



**CLASS A SPACE FOR CLASS B PRICE**



**\$1.80/sf.**  
**PLUS 1 MO. FREE RENT PER YEAR OF LEASE TERM**

700 Irwin St. 100, San Rafael, CA

## Office Suite For Lease

- Class "A" Office Building
- Excellent Freeway Access
- Recently Upgraded Common Area
- Water & Mt. Tamalpais Views
- Divisible to approximately 3,000 sf

**1,938 -12,013 rsf**

**\$1.80 psf**  
**Year 1 Rent**



Contact:

**Bob Knez**  
(415) 446-4220  
bob@hlcre.com  
Lic#: 00640535

**Mark Cooper**  
(415) 608-1036  
mark@hlcre.com  
Lic#: 011814831



**HL Commercial Real Estate**  
4304 Redwood Highway, Suite 200  
San Rafael, CA 94903-2103  
[www.hlcre.com](http://www.hlcre.com)

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.

# Office Suite For Lease

700 Irwin St, Suite 100, San Rafael, CA 94901

## Available Space Details:

---

Former Cal-Land/Stewart Title office suite since 1986. Highly improved with glass-wall conference room, built-in workstations, reception area and full kitchen. This space has extensive glass line on 3 sides with water and Mt. Tamalpais views. Excellent location immediately off Hwy. 101. Monument signage available to tenant who leases the entire space. First time on the market since original construction of the building.

Available Square Feet:	12,013 rentable sq. ft.
Divisible:	Potential Suites (see floor plans)
	100 A : 1,938 rsf
	100 B : 2,090 rsf
	100 C : 2,322 rsf
	100 D : 3,643 rsf
	100 E : 3,682 rsf
	100 F : 4,007 rsf
	100 G : 4,108 rsf
	100 H : 4,156 rsf
	100 I : 4,349 rsf
Kitchen:	Yes, available in some suites
Computer/ Server Room:	Yes, within premises
HVAC:	Yes, zoned throughout the premises
Date Space Available:	Now

## Building Information:

---

Zoning:	C/O-C
Fire Sprinklers:	Yes
Parking Ratio:	1:355 rsf
Total Building Square Feet:	26,025 +/- sq. ft.
Year Built:	1986 +/-
Load:	12%
Elevator:	Yes

# Office Suite For Lease

700 Irwin St, Suite 100, San Rafael, CA 94901

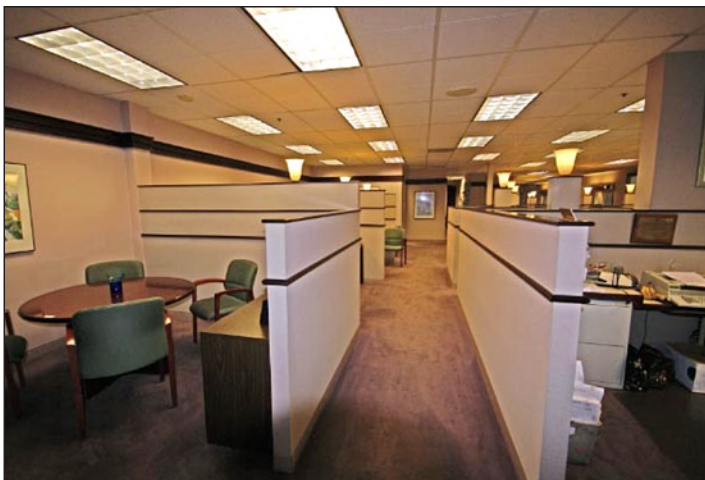
## Lease Terms:

---

Lease Type: Full Service  
Term Offered: 1-3 years

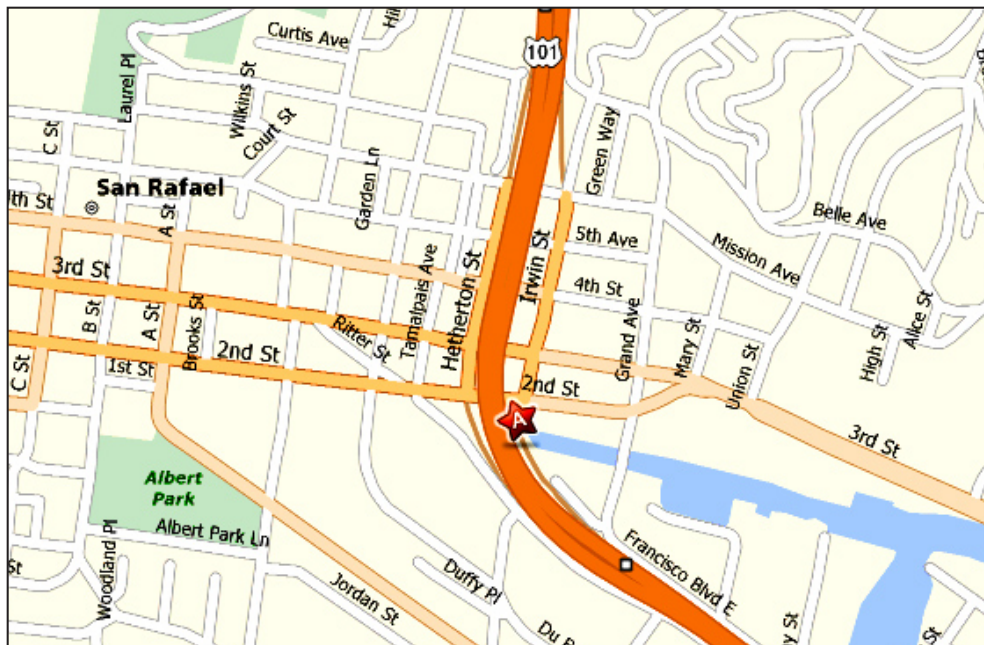
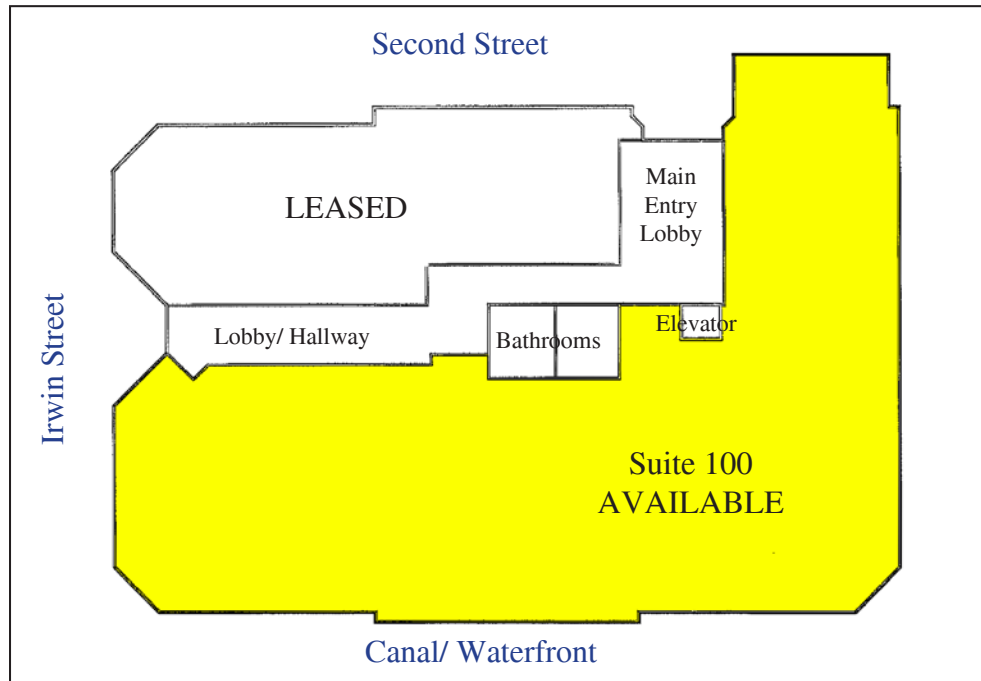
Rental Rate:	<b><u>1 Year Lease</u></b>	<b><u>2 Year Lease</u></b>	<b><u>3 Year Lease</u></b>
	\$2.00 psf	\$1.90 psf (yr 1) \$2.00 psf (yr 2)	\$1.80 psf (yr 1) \$1.90 psf (yr 2) \$2.00 psf (yr 3)

Any tenant improvements required over and above paint and carpet will be added to the base rent and amortized over the lease term. Any lease extension will be at fair market value.



