



For Lease: Small Downtown Offices

1005 A St., San Rafael, CA

- Operable Windows
- Air Conditioning Available
- Excellent Downtown Location
- Close to Hwy. 101
- Private Offices

Offering Summary

Available Sq Ft:	379 - 828 +/- sf
Initial Base Rent:	\$663 - \$1,863/mo.
Lease Type:	Full Service + Utl.chg.
Min. Lease Term:	1-3 Years
Available:	Now



Contact:
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HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
www.hlcre.com

For Lease: Small Downtown Offices

1005 A St., San Rafael, CA 94901

Building/Space Description:

Full service small offices in the middle of San Rafael downtown. Retail businesses on ground floor. Operable windows, elevator served, with views overlooking Downtown from most offices. Individual air conditioners in most offices.

Location Description:

Located on the corner of A Street and Fourth Street in the heart of downtown San Rafael. Close proximity to banks, restaurants and services. Easy access to Highway 101.

Space Information/Features:

Total Available Square Feet: 379 - 828 +/- sq. ft.
(Owner is source. Agents have not verified square footage.)

Suite #	Size (+/-sf)	Rent/Mo.	Utility/Mo	View
209	379	\$ 663.	\$ 56.85	Rafael Theater Side Wall
212	412	\$ 999.	\$ 61.80	4th Street
305	828	\$ 1,863.	\$ 124.20	A Street

Building Information/Features:

Total Building Square Feet: 15,297 +/- sq. ft.
Year Constructed: 1955 +/-
Parking: Available in several nearby city lots and street
Zoning/Permitted Uses: [T4MS 60/80](#) (T4 Main Street) retail + upstairs offices
Fire Sprinklers: No
Elevator Served: Yes
Heating & Air Conditioning: Yes
Flood Zone Designation: Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Minimum Lease Term: 1 - 3 years
Initial Base Rent: \$570 - \$1,863 per month
Lease Type: Full Service, excluding utility charge
Utility Charge: (\$0.15 psf monthly plus 5% increases annually)
Load Factor: 27.5%
Tenant Lease Expenses: Phone and internet



