



***Special!**



For Lease: Office/Warehouse Space

24 Digital Dr., Stes. 6-8, Novato, CA

- Improved Warehouse
- HVAC & Insulated Roof
- New Paint
- 1,758 Sq. Ft. of Office
- Parking Onsite

Offering Summary

Available Sq Ft:	5,402 +/- sf
Initial Base Rent:	\$1.15 psf
Lease Type:	Ind. Gross
Lease Term:	3 - 5 Years
Available:	Now

Contact:

Peter Gettner
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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903-2102
www.hlcre.com

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Building/Space Description:

Building is a Robert Ecklund design. The property features a series of warehouses with roll-up doors, insulated ceilings, large amperage power supply and HVAC throughout.

Recent uses include research and development, a special effects studio and printing. Acceptable uses are light assembly and distribution.

***Special:** Rent starts at \$1.15 per sq. ft. through 12/31/18, then adjusts to \$1.30 psf.

Location Description:

This property is located in the Bel Marin Keys Office Park, a multi-purpose industrial office park, just off Hwy. 101 & 37, and just 10 minutes north of Downtown San Rafael.

Space Information/Features:

Total Available Square Feet:	5,402 +/- sq. ft.
Divisible:	Yes
Power Available at Sub-Panel:	200 amps
Number of Roll-up Doors:	3
Ceiling Clear Height:	16 Feet
Warehouse Ceiling Insulated:	Yes
Heating & Air Conditioning:	Yes
Number of Parking Spaces:	7 unreserved spaces

Building Information/Features:

Total Building Square Feet:	16,798 +/- sq. ft.
Year Constructed:	1978 +/-
Zoning/Permitted Uses:	PD (Planned Development)
Fire Sprinklers:	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 SFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

Lease Information:

Lease Term:	3-5 Years
Initial Base Rent:	\$1.15 psf (through 12/21/18, then \$1.30 psf)
Base Rent Increases:	3% per annum
Lease Type:	Industrial Gross
Tenant Expenses:	PG&E, Interior janitorial

Contact:

