



818 Fifth Avenue, San Rafael, CA

For Lease : Downtown Office Suites

- Elevator Served
- Excellent Downtown Location
- Some Operable Windows
- Very Efficient Floor Plan

Offering Summary

| | |
|--------------------|-----------------|
| Available Sq. Ft.: | 514 to 2,240+/- |
| Price Per Sq. Ft.: | \$1.85 psf |
| Load Factor: | 12.5% |
| Available: | Now |

Contact:

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HL Commercial Real Estate
 4304 Redwood Highway, Suite 200
 San Rafael, CA 94903-2103
www.hlcre.com

For Lease : Downtown Office Suite

818 Fifth Avenue, San Rafael, CA 94901

Property Description:

Attractive second floor office suites.

Available Spaces:

| | | |
|-----------------------------|--|--|
| Suite 205: | 514 +/- rentable sq. ft. | } Can be combined for 3,935 +/- sq. ft. |
| Suite 207: | 1,695 +/- rentable sq. ft. | |
| Suite 208: | 2,240 +/- rentable sq. ft. | |
| Total Building Square Feet: | 11,630 +/- sq. ft. | |
| Zoning: | 5/MR/O | |
| Fire Sprinklers: | No | |
| Divisible: | No | |
| Parking: | 4 reserved spaces each for suites 207 & 208 1 reserved space for suite 205 | |
| Year Built: | 1965 +/- | |
| To Show: | Suite 205 & 207 are vacant - Call listing agent. Suite 208 is occupied - Make appt. w/ agent. | |

Lease Terms:

| | |
|-------------------------|---|
| Load Factor: | 12% |
| Rent Increase Schedule: | Annual COL adjustment |
| Term Offered: | 2-5 years |
| Lease Type: | Gross: Tenant pays gas, electrical and janitorial. Landlord pays trashremoval and water. |

Contact:

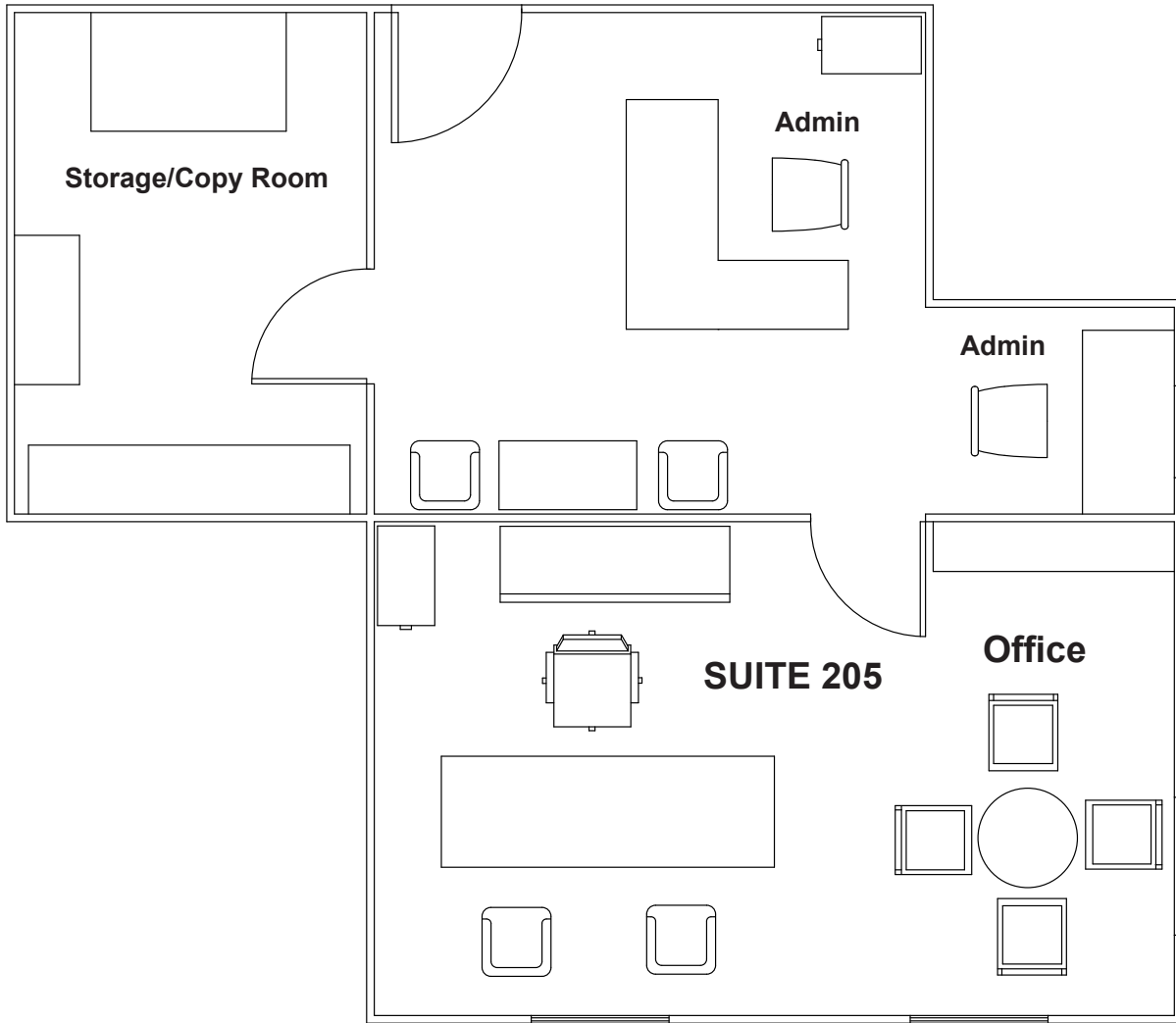
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NOT TO SCALE
For illustration only