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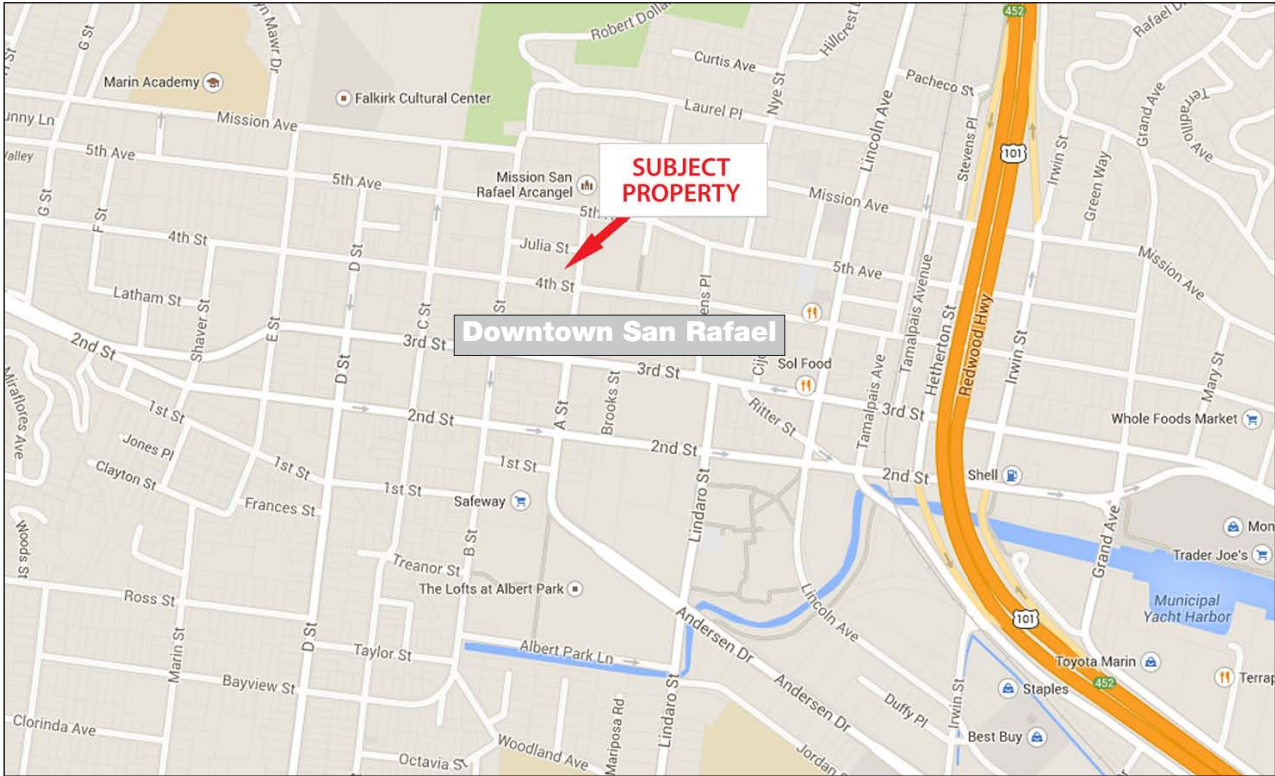
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