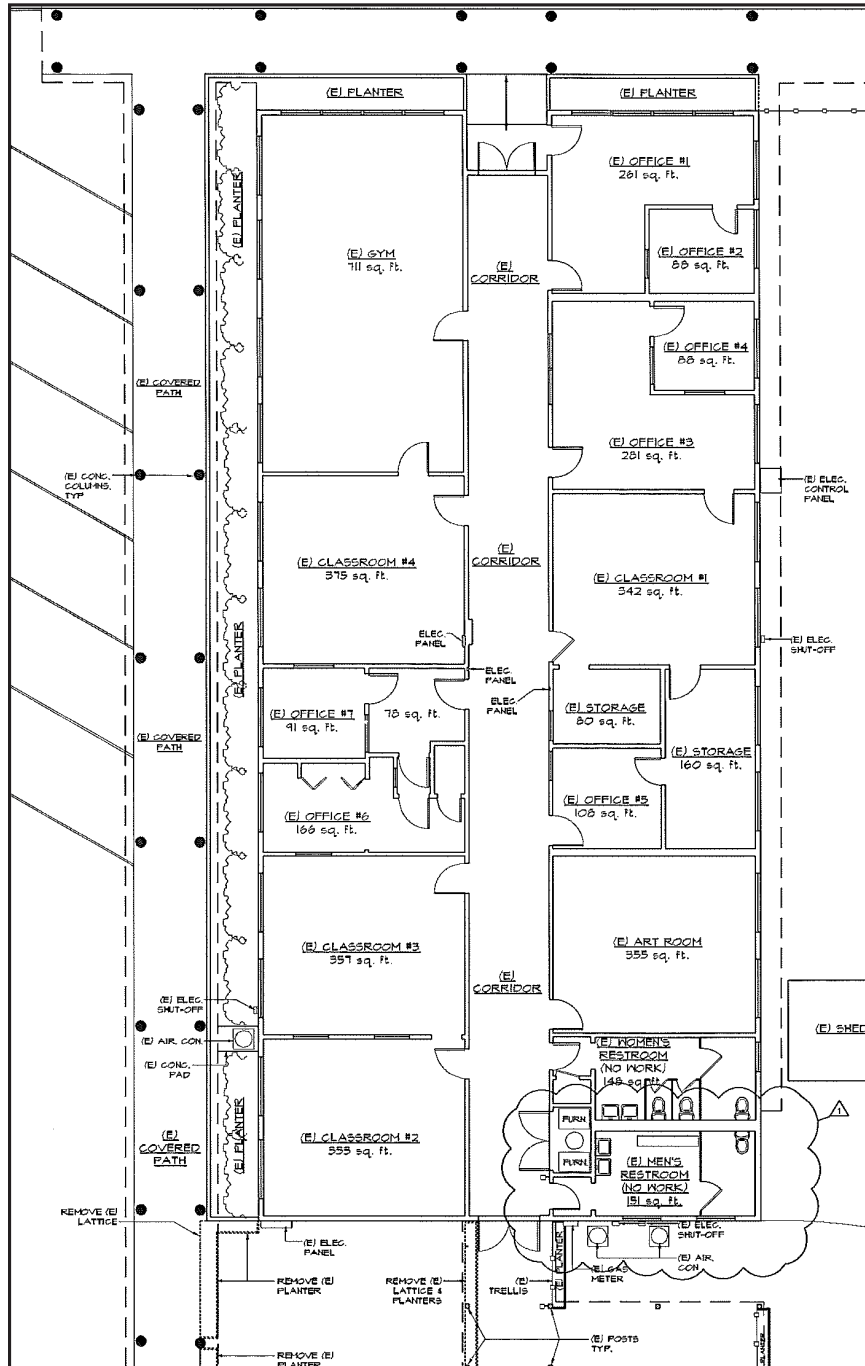
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## Redwood Highway



Floor Plan