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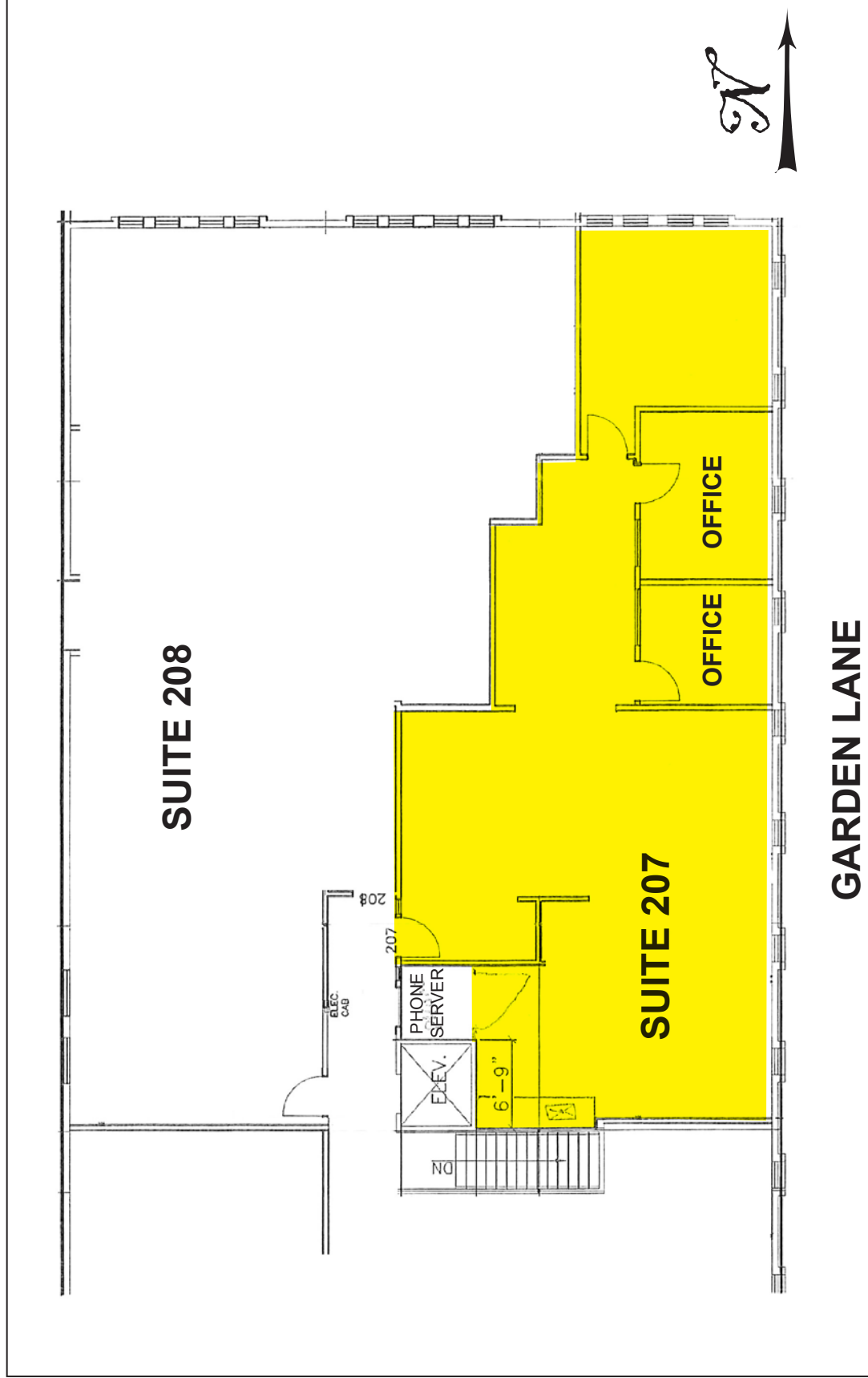