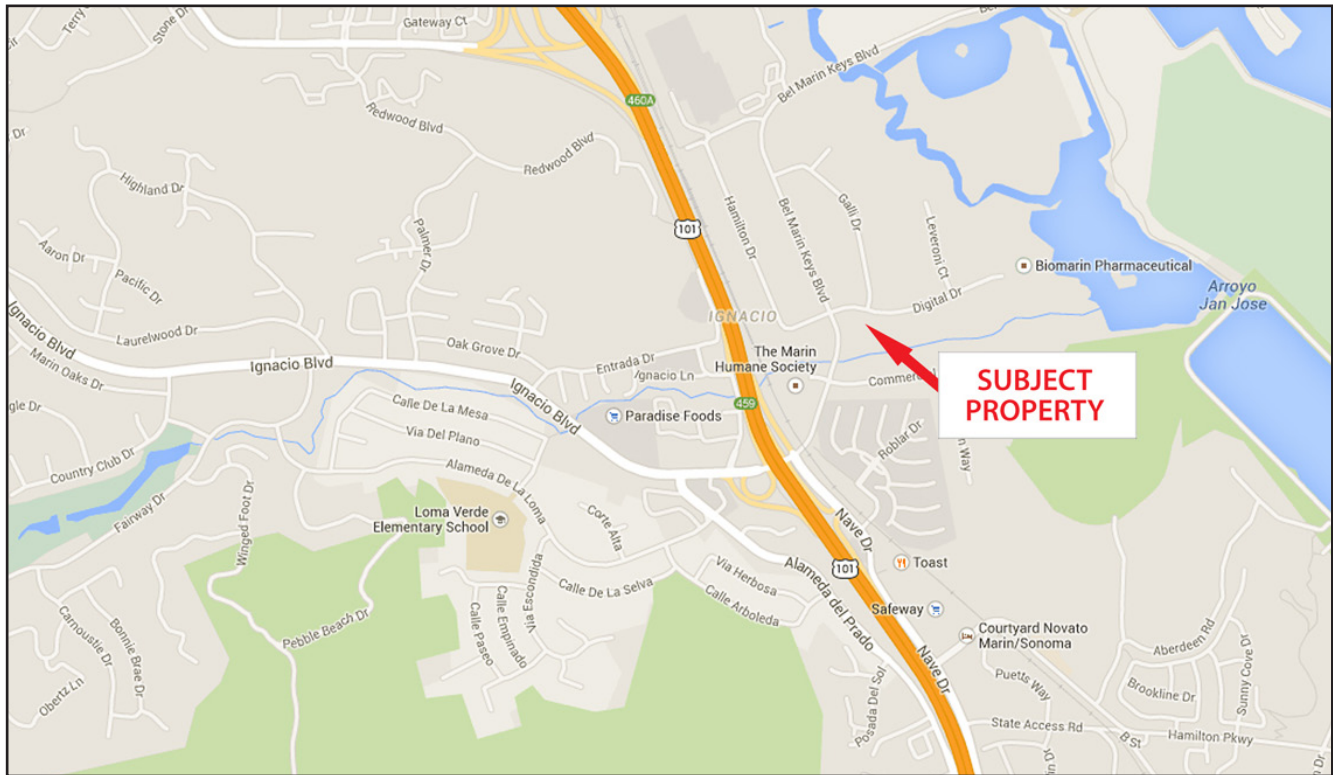
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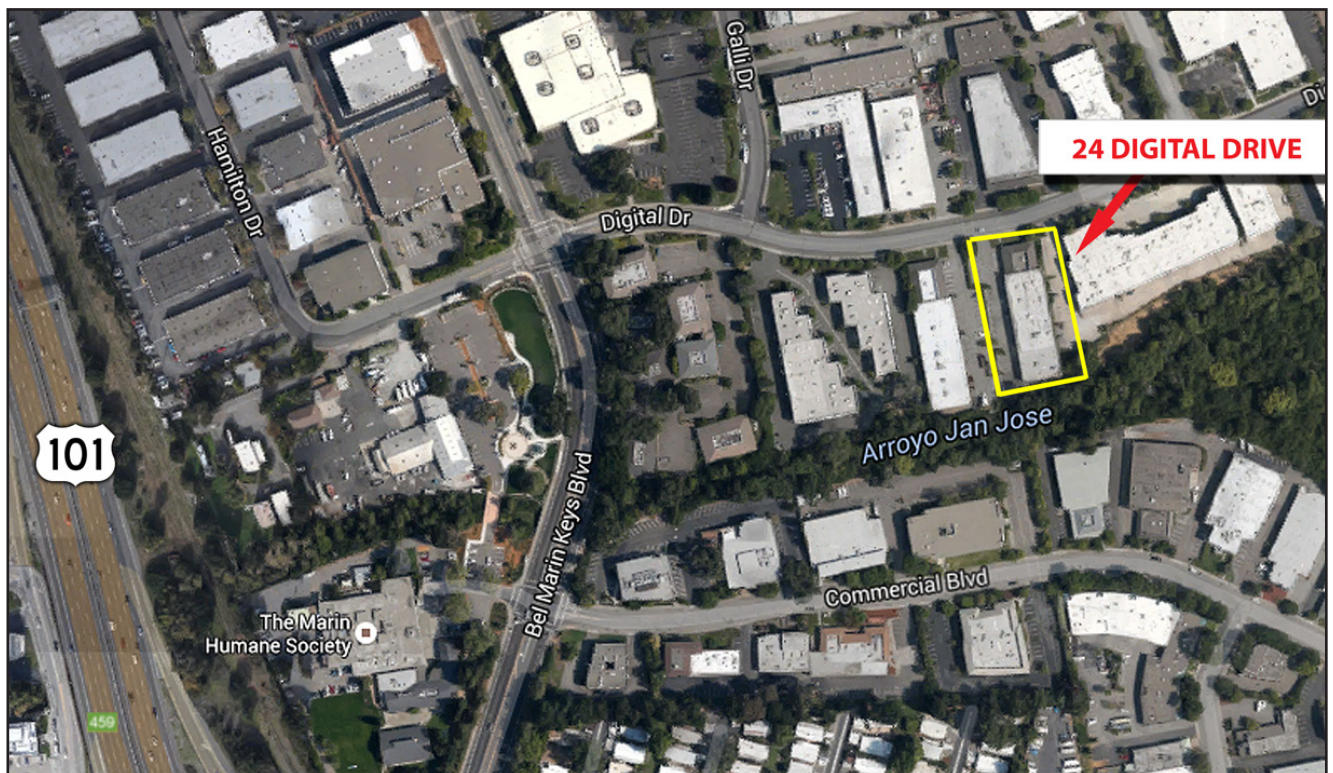
