



T DOGS
MBO'S

ARTISTIC
WINE CELLARS

HAIR 101



For Lease: Office/Retail

4286 Redwood Hwy., San Rafael, CA

- High Visibility Hwy. 101
- Ground Floor
- Convenient Location
- Highway Frontage
- Mini Storage Available On Site

Offering Summary	
Available Sq Ft:	882 +/- sf
Initial Base Rent:	\$2.27 psf
Lease Type:	Mod. Gross
Min. Lease Term:	2 - 3 Years
Available:	Now

Contact:

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

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Building/Space Description:

This ground floor office/retail space has new paint and carpet. 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:	887 +/- 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 Information:

Minimum Lease Term:	3 - 5 Years
Initial Base Rent:	\$2.27 per sq. ft.
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	Utilities, interior janitorial

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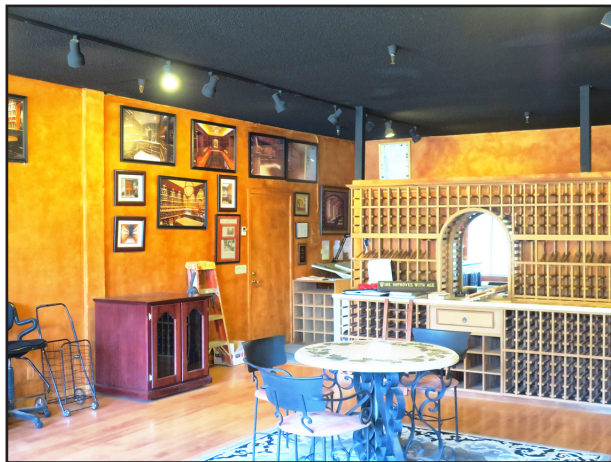
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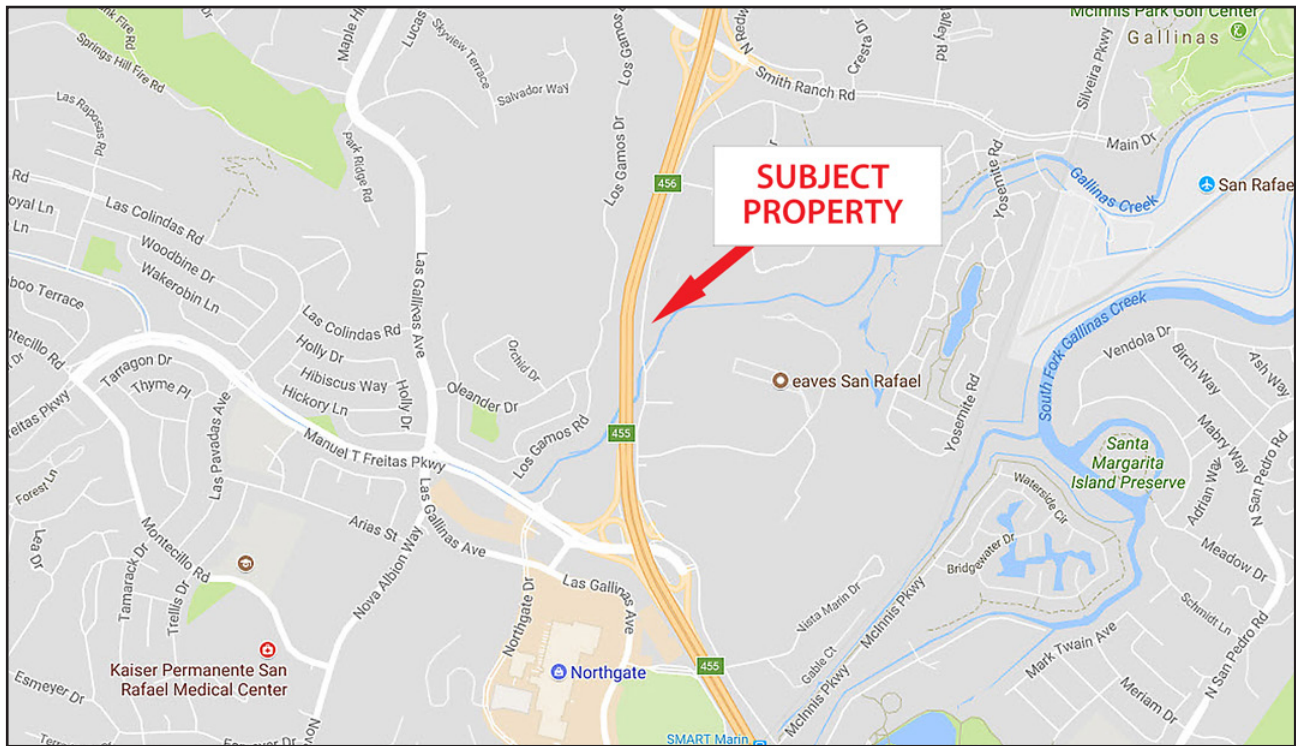
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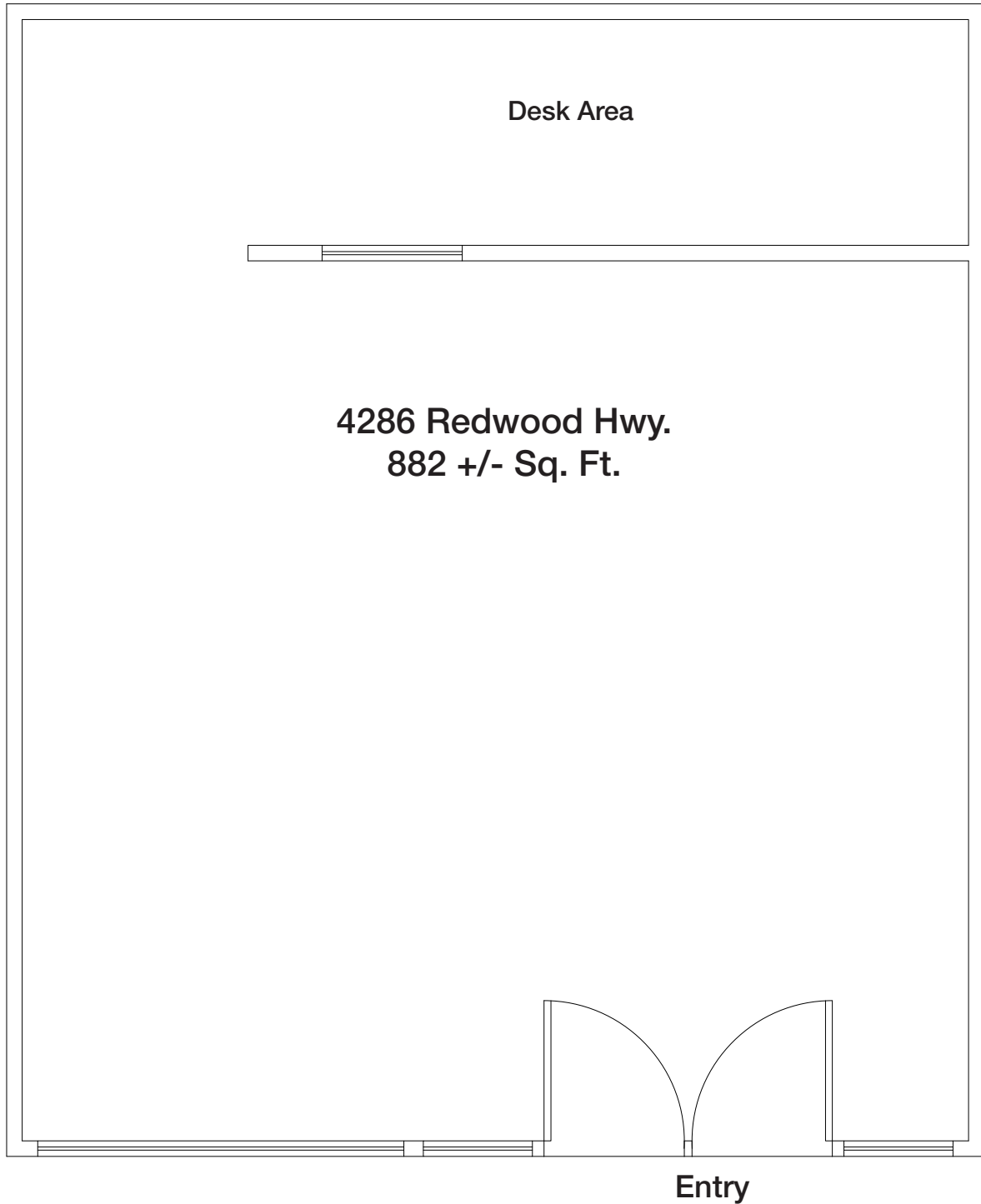
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Floor Plan Not to Scale