# Office Suite For Lease

700 Irwin St, Suite 100, San Rafael, CA 94901



Contact:

**Bob Knez**  
(415) 446-4220  
bob@hlcre.com  
Lic#: 00640535

**Mark Cooper**  
(415) 608-1036  
mark@hlcre.com  
Lic#: 011814831

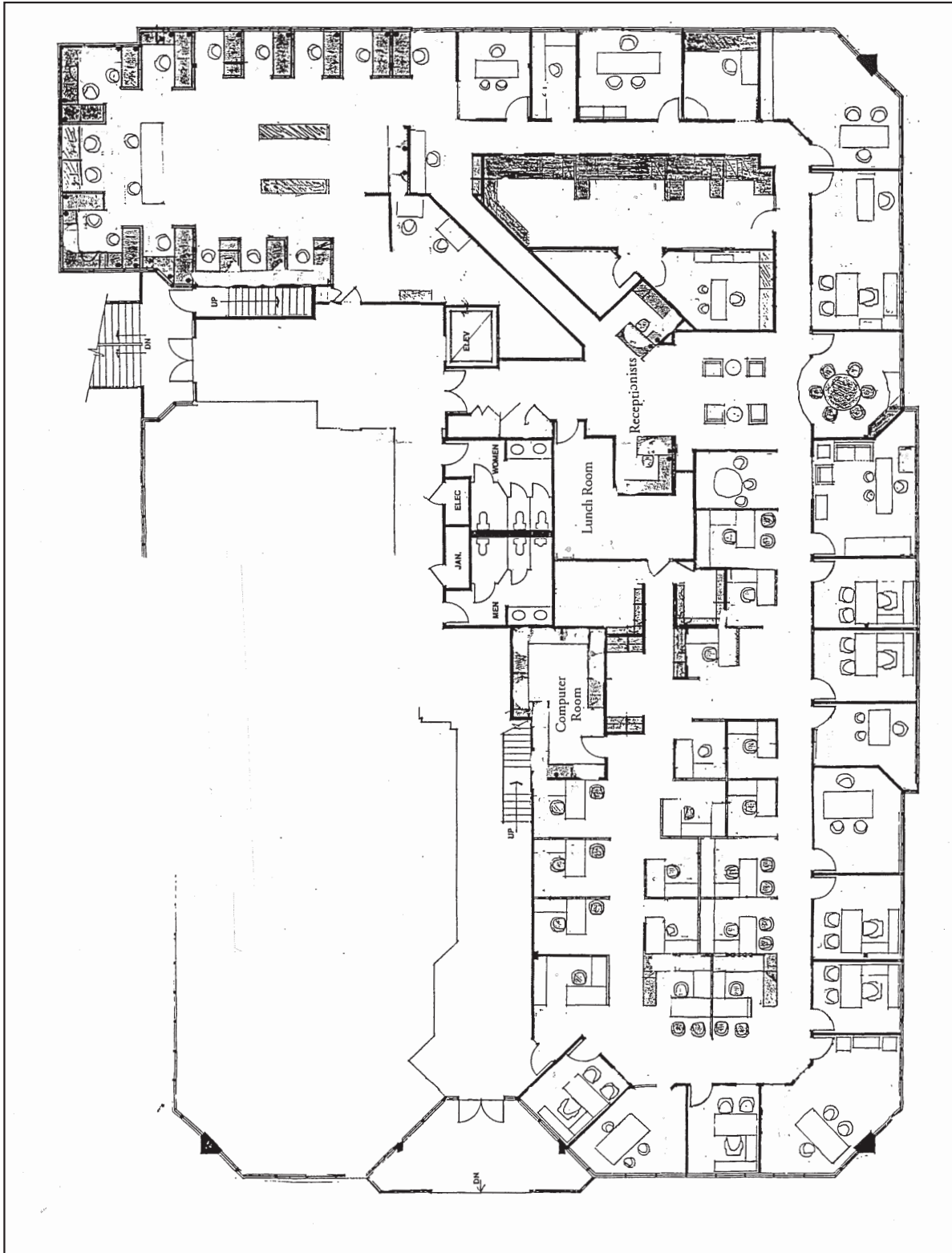


**HL Commercial Real Estate**  
4304 Redwood Highway, Suite 200  
San Rafael, CA 94903-2103  
[www.hlcre.com](http://www.hlcre.com)

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.