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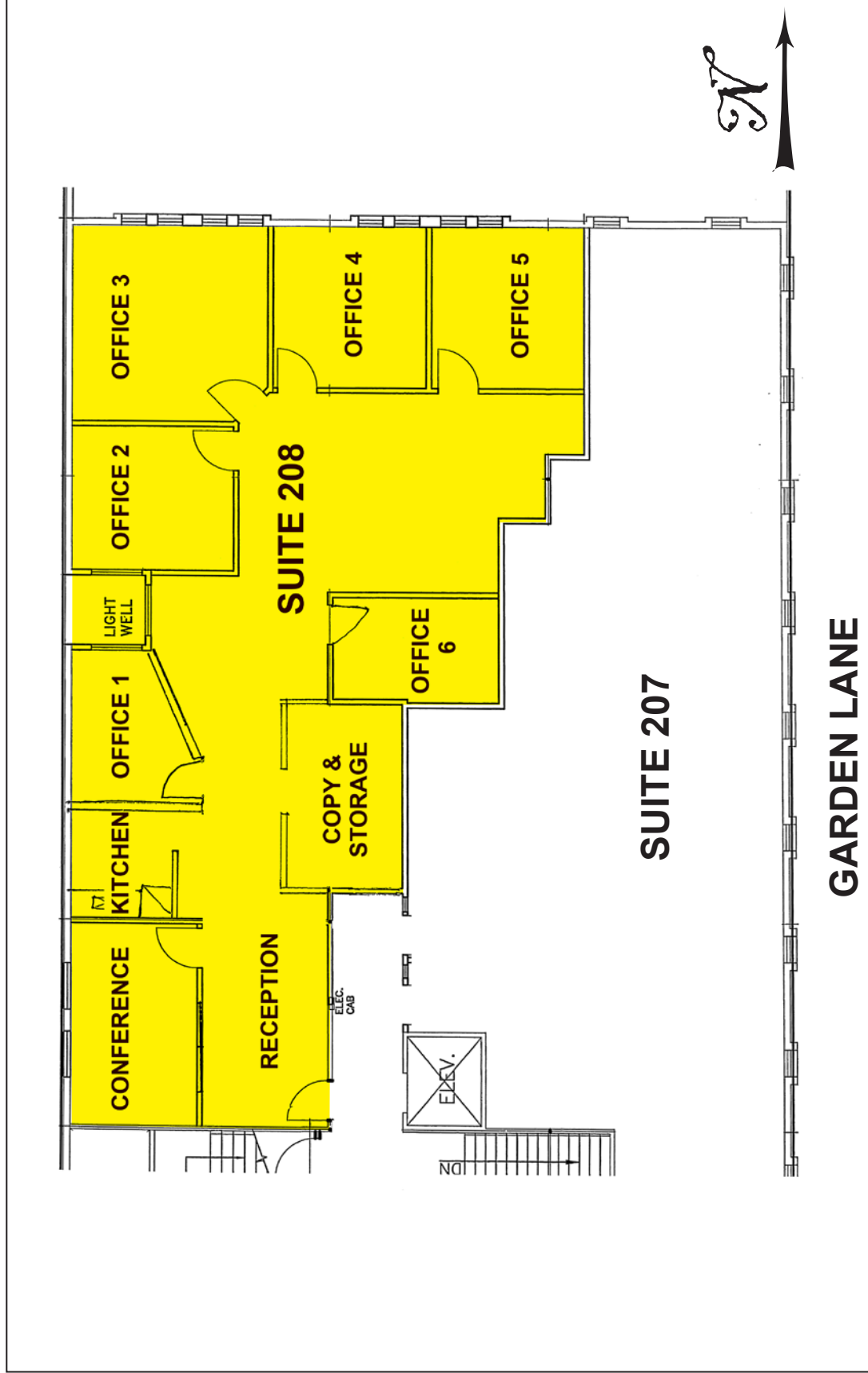
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