



For Lease: Office & Warehouse Space

150 Mitchell Blvd., Ste. 200, San Rafael, CA

- 12' Roll-up Door
- Skylights
- Parking on Site
- Minutes from Highway 101

Offering Summary

| | |
|---------------------------|---------------------|
| Available Sq Ft: | 2,840 +/- sf |
| Initial Base Rent: | \$1.40 psf |
| Lease Type: | Ind. Gross |
| Min. Lease Term: | 3 - 5 Years |
| Available: | June, 2017 |

Contact:

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HL Commercial Real Estate
4304 Redwood Highway, Suite 200
San Rafael, CA 94903-2102
www.hlcre.com

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Building/Space Description:

Suite 200 has 1,480 +/- square feet of warehouse with one 12' roll-up door and 1,360 +/- square feet of two-story office. New carpet and paint and a handicap bathroom. Skylights and windows brighten the space. Very clean. Mature Landscaping.

Location Description:

This building is located just north of downtown San Rafael in the Northgate Industrial Park. Close to Hwy. 101 with easy access off either Freitas Parkway or Smith Ranch Rd. exits. Close to Marin Civic Center and the Marin County offices.

Space Information/Features:

| | |
|------------------------------|---|
| Total Available Square Feet: | 2,840 +/- sq. ft. (1,480 +/-sf warehouse) (1,360 +/- sf of office) |
| Divisible: | No |
| Parking Ratio: | Approximately 1:1000 sq. ft., all unreserved |
| Number of Roll-up Doors: | 1 |

Building Information/Features:

| | |
|------------------------------|---|
| Total Building Square Feet: | 11,000 +/- sq. ft. |
| Year Constructed: | 1965 +/- |
| Zoning/Permitted Uses: | LI/O (Light Industrial/Office) |
| Fire Sprinklers: | No |
| Heating & Air Conditioning: | Yes |
| FEMA Flood Zone Designation: | Zone X (An area that is determined to be outside the 100- and 500-year floodplains) |

Lease Information:

| | |
|---------------------|--|
| Minimum Lease Term: | Three to Five Years |
| Initial Base Rent: | \$1.40 /psf |
| Lease Type: | Industrial Gross |
| Tenant Expenses: | Electrical, gas, interior janitorial, share of water |