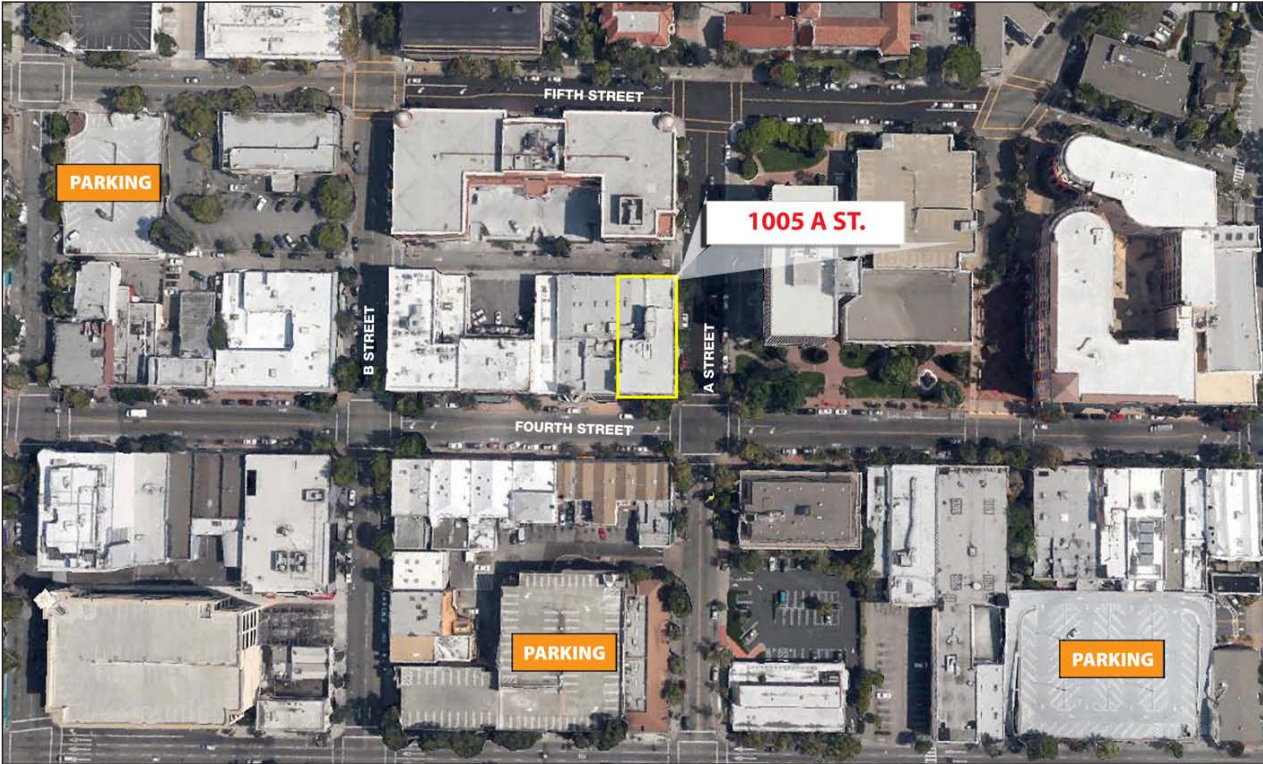
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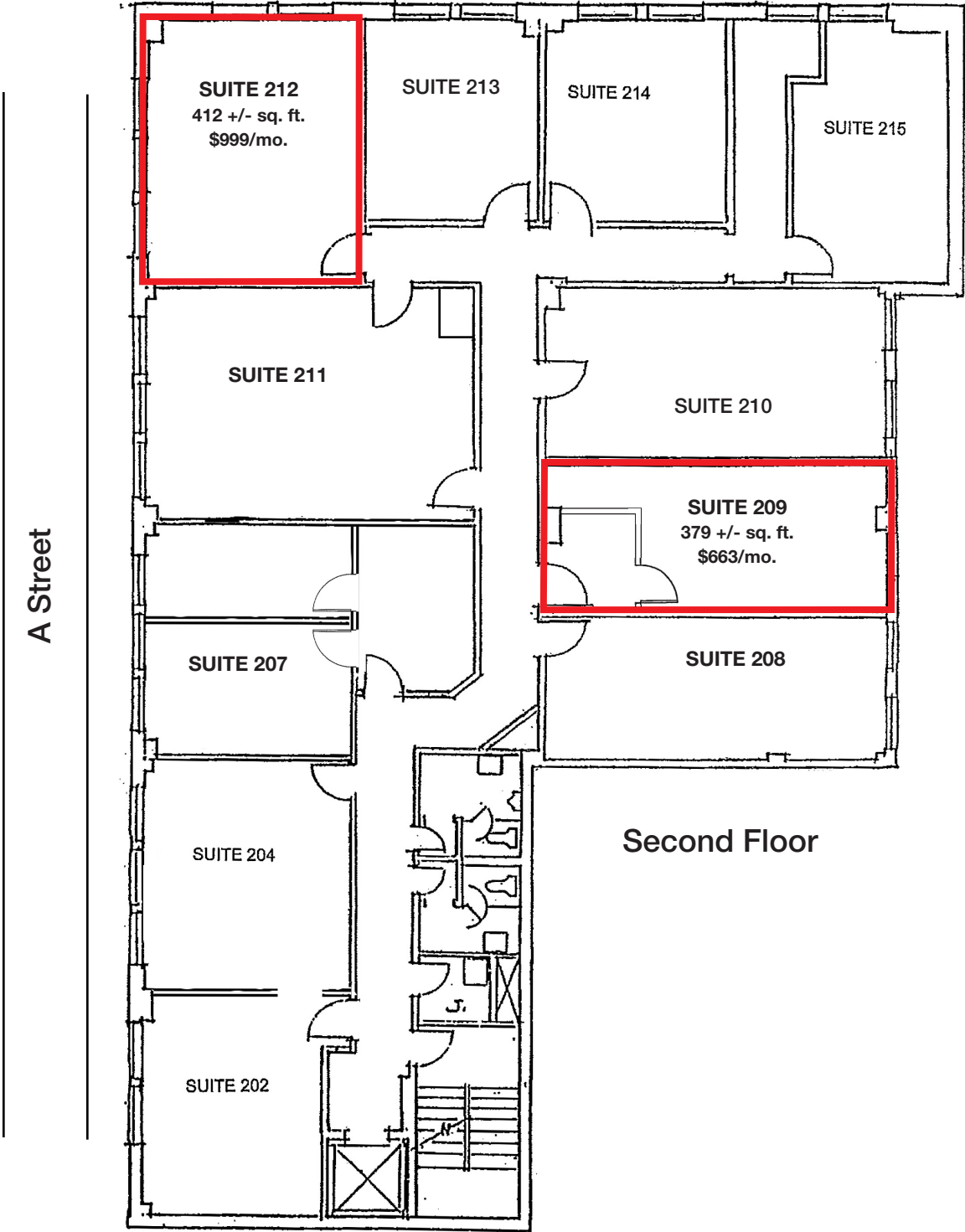
[Click here to View in Google Maps](#)



