



For Lease: Small Office

4280 Redwood Hwy., Ste. 2B, San Rafael, CA

- High-Visibility Building
- Ground Floor
- Convenient Location
- Highway Frontage
- Mini-Storage Available On-site

Offering Summary

Available Sq Ft:	516 +/- sf
Initial Base Rent:	\$1.50 \$1.75 psf
Lease Type:	Mod. Gross
Lease Term:	2 - 3 Year
Available:	Now

Contact:

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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
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Property Description:

This ground floor office is the best price in the county for clean, professional office space. Convenient to large storage facility next door.

Location Description:

The high-visibility office building is located just off Hwy. 101 between Freitas Parkway exit and the Lucas Valley Exit. It is within close proximity to the Marin County Civic Center and the Northgate Shopping District, which supports a wide variety of services including banks, restaurants, a hospital and many office parks.

Space Information/Features:

Total Available Square Feet:	516 +/- sq. ft.
Office Type/Class:	Mixed-Use Office/Industrial/Class B/C
Divisible:	No
Number of Parking Spaces:	20 unassigned spaces/1 handicapped

Building Information/Features:

Total Building Square Feet:	10.000 +/- sq. ft.
Year Constructed:	1964 +/-
Zoning Designation:	LI/O (Light Industrial/Office District)
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 NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

Lease Terms:

Minimum Lease Term:	2-3 Years
Initial Base Rent:	\$1.50 per sq. ft.
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	Utilities, interior janitorial

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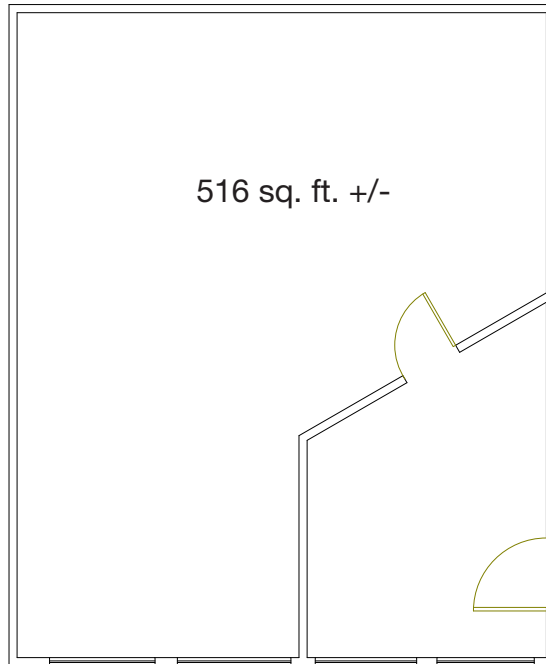
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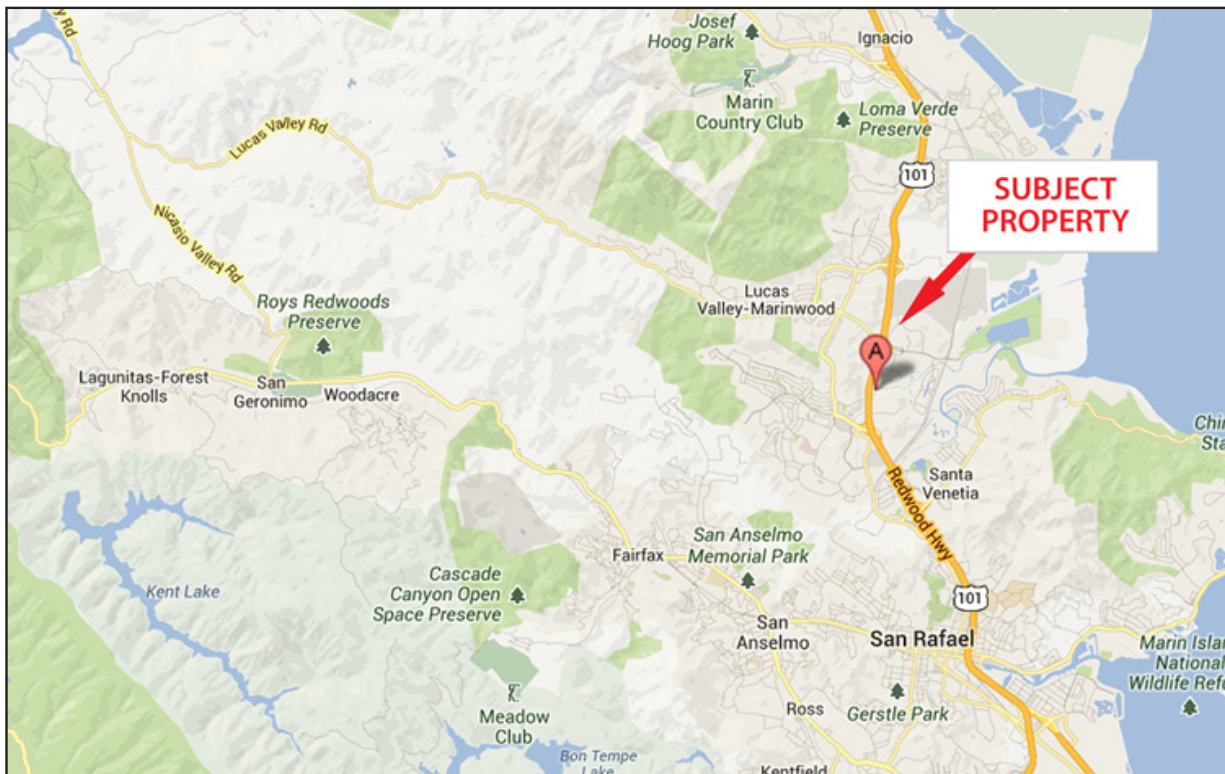
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Floor Plan - Suite 2B



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