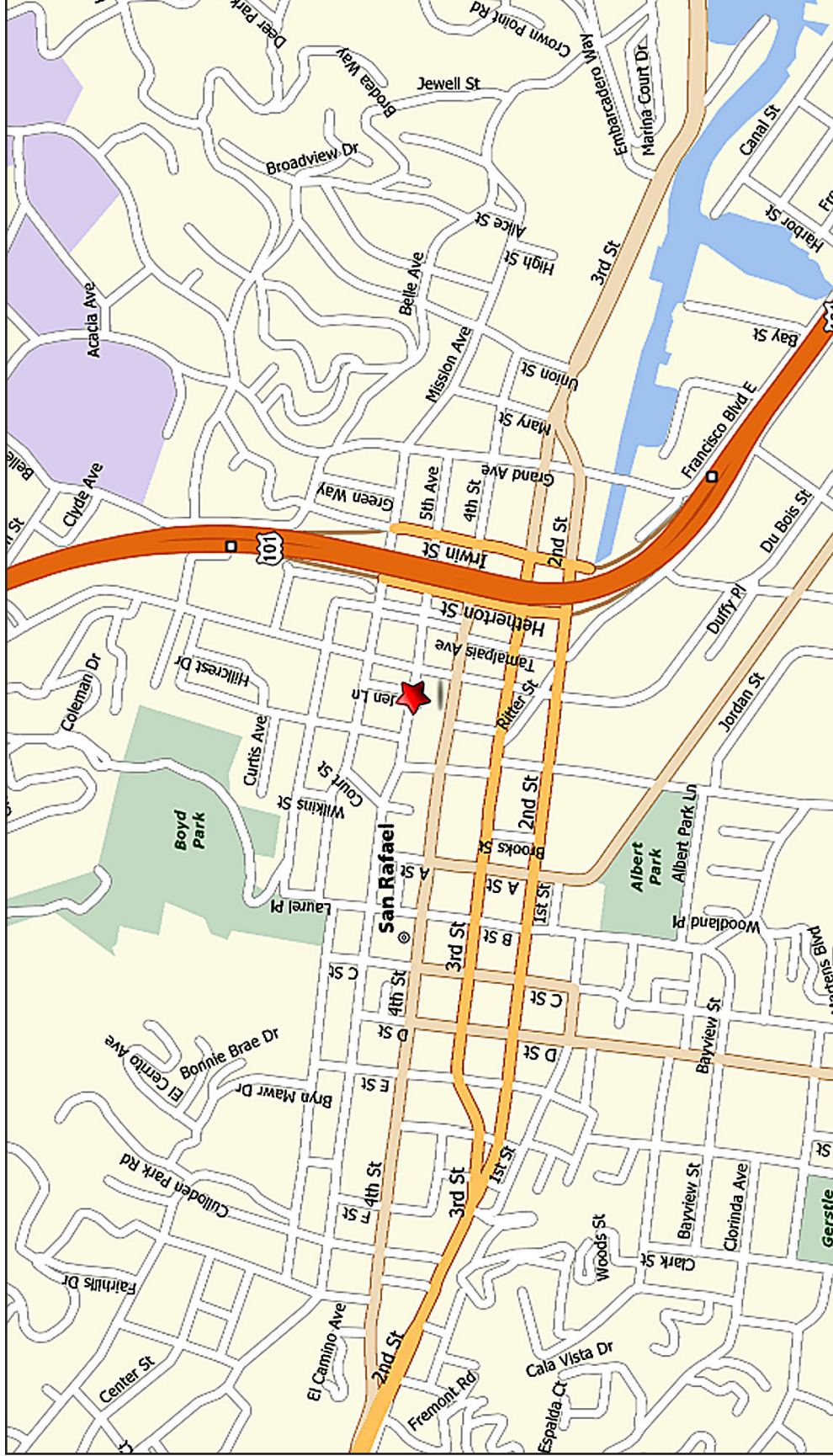
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