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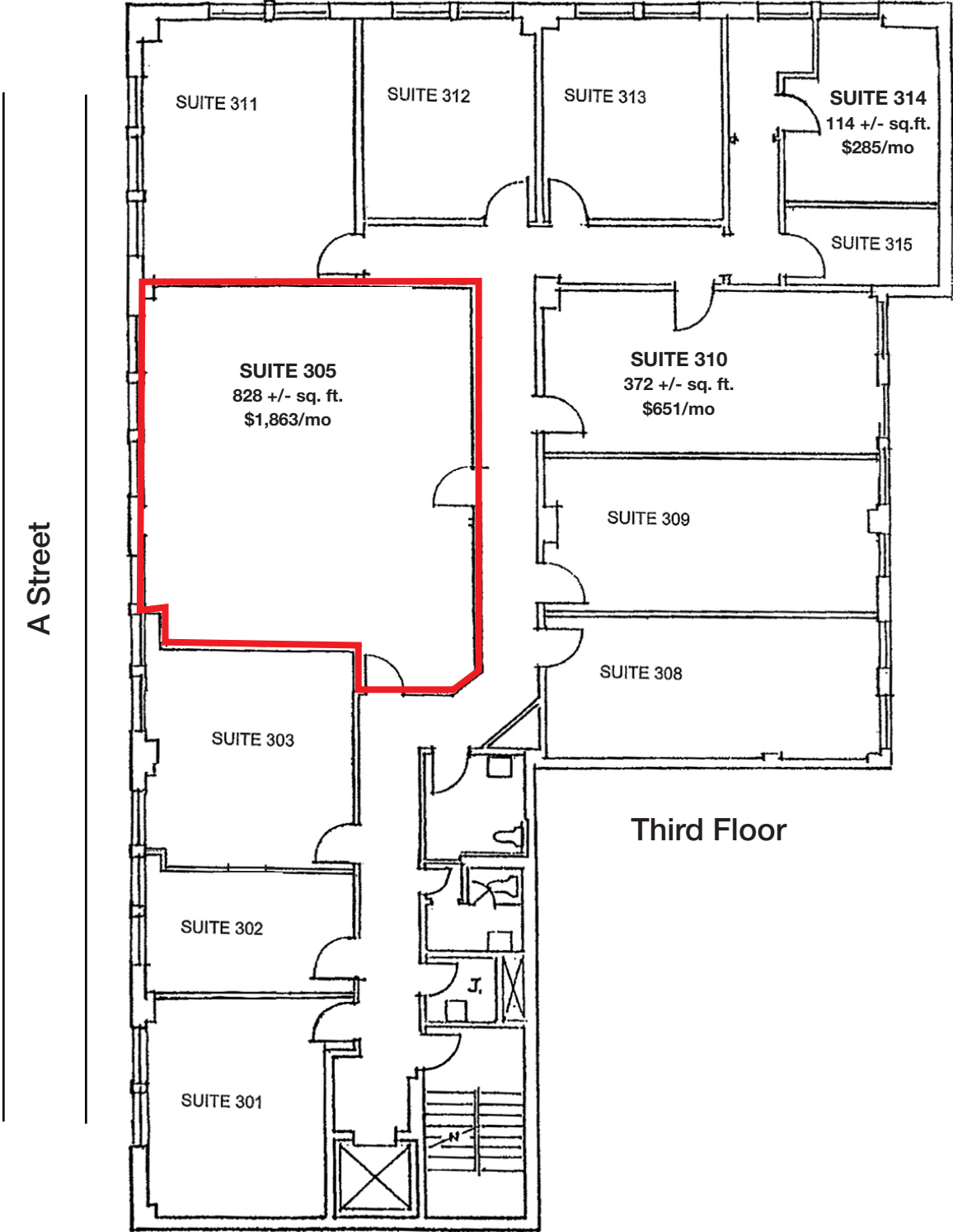
Fourth Street



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Fourth Street



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Fourth Street

