



**Price Reduced!**



## For Lease: Office/Retail Suite

25 Tamalpais Ave., Ste. A, San Anselmo, CA

- Prime Downtown Location
- Excellent Window Line
- Restroom
- Reserved Parking

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>714 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$2.95 psf</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>Lease Term:</b>	<b>1 - 3 Years</b>
<b>Available:</b>	<b>Now</b>

Contact:

**Max Dostal**  
 (415) 755-0506  
[max@hlcre.com](mailto:max@hlcre.com)  
 Lic#: 02120541

**Bob Knez**  
 971-8866  
[bob@hlcre.com](mailto:bob@hlcre.com)  
 Lic# 00640535



**HL Commercial Real Estate**  
 70 Mitchell Blvd., Suite 202  
 San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

# For Lease: Office/Retail Suite

25 Tamalpais Ave., Ste. A, San Anselmo, CA 94960

## Building/Space Description:

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This retail/office space has an excellent window line. Tenant responsible for electric and janitorial. Suite A has a second door in the rear.

## Location Description:

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This property is located in Downtown San Anselmo next door to Taco Janes.

## Space Information/Features:

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Total Available Square Feet:	714 +/- sq. ft. (The owner is source. Agent has not verified square footage)
Divisible:	No
Parking:	1 reserved spaces plus guest parking

## Building Information/Features:

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Total Building Square Feet:	4,513 +/- sq. ft.
Year Constructed:	1978 +/-
Zoning/Permitted Uses:	<a href="#">C-2 (Central Commercial District)</a>
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes, heating only
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 for building owners applies. Tenants should strongly consider purchasing flood insurance.

## Lease Terms:

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Minimum Lease Term:	1 - 3 years
Initial Base Rent:	\$2.95 psf (\$2,106 per month)
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	Electric, interior janitorial, taxes and insurance over base year.

