



For Lease: Ground Floor Office

16 Digital Dr., Ste. 100, Novato, CA

- Two Private Offices
- Open Space
- Conference Room
- Interior Restrooms
- Sprinklers

Offering Summary

Available Sq Ft:	4,043 +/- sf
Initial Base Rent:	\$1.60 psf
Lease Type:	Mod. Gross
Lease Term:	3 - 5 Years
Available:	Now

Contact:

Peter Gettner
(415) 269-3622
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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

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Building/Space Description:

This large ground floor office suite includes two private offices, a conference room and interior restrooms. Excellent glass line with windows on three sides.

Location Description:

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

Space Information/Features:

Total Available Square Feet:	4,043 +/- sq. ft.
Divisible:	No
Parking Ratio:	2.5/1000 sq. ft.

Building Information/Features:

Total Building Square Feet:	18,000 +/- sq. ft.
Year Constructed:	1990 +/-
Zoning/Permitted Uses:	PD (Planned Development)
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Flood Zone Designation: Zone X-500 & AE

The majority of the site is zoned X-500. (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.) The southern tip is zoned AE (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 Information:

Lease Term:	3-5 Years
Initial Base Rent:	\$1.60 psf
Lease Type:	Modified Gross
Tenant Expenses:	PG&E, Interior janitorial

