

# MARIN MASONIC - OFFICE SUITES



## For Lease: Small One-Room Office

888 Fourth Street, San Rafael, CA

- Downtown Location
- Elevator Served
- High Ceilings
- Beautiful New Lobby

### Offering Summary

Available Sq. Ft.:	194 +/- sf
Initial Base Rent:	\$495/ mo.
Lease Type:	*Full Service
Min. Lease Term:	6 Months
Date Space Available:	Now
*Includes Gas, Electric & Light Janitorial	

Contact:

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# For Lease: Small One-Room Office

888 Fourth Street, San Rafael, CA 94901

## Building/Space Description:

Single room downtown office spaces with high ceilings. Classic old style building.

## Location Description:

Located in the heart of downtown San Rafael on Fourth Street between Lootens Place and Lincoln Ave. Close to restaurants and services. Easy access to Hwy. 101.

## Space Information/Features:

Total Available Square Feet:

Suite No.	Sq. Ft.	Rent/ mo.	Available
Suite 19	194 +/- sq. ft.	\$495	Now

Divisible/Can Add: No  
Number of Parking Spaces: City lots and street only

## Building Information/Features:

Total Building Square Feet: 11,000 +/- sq. ft.  
Year Constructed: 1924 +/-  
Zoning/Permitted Uses: [4SRC \(Fourth Street Retail Core\)](#)  
Fire Sprinklers: No  
Heating & Air Conditioning: Yes  
Flood Zone Designation: Zone X (500-year)  
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 file; or an area protect by levees from 100-year flooding.

## Lease Terms:

Minimum Lease Term: Six months  
Initial Base Rent: \$2.75 psf  
Load Factor: 25 %  
Lease Type: Full Service (includes gas, electric, light janitorial 3 times per week)  
Initial Base Rent Increases: 3% each year  
Tenant Expenses: Phone, internet (Comcast onsite)

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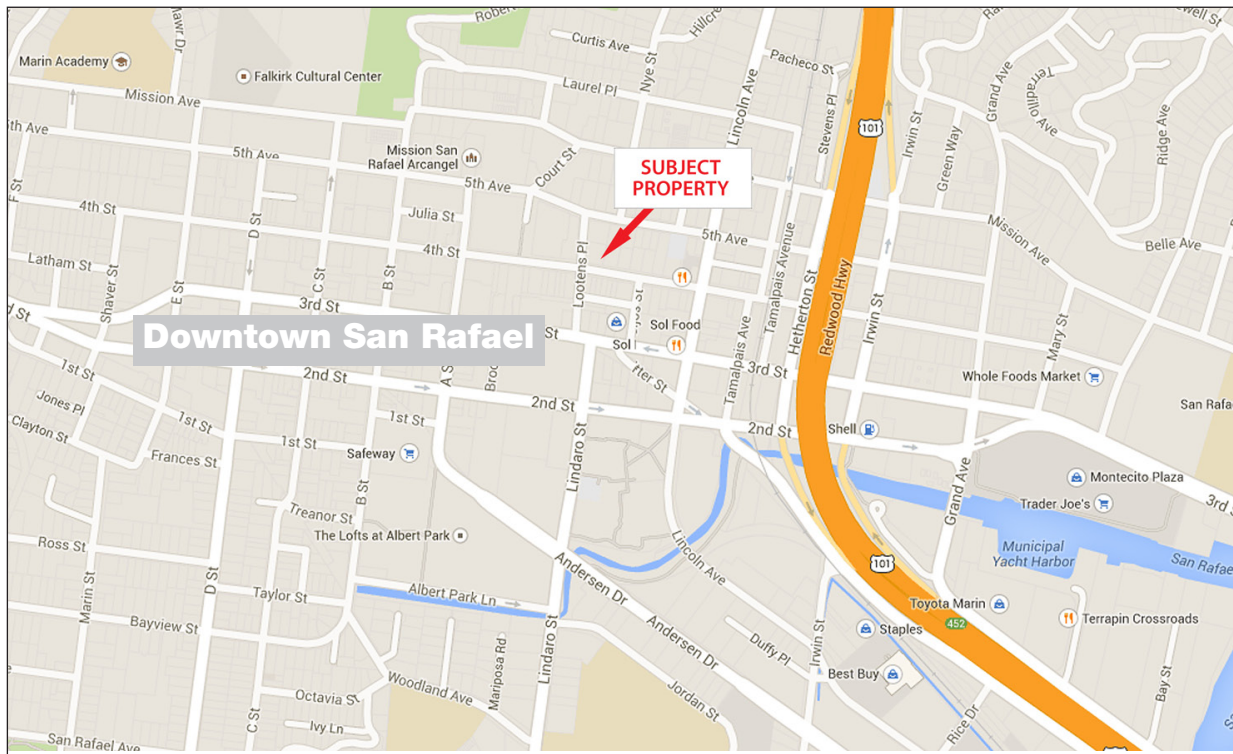


