



For Lease: Office/Warehouse Space

8 Digital Dr., Ste. 100, 102 & C, Novato, CA

- 2 Private Offices
- Open Work Area
- 18' High Warehouse
- Roll-up Door
- Skylights
- Sprinklers

Offering Summary

Available Sq. Ft.:	3,681 +/- sf
Initial Base Rent:	\$1.50 psf
Lease Type:	Ind. Gross
Lease Term:	3 - 5 Years
Available:	February 1, 2018

Contact:

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

For Lease: Office/Warehouse Space

8 Digital Dr., Ste. 100, 102 & C Novato, CA 94949

Building/Space Description:

This ground floor office/warehouse unit has two private offices, an open work area, reception area, a conference room, lunchroom and a restroom. Excellent glass line with windows on the front. The warehouse space is 1,531 +/- sq. ft. and includes a roll-up door, sprinklers and an 18 foot, insulated ceiling.

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:	3,681 +/- sq. ft.
Office Space:	2,150 +/- sq. ft.
Warehouse Space:	1,531 +/- sq. ft.
Divisible:	No
Ceiling Clear Height:	18 feet
Power Available at Sub-Panel:	200 amp
Parking Spaces:	6 unreserved
Number of Roll-up Doors:	1
Skylights:	2
Warehouse Ceiling Insulated:	Yes

Building Information/Features:

Total Building Square Feet:	28,044 +/- sq. ft.
Year Constructed:	1985 +/-
Zoning/Permitted Uses:	PD (Planned Development)
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Yes (office only)
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 Information:

Lease Term:	3-5 Years
Initial Base Rent:	\$1.50 psf
Lease Type:	Industrial Gross
Tenant Expenses:	PG&E, internal janitorial