# Office Suite For Lease

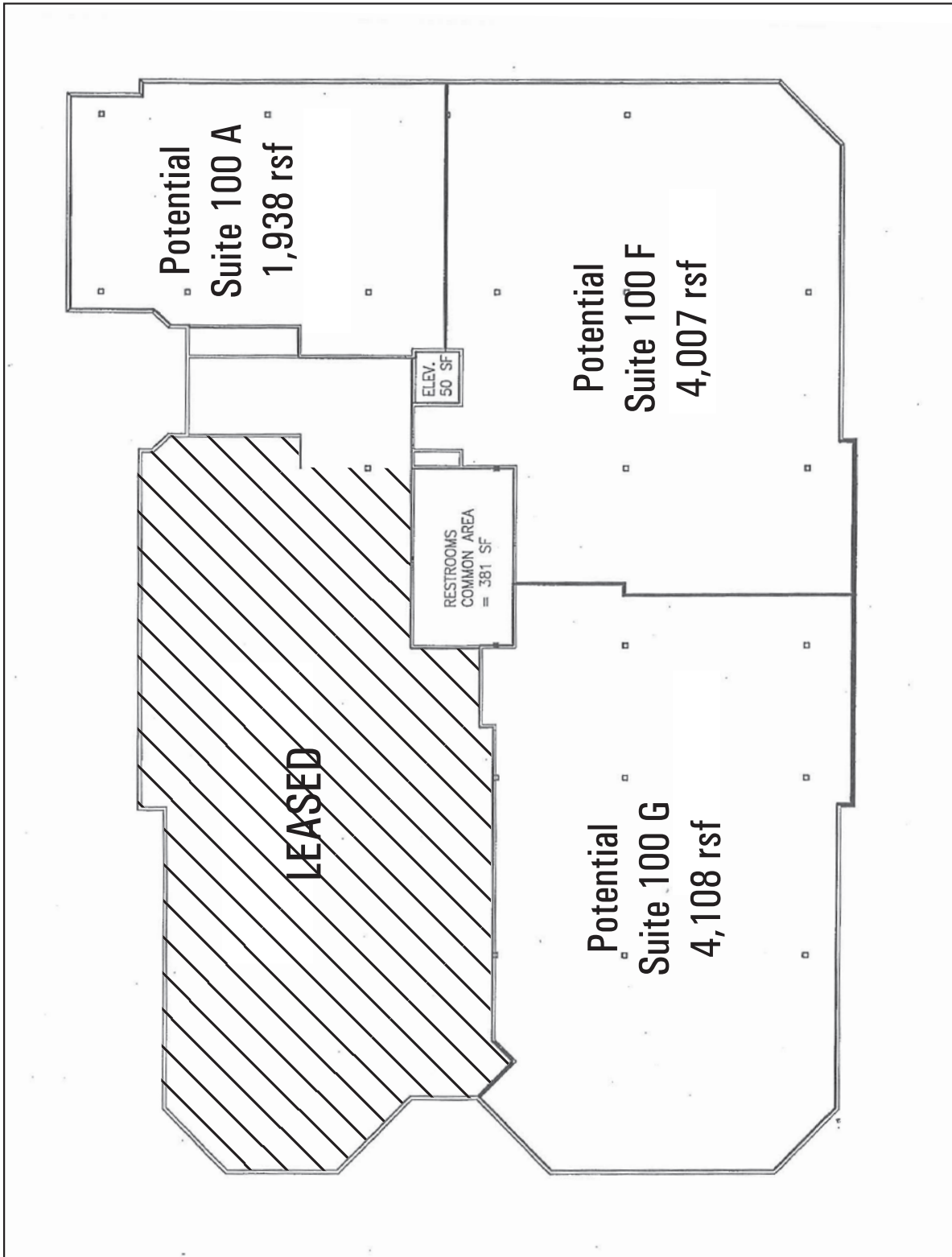
700 Irwin St, Suite 100, San Rafael, CA 94901