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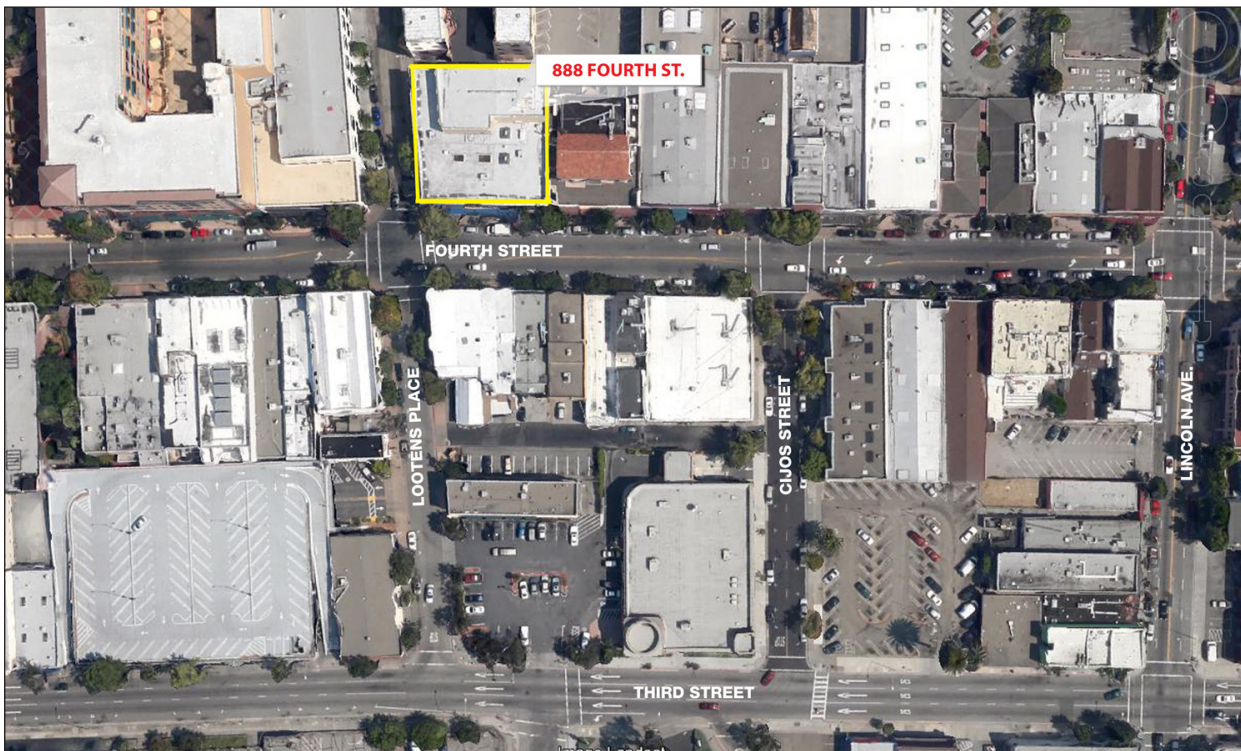
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