



For Lease: Office Suite

55 Mitchell Blvd., Suite 8, San Rafael, CA

- Shared Conference Room
- 1 Private Office
- Heat and Air Conditioning
- Free Parking 4:1000 Ratio
- Medical Use Permitted
- Reception Area

Offering Summary

| | |
|-------------------------------|--------------------|
| Total Available Sq Ft: | 346 +/- sf |
| Initial Base Rent: | \$ 2.00 psf |
| Lease Type: | Mod. Gross |
| Minimum Lease Term: | 1 Year |
| Date Space Available: | Now |

Contact:

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HL Commercial Real Estate

70 Mitchell Blvd., Suite 202

San Rafael, CA 94903

www.hlcre.com

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Building/Space Description:

This space offers a private office with a reception area and abundance of windows with natural light, Includes ample parking in a quiet, thriving office complex.

Location Description:

Located off of Highway 101 and the Redwood Hwy. Frontage Rd. Surrounding amenities include restaurants, cafes, and retail establishments, providing convenience for employees and clients.

Space Information/Features:

| | |
|------------------------------|---|
| Total Available Square Feet: | 343 +/- sq. ft. |
| Divisible/Can Add: | Some units can be combined to create larger sq. ft. |
| Views: | Courtyard and surrounding hills |
| Kitchenettes: | Yes - in select units |
| Number of Parking Spaces: | 100 unreserved on site. |

(NOTE: All on-site parking is for standard size vehicles that fit into a 9'x19' foot parking space, including vans and trucks. No overnight or fleet parking is permitted. All spaces are used on a first come, first served, non-exclusive basis. For zoning purposes, Tenant will be allocated on-site parking on a non-exclusive basis based on the ratio the rentable square feet of the Premises bears to the total rentable square feet of the building.)

Building Information/Features:

| | |
|-----------------------------|--|
| Building/Project Name: | Northgate Industrial Park |
| Total Building Square Feet: | 38,428 +/- sq. ft. |
| Year Constructed: | 1968 |
| Zoning/Permitted Uses: | LI/O (Light Industrial/Office) |
| Fire Sprinklers: | Yes |
| Elevator Services: | No |
| Heating & Air Conditioning: | Yes |
| CASp/ADA Certificate: | No |
| 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: | One year |
| Initial Base Rent: | 2.00 psf/mo |
| Lease Type: | Modified Gross |
| Tenant Expenses: | Electricity, phone, data, janitorial, & HVAC chg. (\$.07/sf/mo) |