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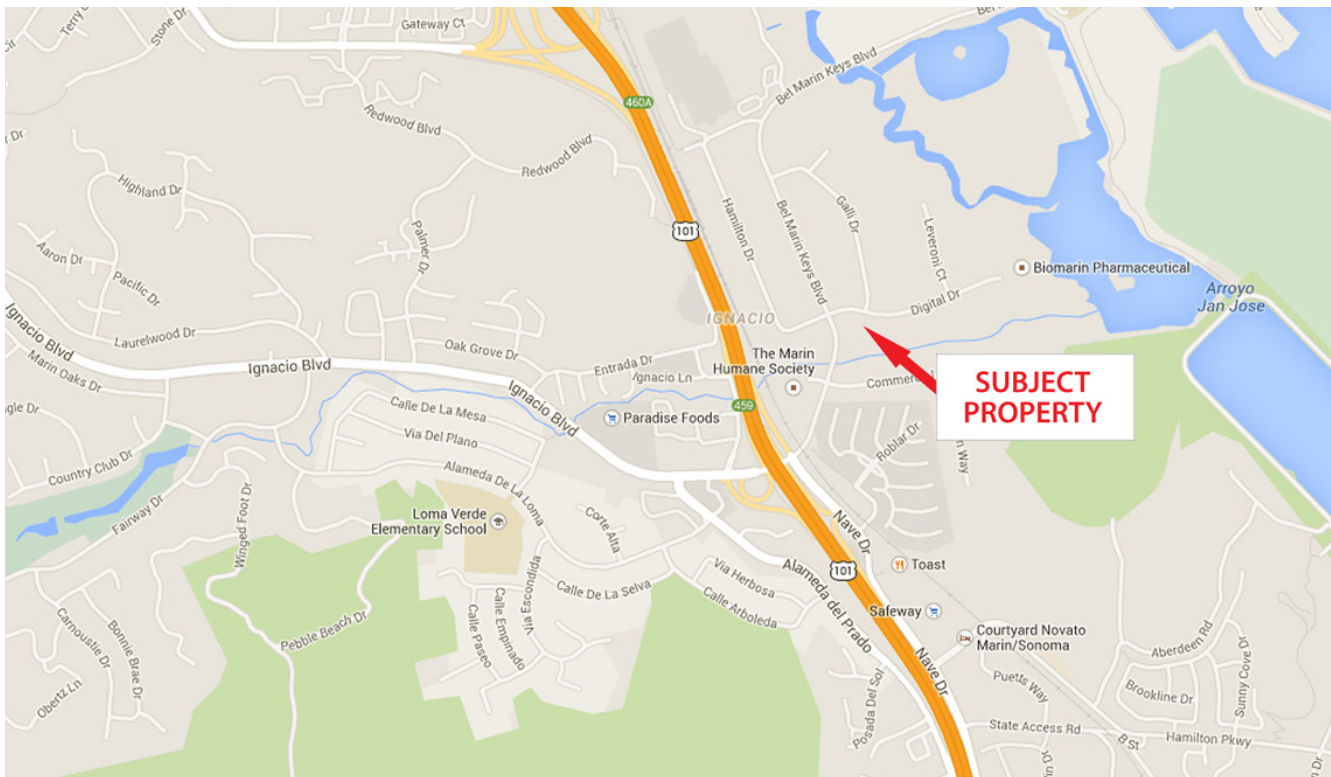
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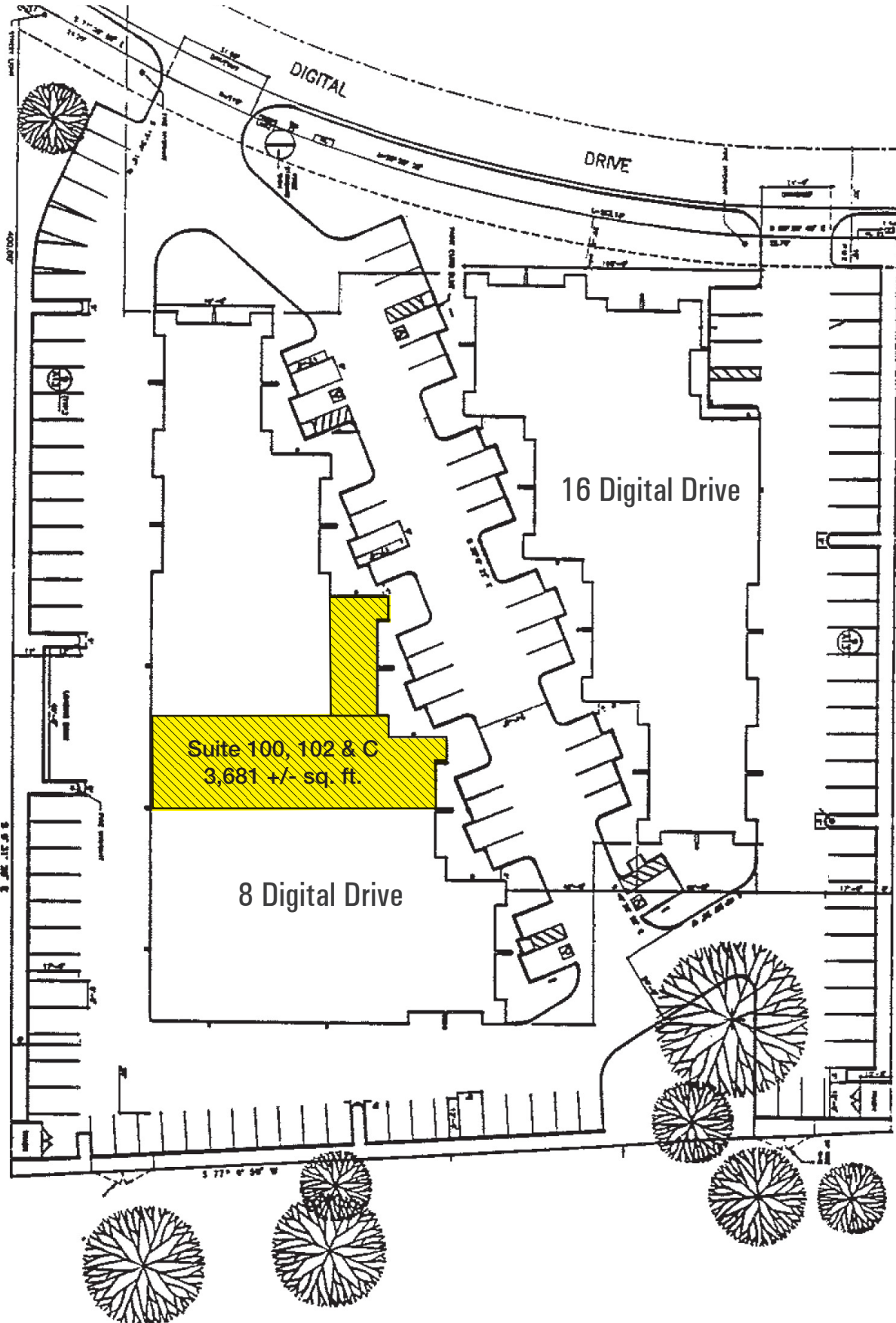
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