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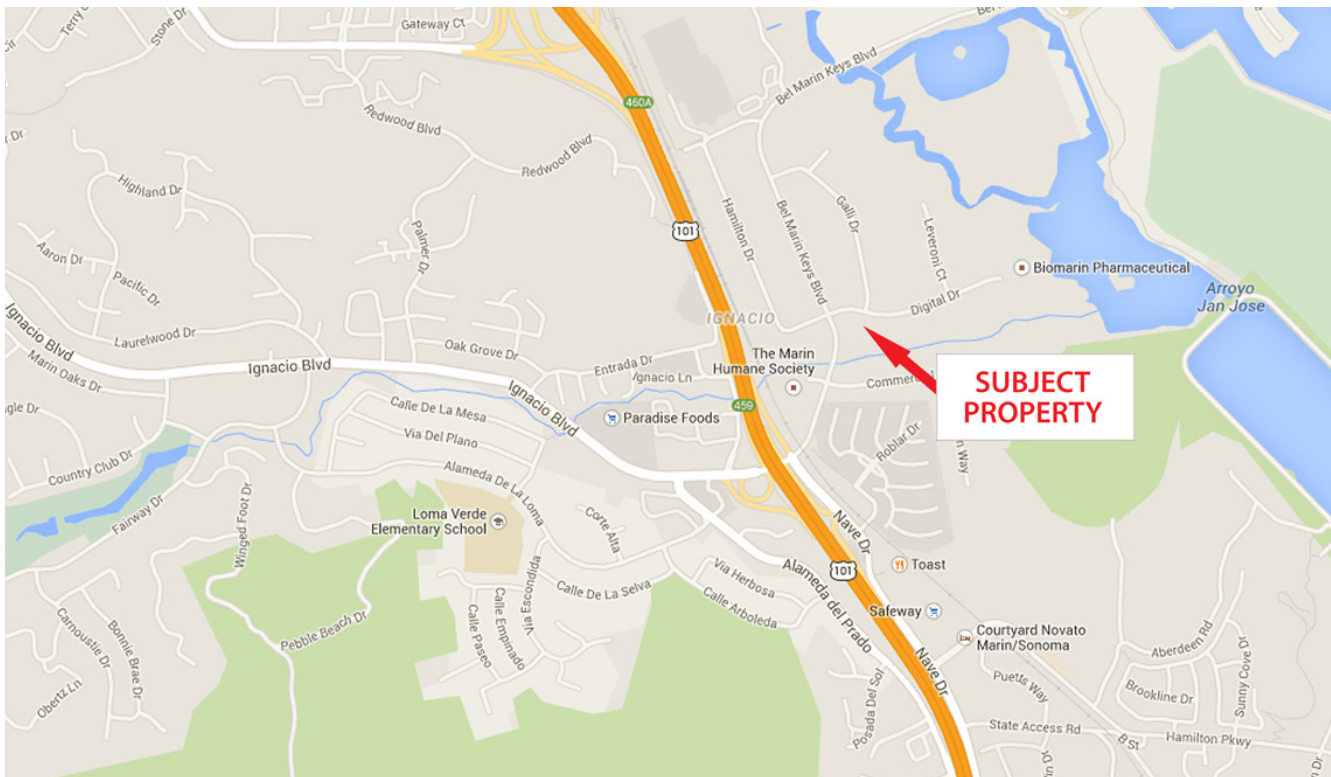
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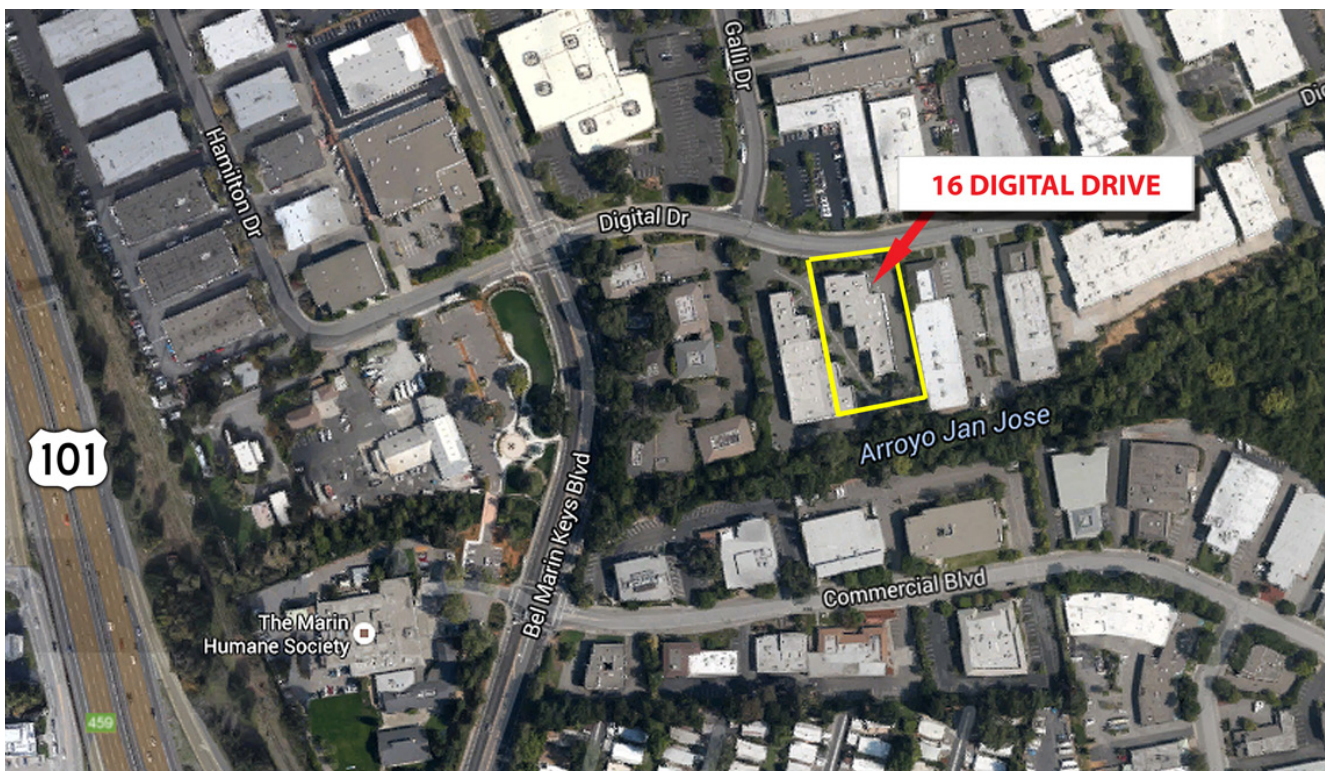