(4

# Office Suite For Lease

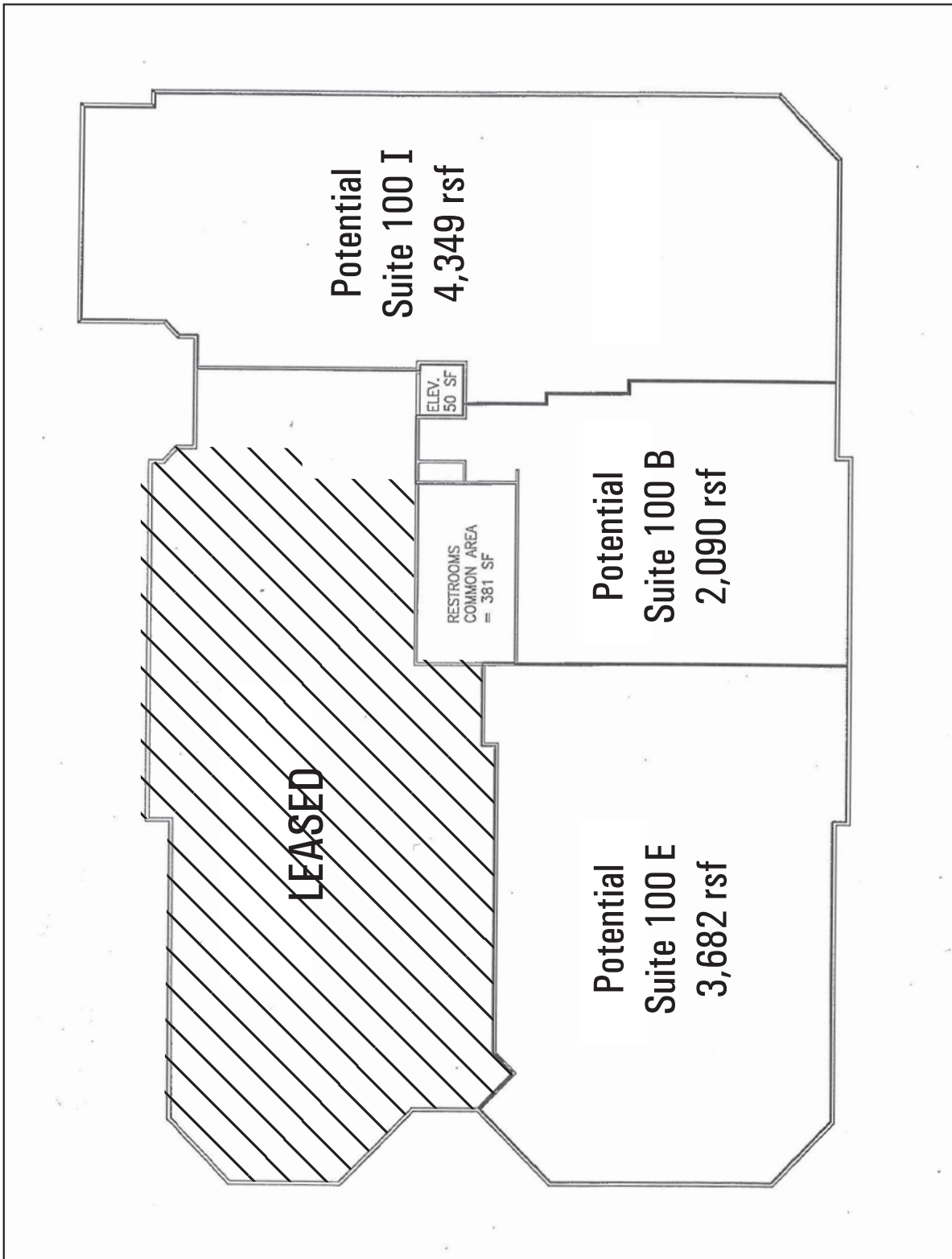
700 Irwin St, Suite 100, San Rafael, CA 94901



