



## 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:	2,575 +/- sf
Initial Base Rent:	\$1.40 psf
Lease Type:	Ind. Gross
Min. Lease Term:	3 - 5 Years
Available:	May, 2018

Contact:

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**HL Commercial Real Estate**  
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## Building/Space Description:

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Suite 200 has 1,475 +/- square feet of warehouse with one 12' roll-up door and 1,100 +/- 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:

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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:

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Total Available Square Feet:	2,575 +/- sq. ft. (1,475 +/-sf warehouse) (1,100 +/- sf of office)
Divisible:	No
Parking Ratio:	Approximately 1:1000 sq. ft., all unreserved
Number of Roll-up Doors:	1

## Building Information/Features:

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Total Building Square Feet:	11,000 +/- sq. ft.
Year Constructed:	1965 +/-
Zoning/Permitted Uses:	<a href="#">LI/O (Light Industrial/Office)</a>
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:

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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 and landscaping

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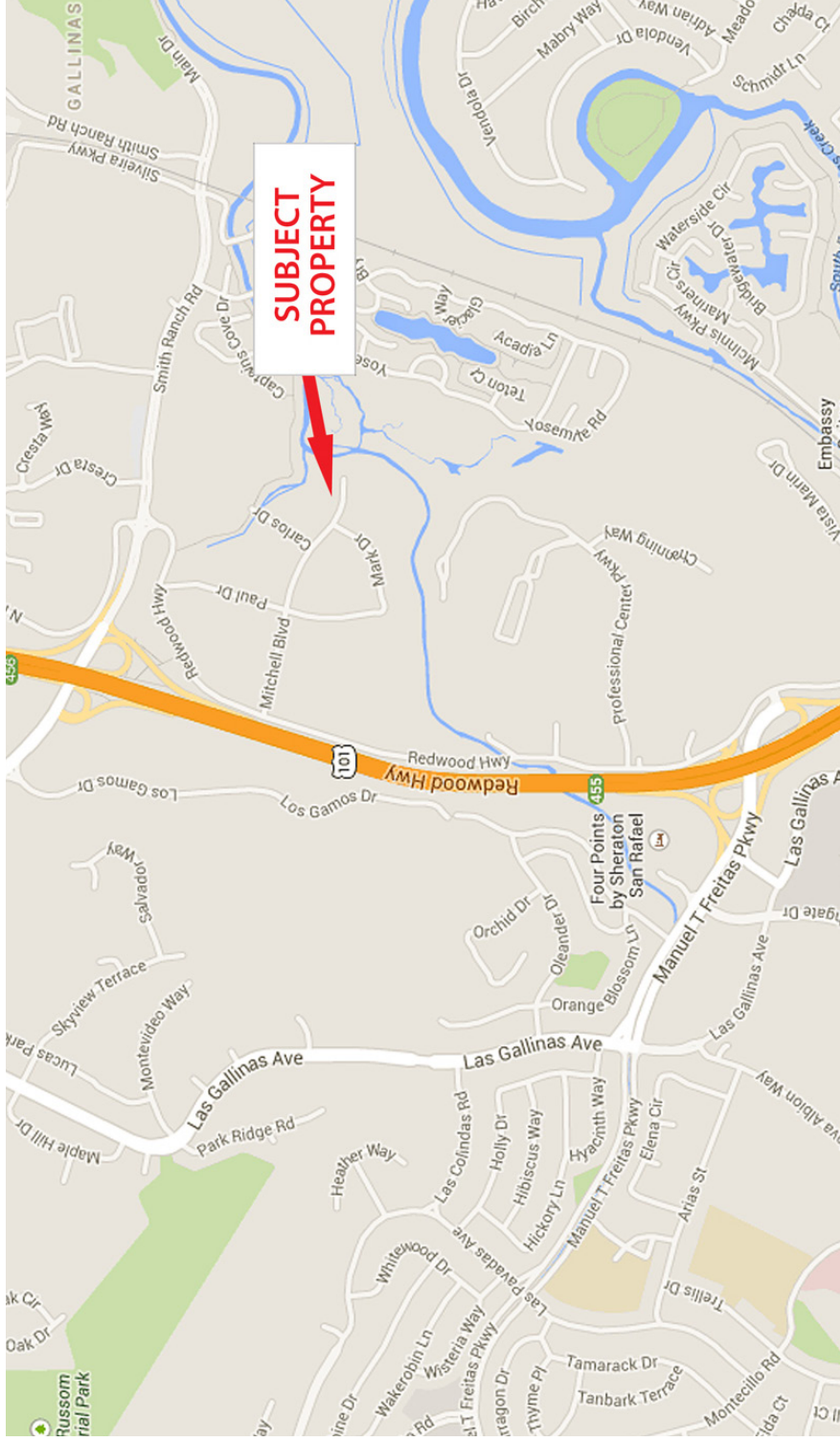
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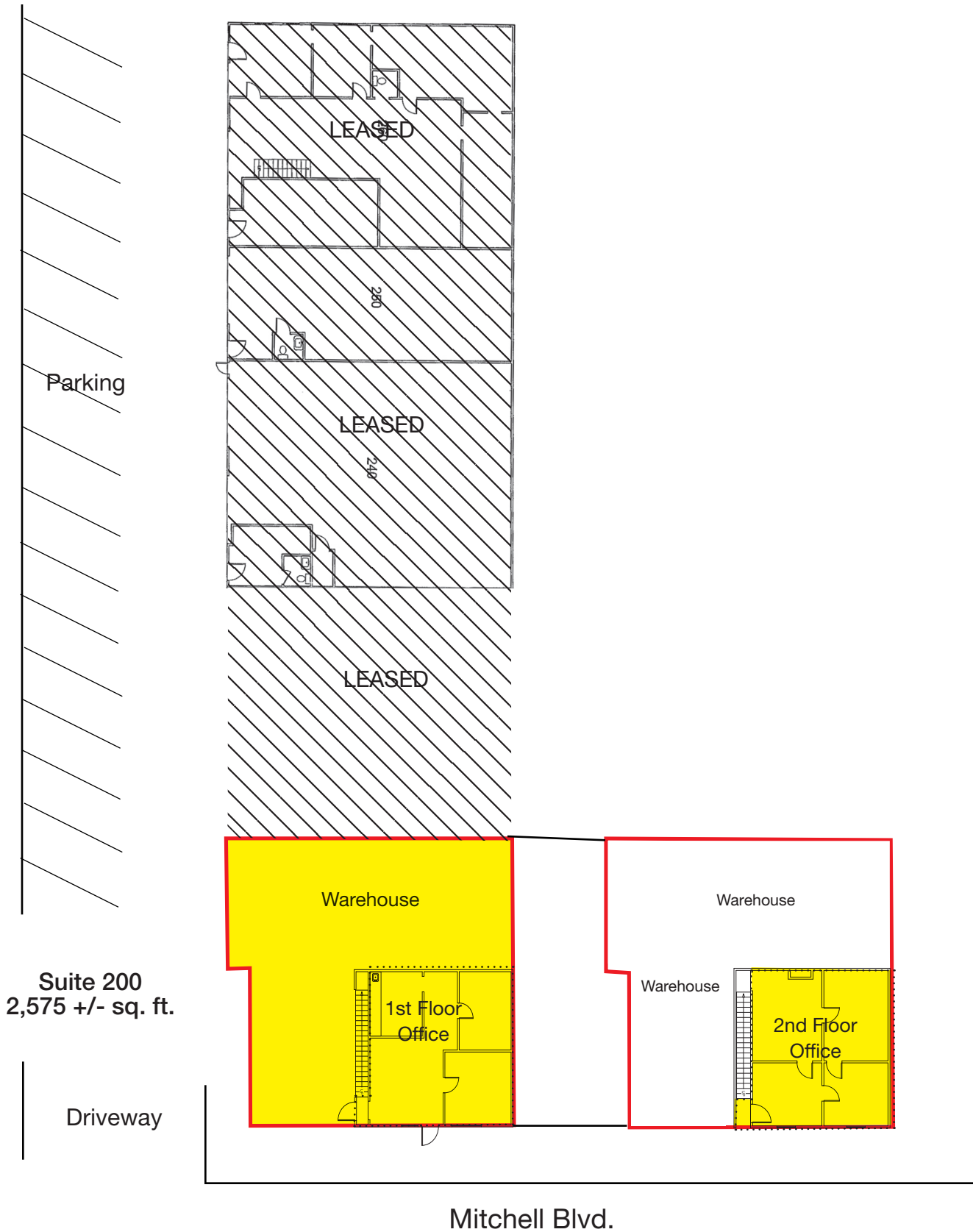


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Suite 200  
2,575 +/- sq. ft.

Driveway

Mitchell Blvd.