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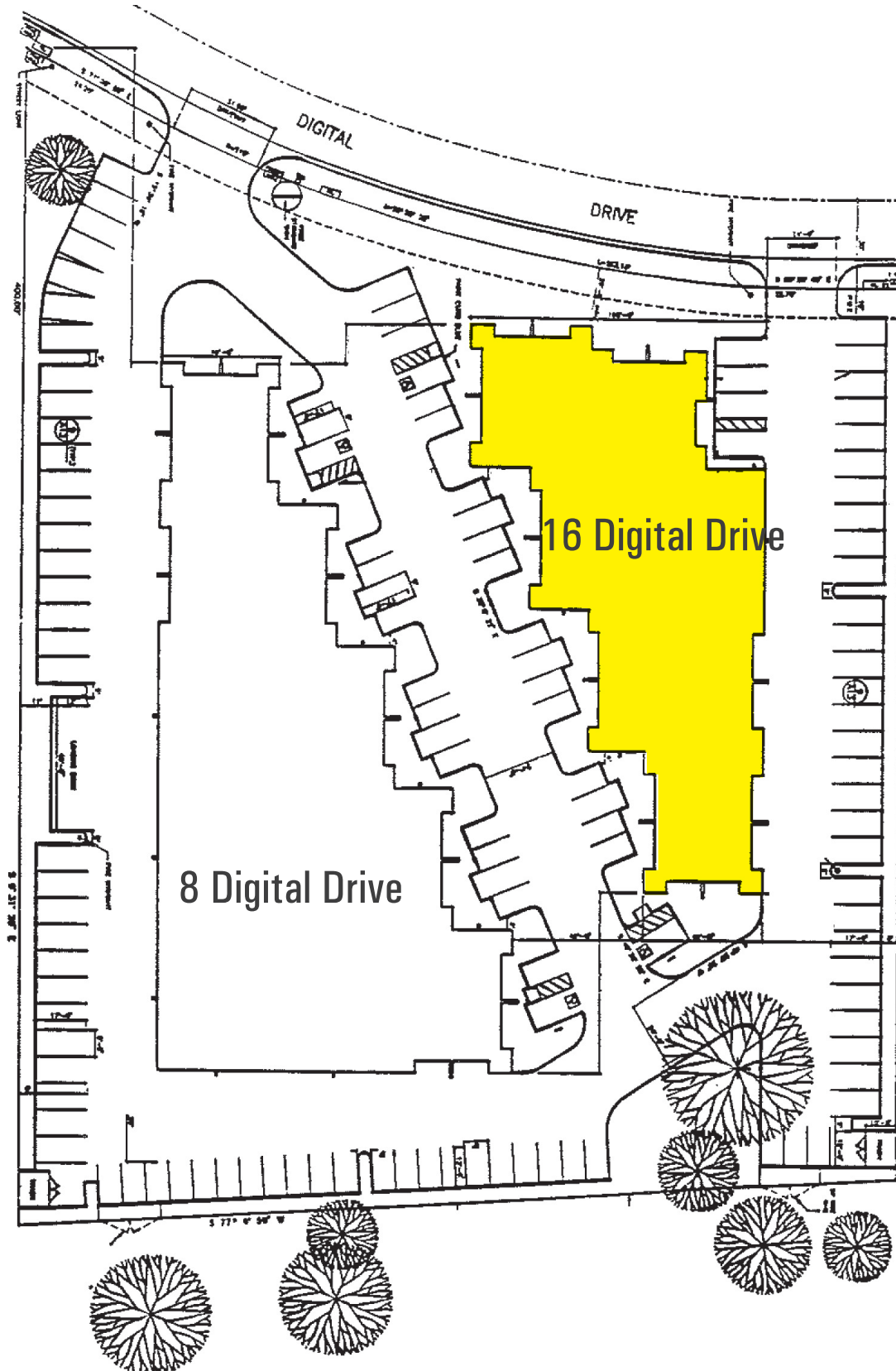
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