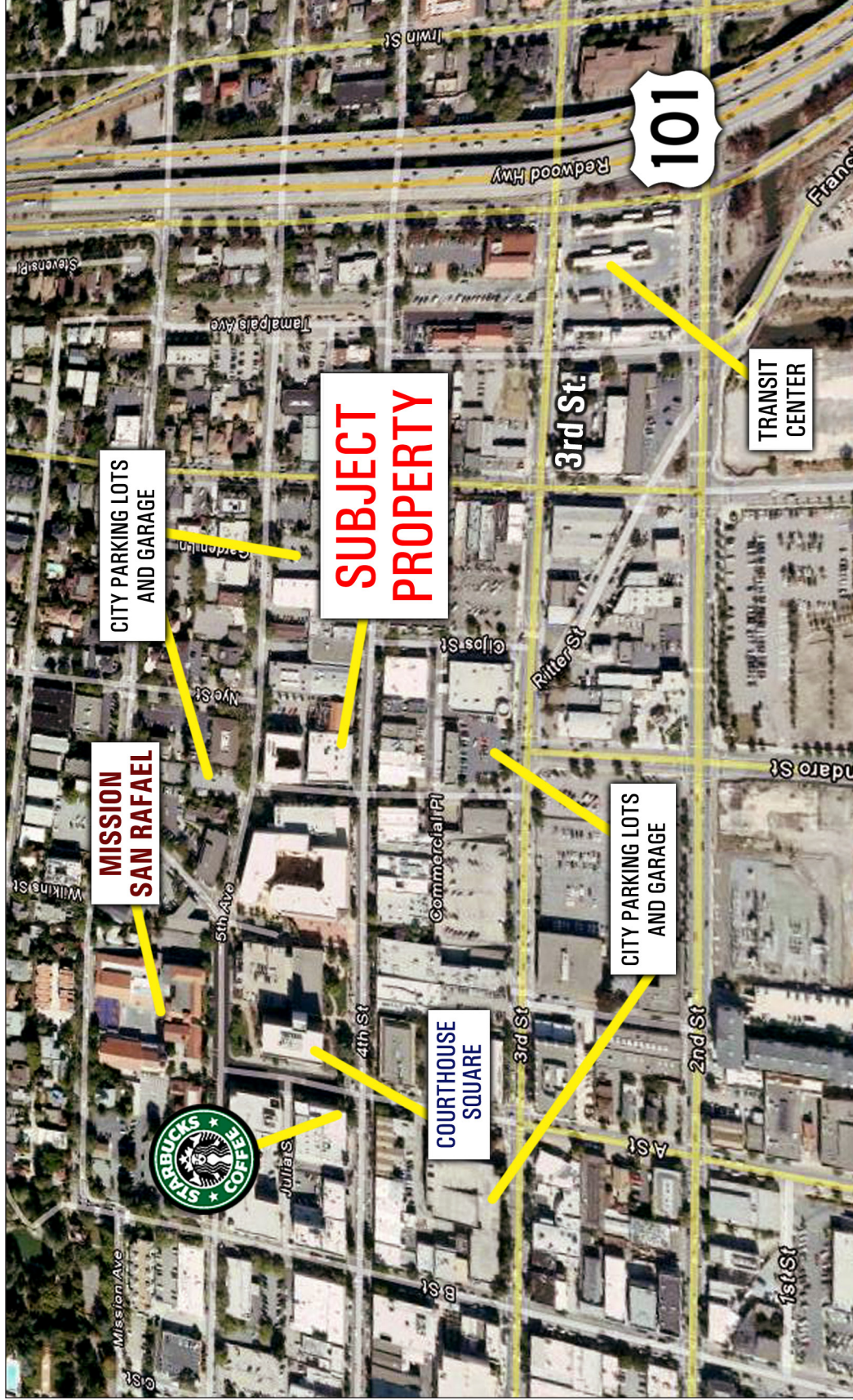
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