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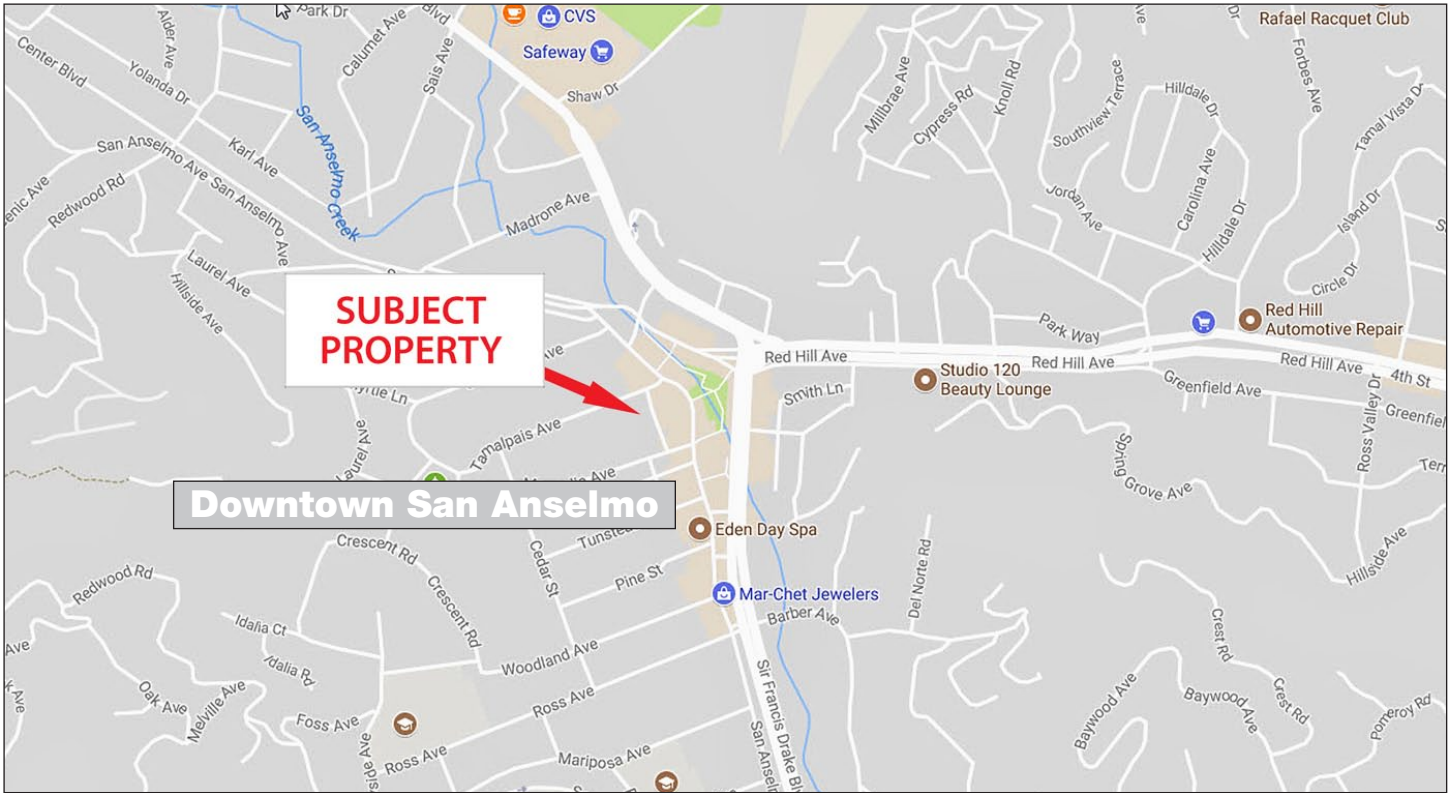
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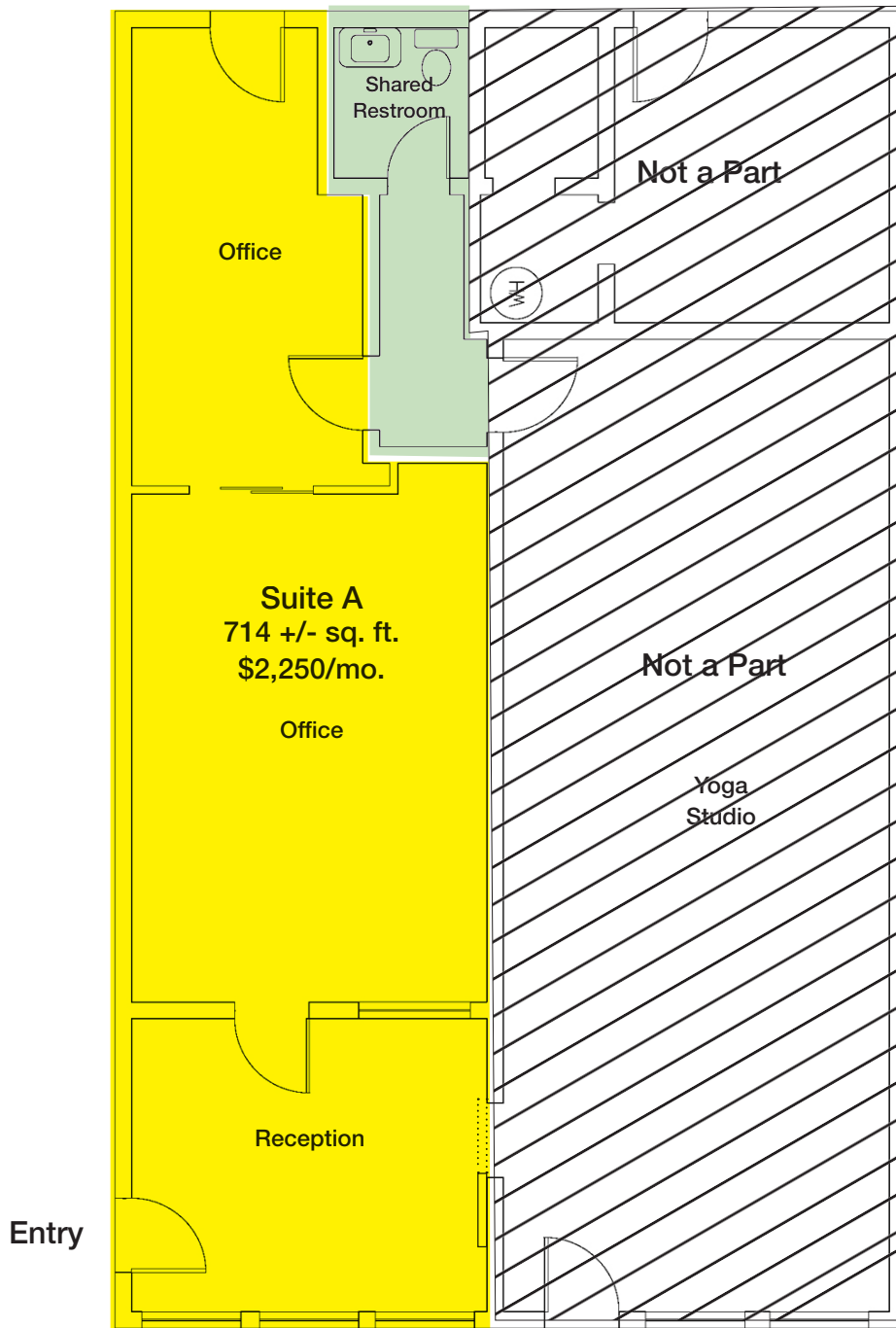
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Floor Plan Not to Scale

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Tamalpais Avenue

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