(4

# Office Suite For Lease

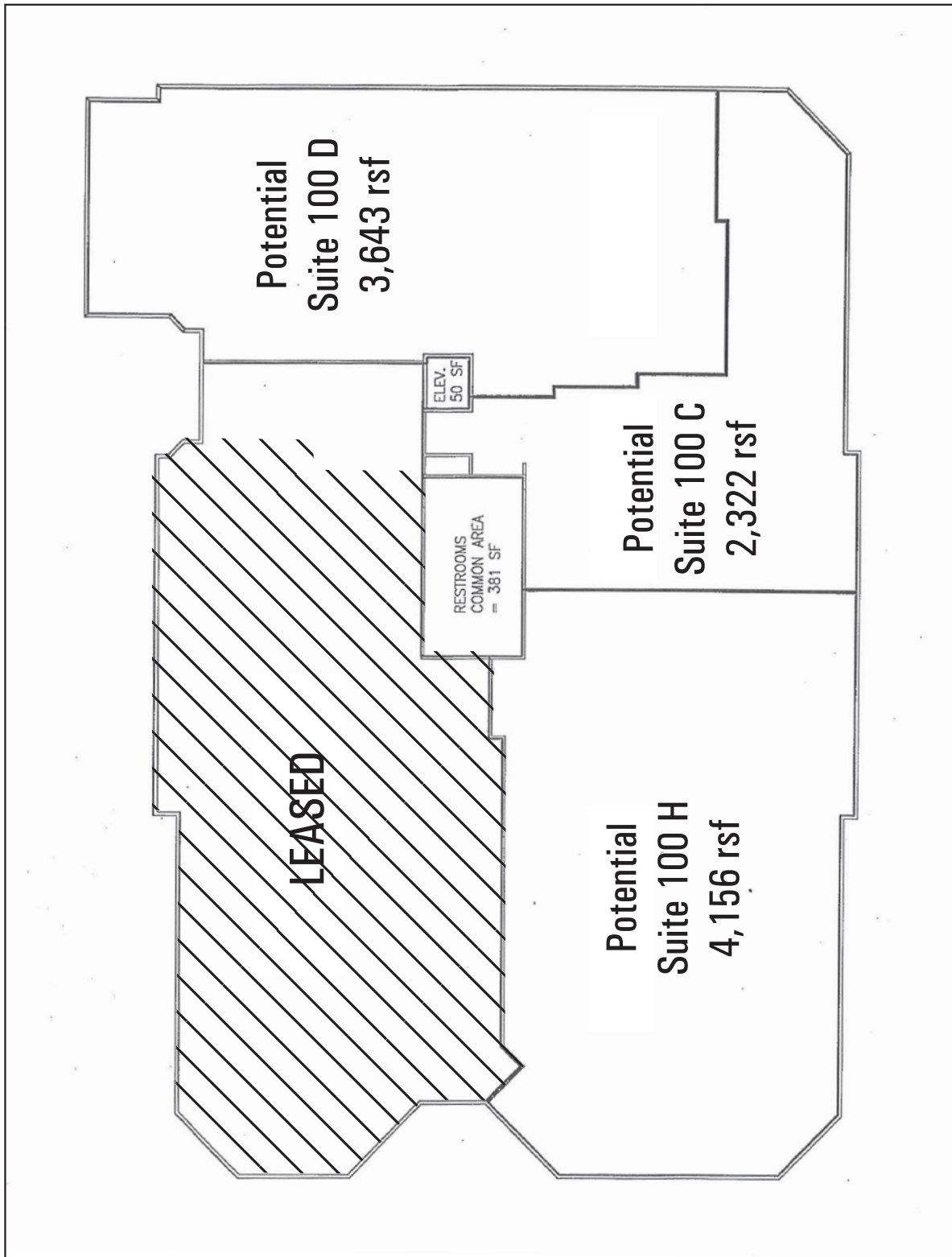
700 Irwin St, Suite 100, San Rafael, CA 94901



(4

# Office Suite For Lease

700 Irwin St, Suite 100, San Rafael, CA 94901



(2