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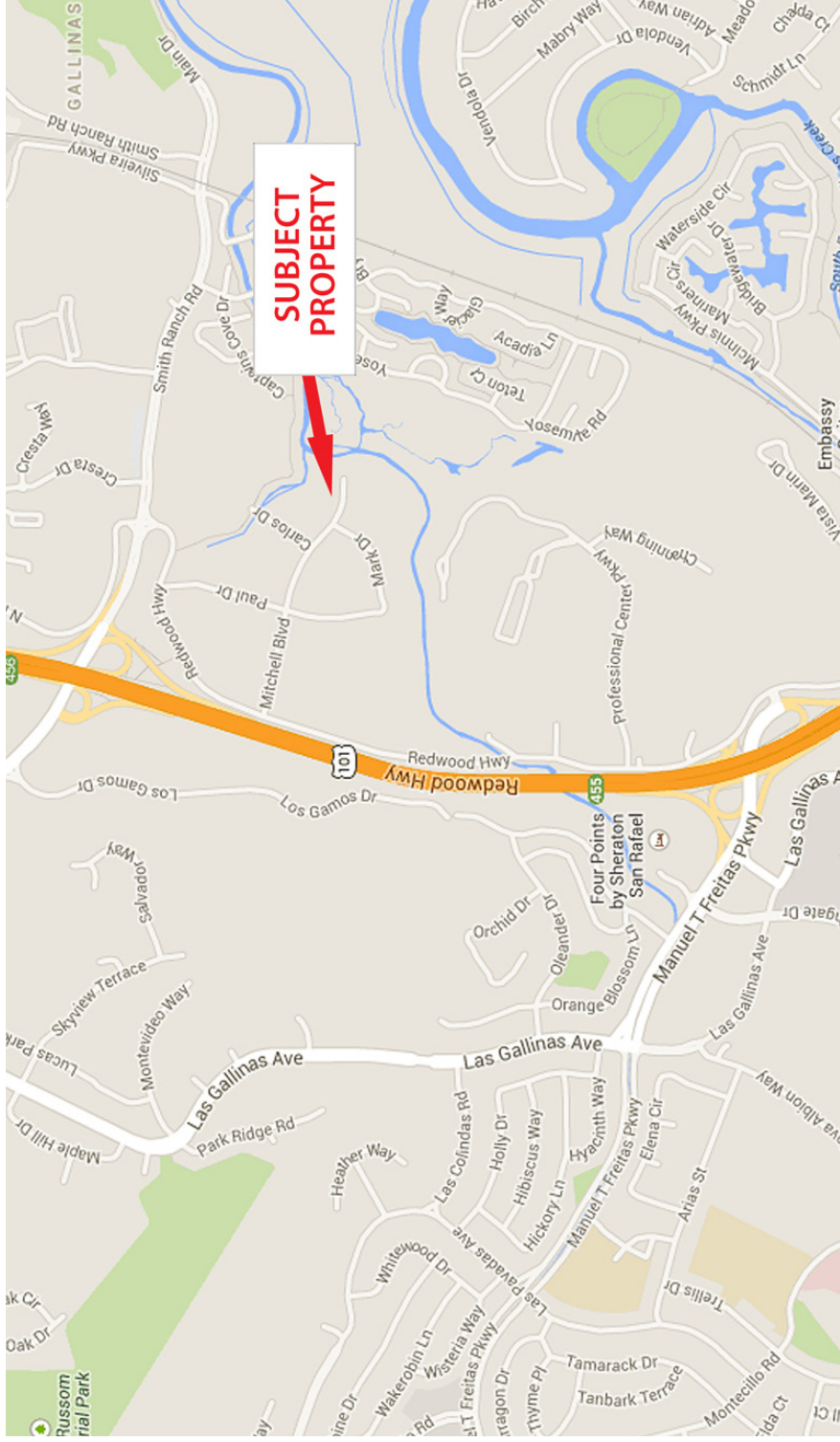
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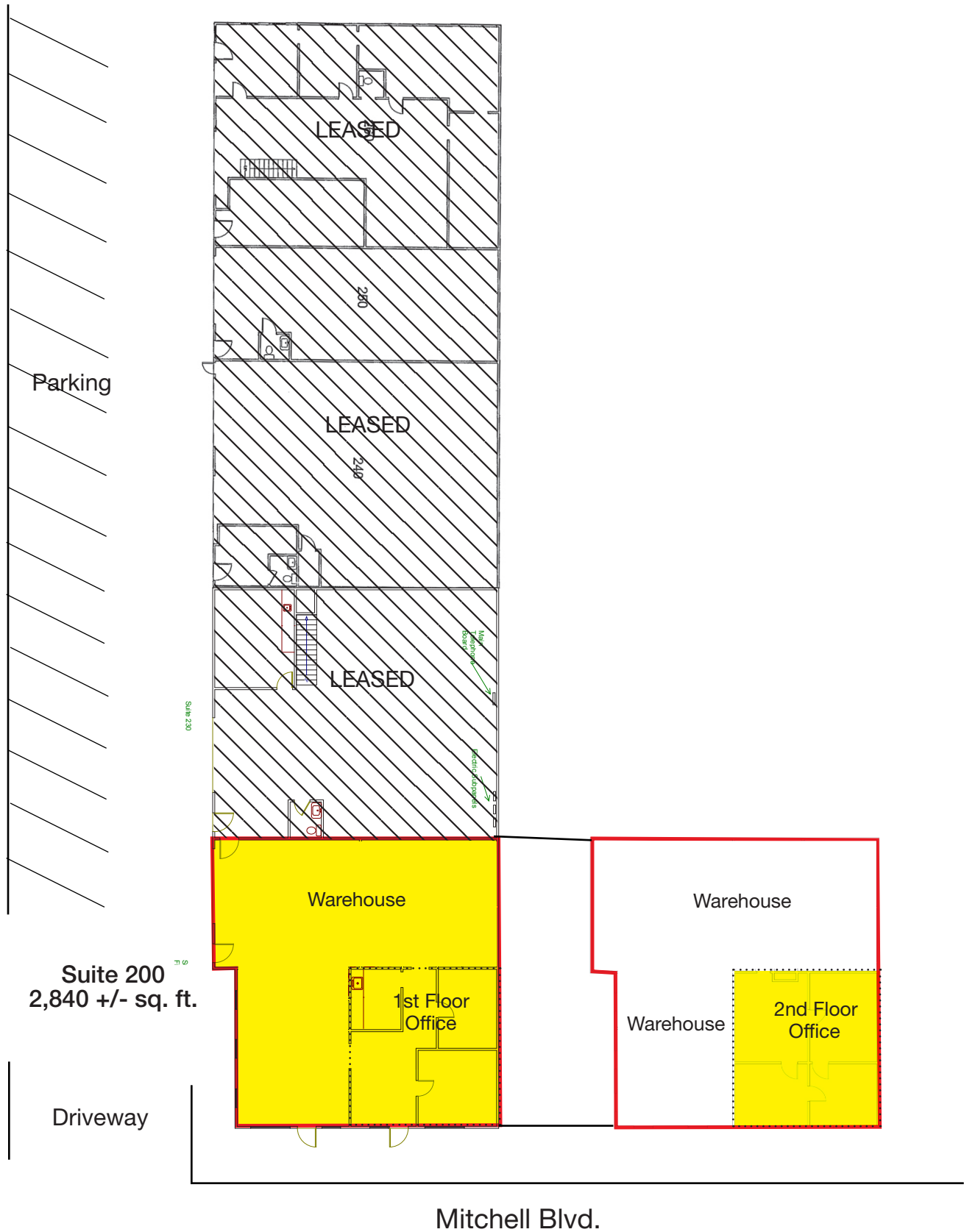


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