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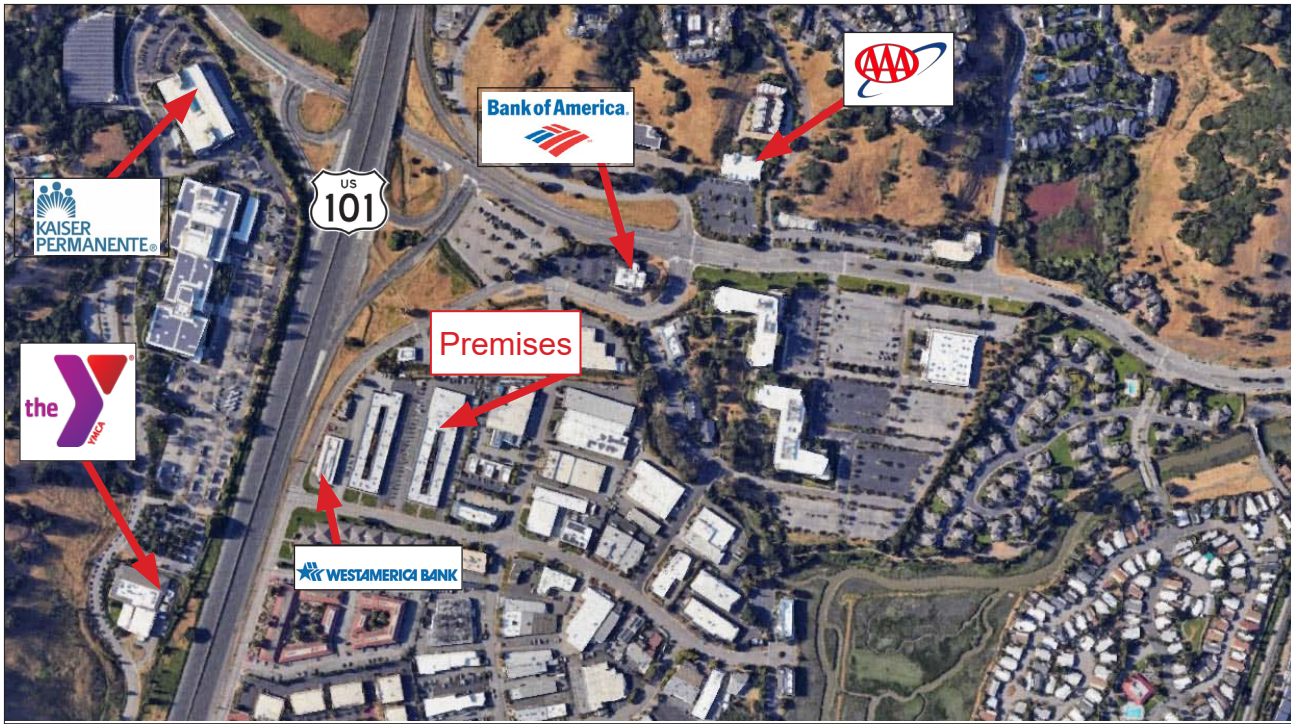
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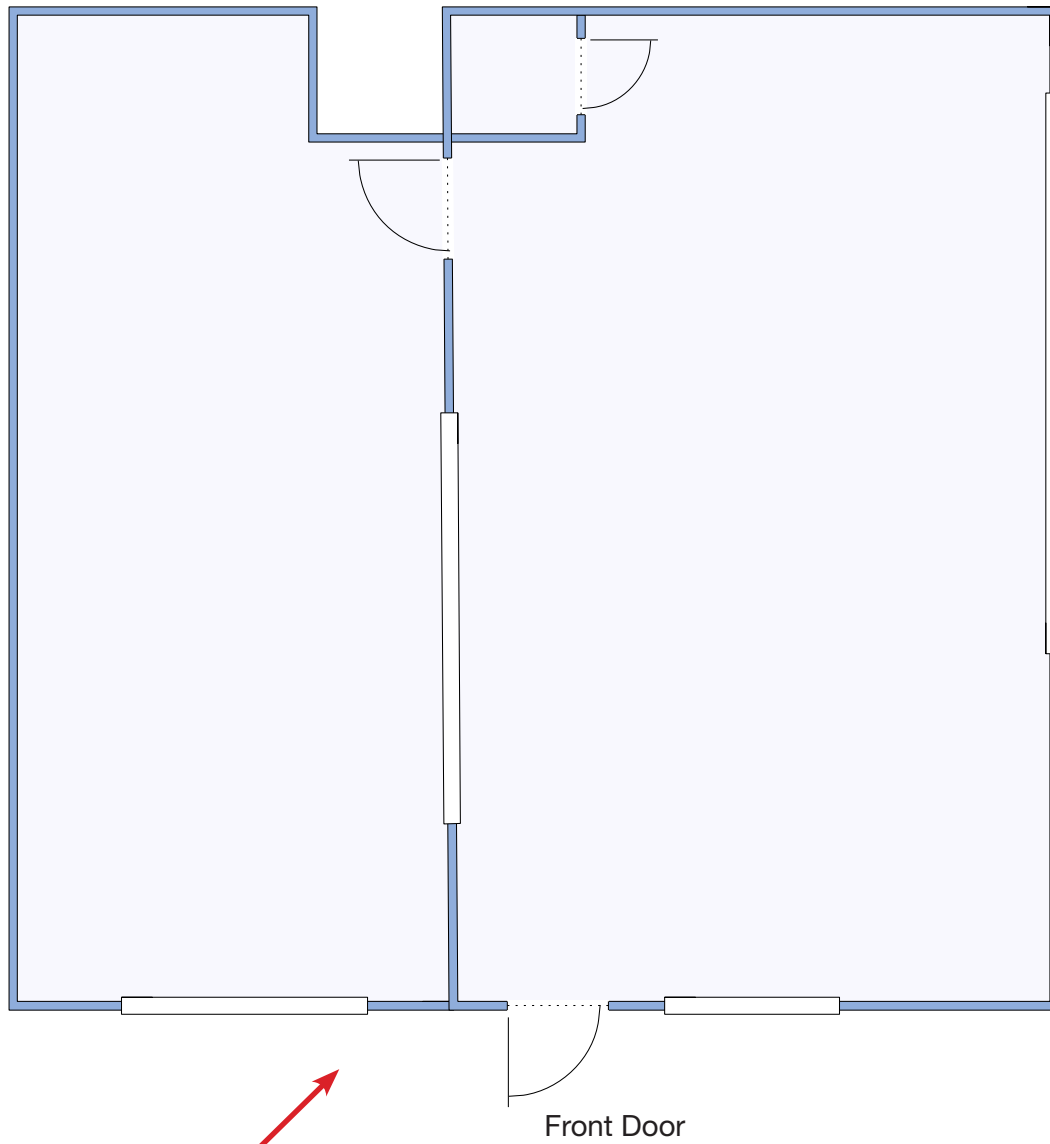
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Premises

Floor Plan not to Scale
For Illustration Only