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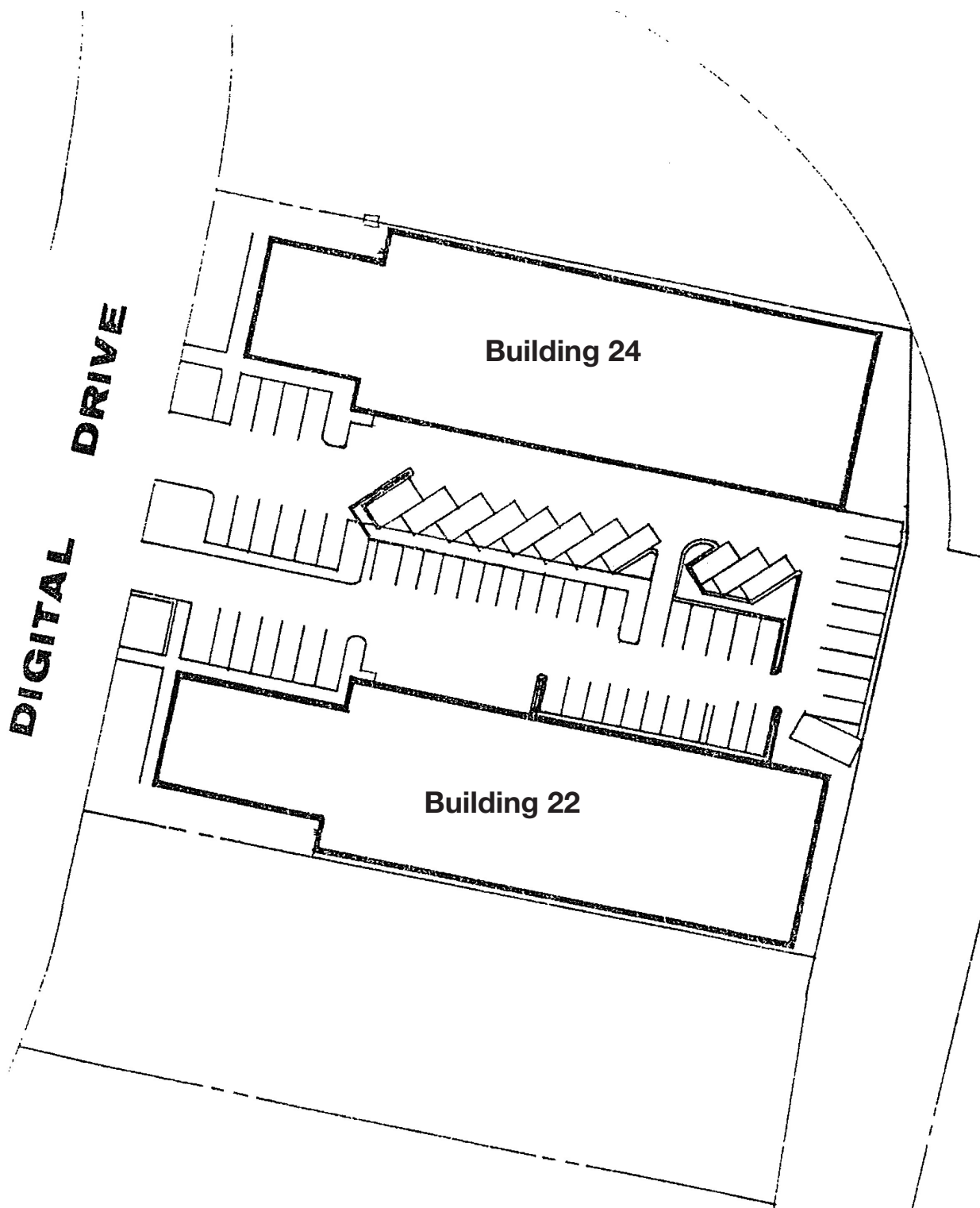
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