



For Lease: Open Workspace/Penthouse

1122 Magnolia Ave., Larkspur, CA

- Open Work Area
- Great Window Line
- Operable Windows
- Parking On-Site
- Top Floor with Views
- Fitness Possible w/ Use Permit

Offering Summary

Available Sq Ft:	1,159 +/- sf
Initial Base Rent:	\$2.00 psf
Lease Type:	Full Service*
Lease Term:	1 Year
Available:	Now
*except janitorial	

Contact:

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

For Lease: Open Workspace/Penthouse

1122 Magnolia Ave., Larkspur, CA 94939

Building/Space Description:

This open work space features lots of light, two private rooms, parking on-site, operable windows and heating/air conditioning. This space has views of Corte Madera Creek and the surrounding hills. Entry is through the main lobby of Fairfax Masonic. Most uses other than creative workshop may require a conditional use permit - contact agent for details.

Location Description:

This property is located on Magnolia Avenue in Larkspur, close to markets, banks, restaurants and other amenities.

Space Information/Features:

Total Available Square Feet:	1,159 +/- sq. ft.
Divisible/Can Add:	No
Views:	Yes
Parking:	Shared on-site parking - unassigned

Building Information/Features:

Total Building Square Feet:	11,970 +/- sq. ft.
Year Constructed:	1953 +/-
Zoning/Permitted Uses:	C-1 (Commercial Restricted) All uses require a Conditional Use Permit (CUP) - Call agent for details.
Fire Sprinklers:	No
Elevator Served:	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:

Lease Term:	One Year
Initial Base Rent:	\$2.00 per sq. ft.
Lease Type:	Full Service (except janitorial)
Tenant Expenses:	Janitorial and internet