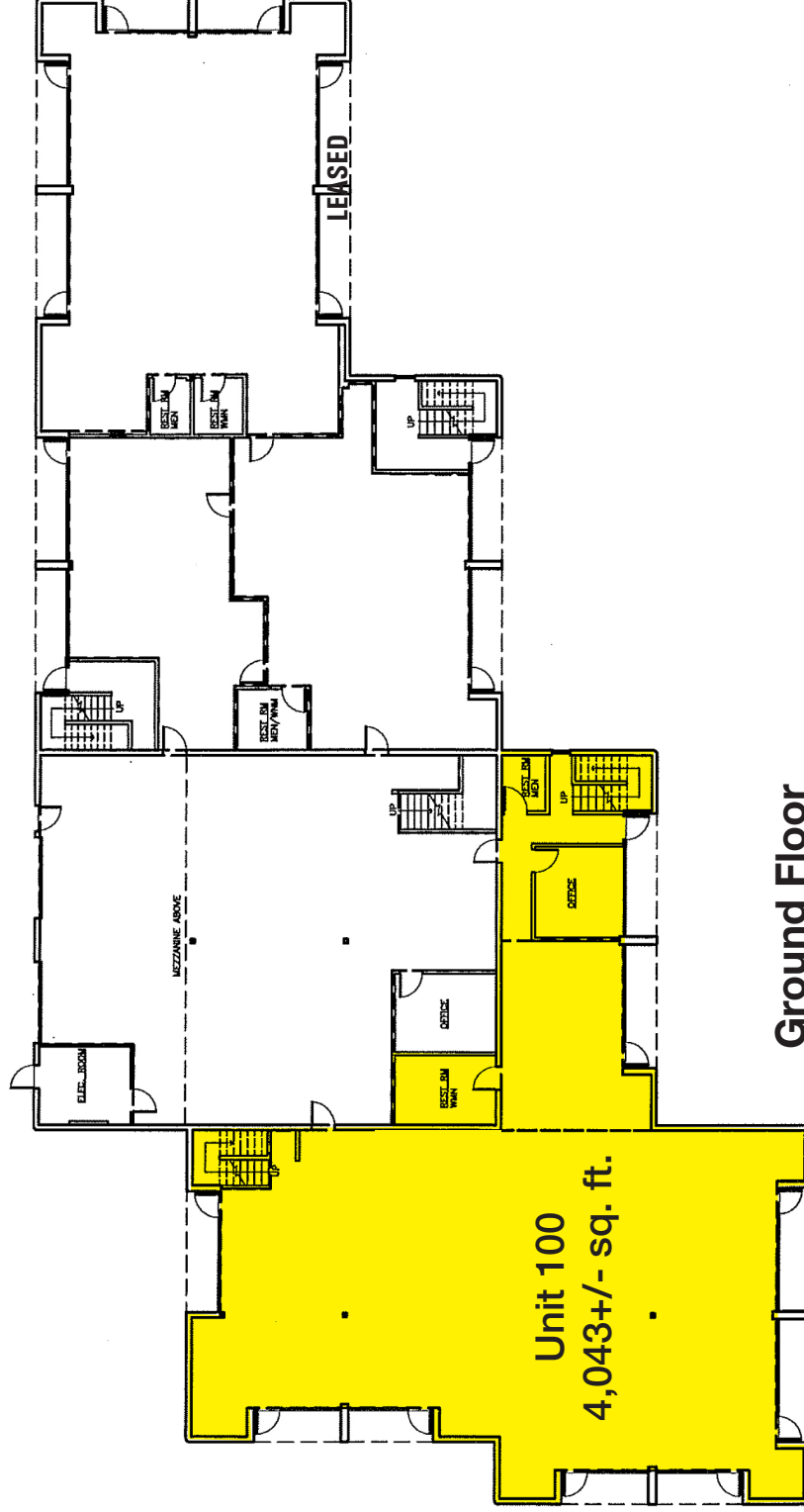
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Ground Floor

Floor Plan Not to Scale

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