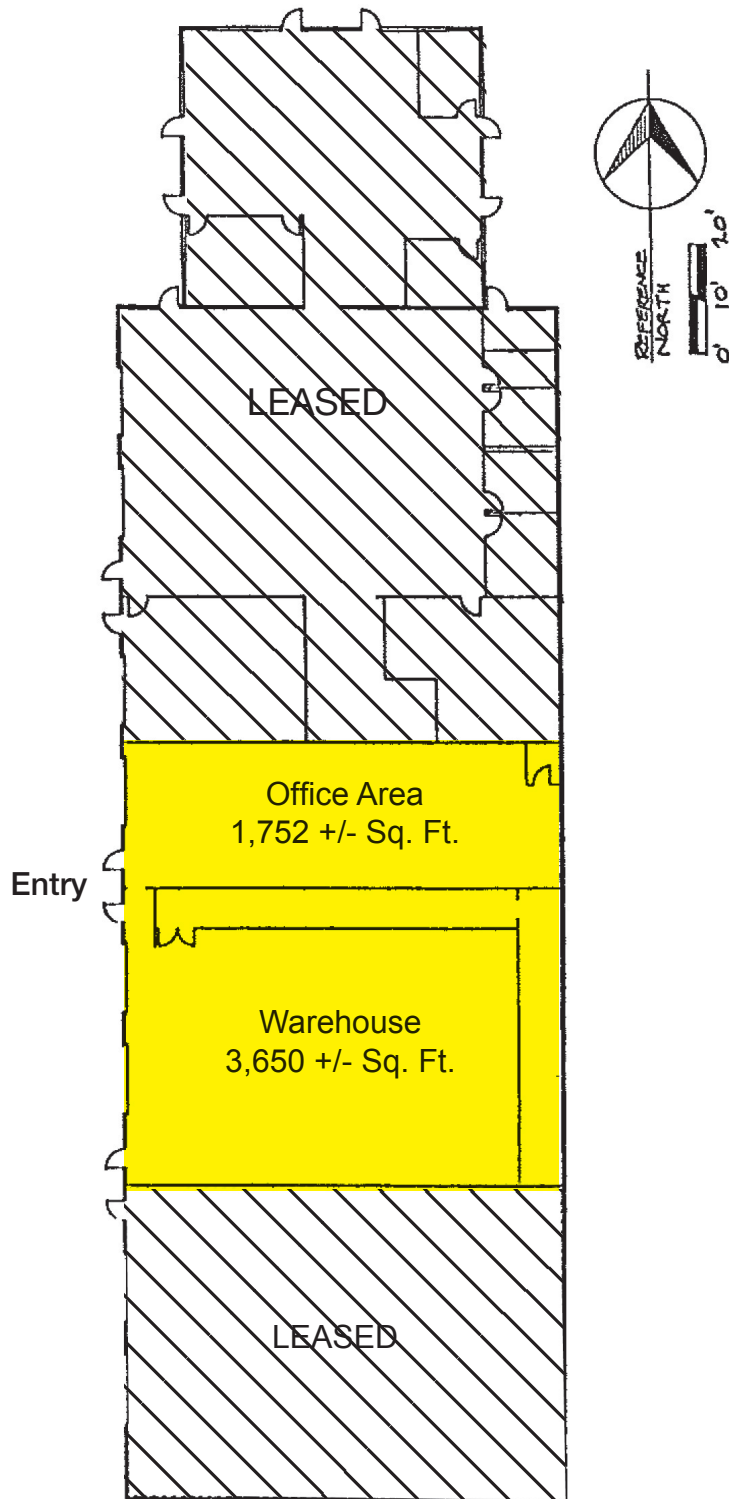
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Floor Plan Not to Scale