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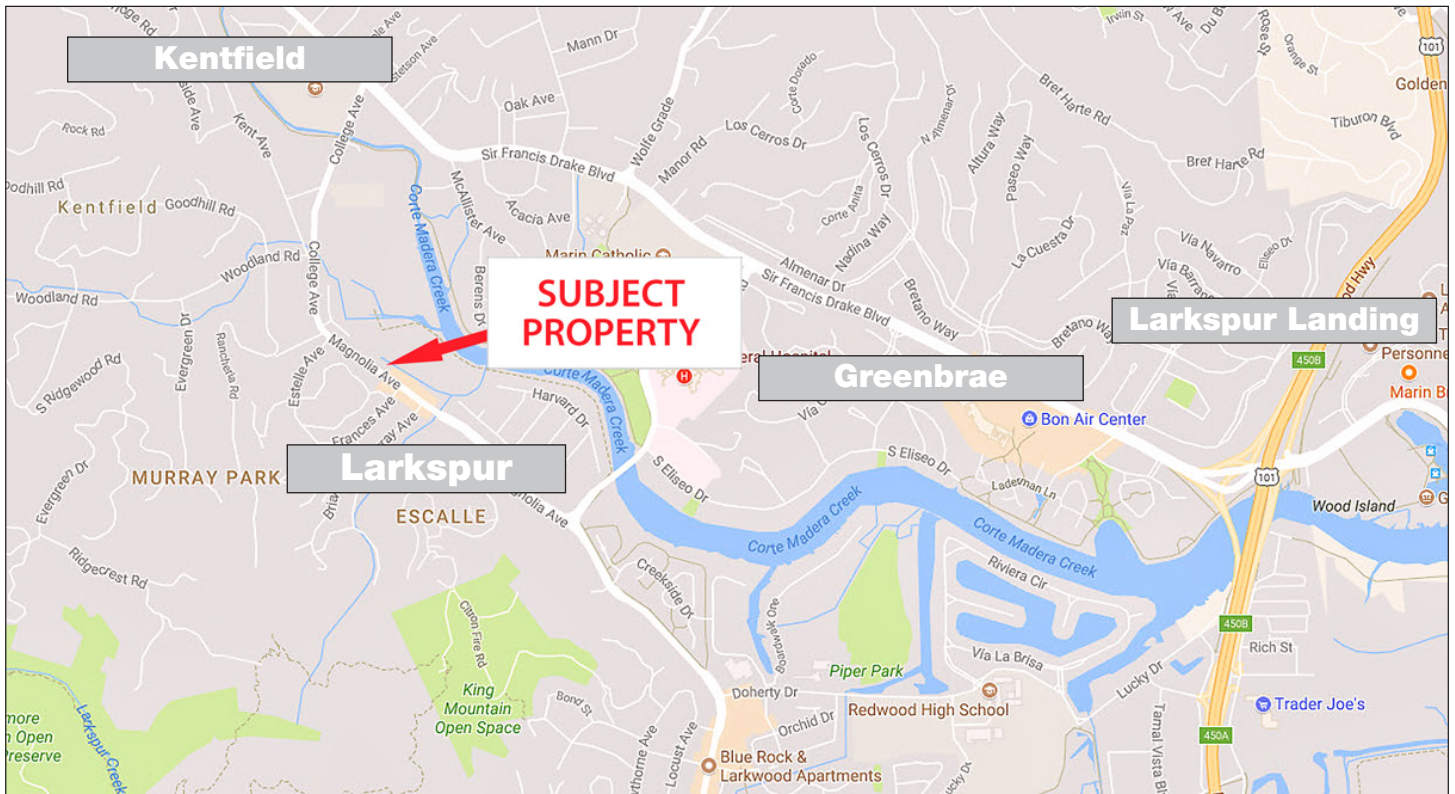
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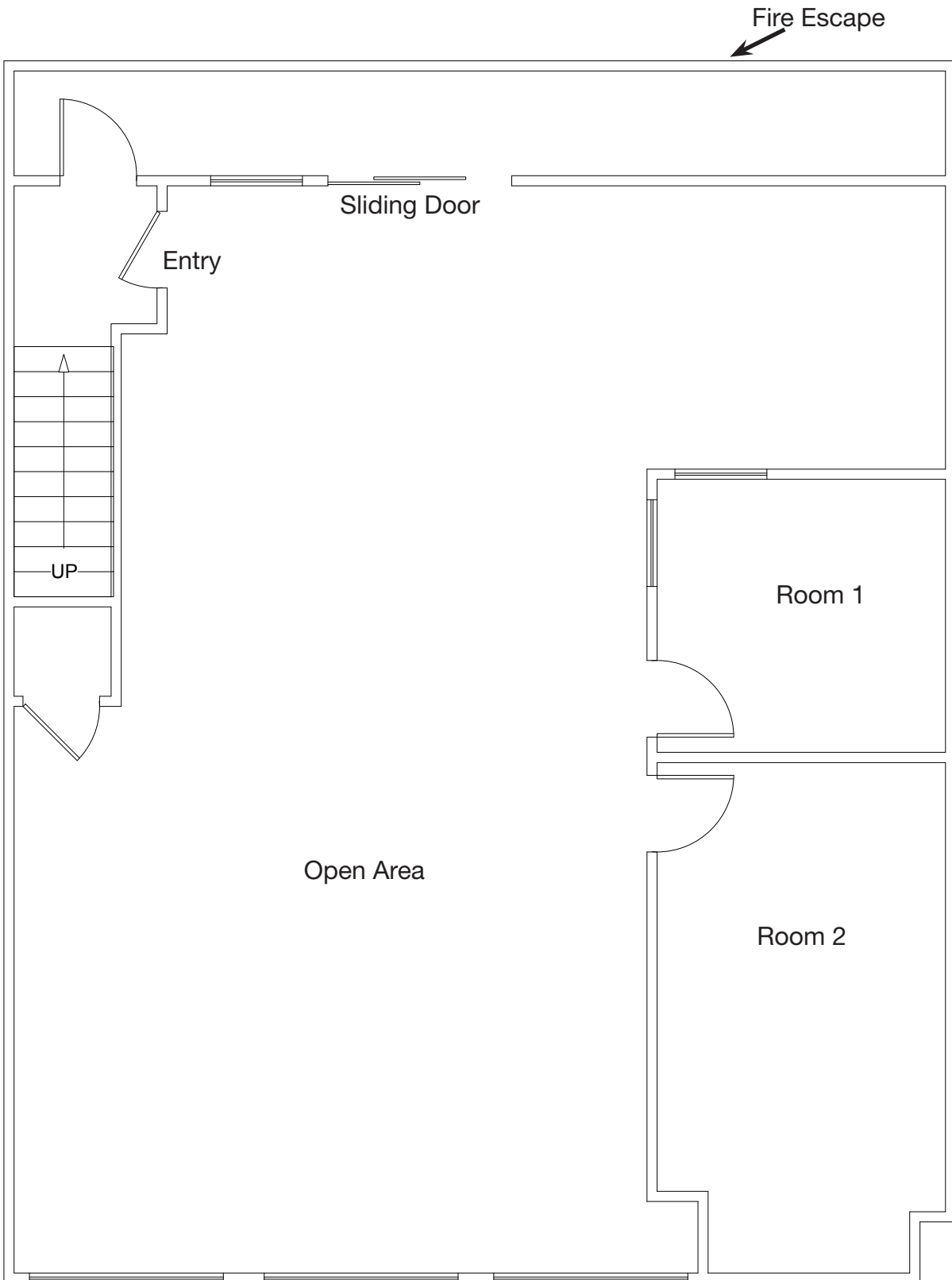
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Floor Plan Not to Scale