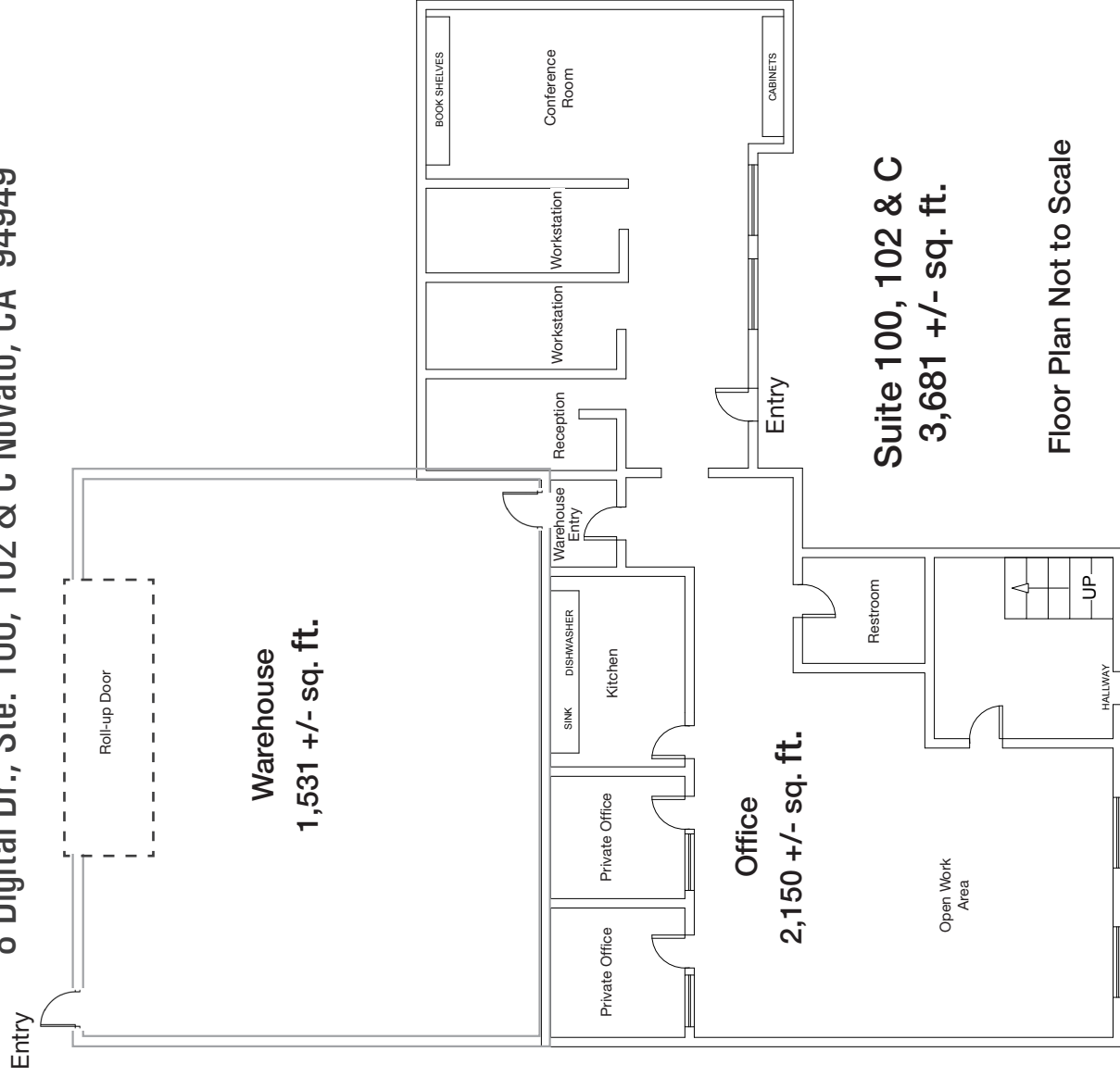


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Suite 100, 102 & C
3,681 +/- sq. ft.

Floor Plan Not to Scale

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