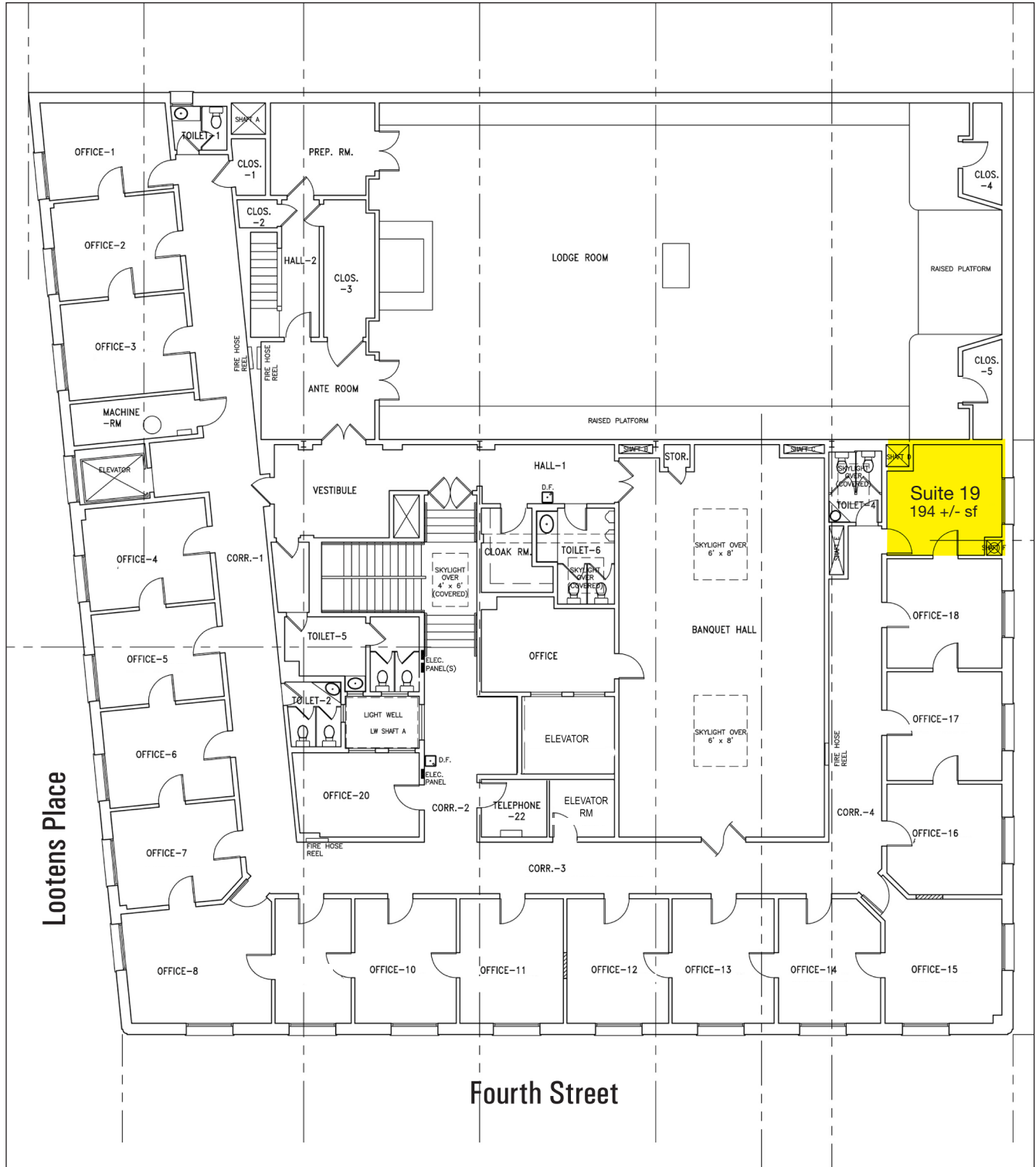


Parking Lots & Garages - San Rafael

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