



Lots of Light!



## For Lease: Office Suites

77 Mark Drive, San Rafael, CA

- Kitchenettes & Storage
- Heat and Air Conditioning
- Open Plans or Private Offices
- Free Parking 4:1000 Ratio
- All Suites Have a Patio

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>512 - 1,536 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$1,024/mo. and up</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>Min. Lease Term:</b>	<b>One Year</b>
<b>Date Space Available:</b>	<b>Now</b>



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

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77 Mark Drive, San Rafael, CA 94903

## Building/Space Description:

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Garden style offices in a three-building complex with ample parking. Suites range in size from 512 sq. ft. to 1,536 +/- sq. ft. Some spaces feature private restrooms, kitchenettes or storage.

## Location Description:

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This office complex is located in Terra Linda with easy access off Freitas Parkway exit of Highway 101. Just north of Marin Civic Center, Marin County offices and the Embassy Suites Hotel.

## Space Information/Features:

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Total Available Square Feet: 512 - 1,536 +/- sq. ft. (owner is source)  
Divisible/Can Add: Some units can be combined to create larger sq.ft.  
Views: Garden, courtyard and surrounding hills  
Kitchen: Yes - in select units  
Number of Parking Spaces: 76 unreserved on site

(NOTE: All onsite parking is for standard size vehicles that fit into a 9'x 19' 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 onsite 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:

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Building/Project Name: 77 Mark Drive  
Total Building Square Feet: 19,275 +/- sq. ft.  
Year Constructed: 1969  
Zoning/Permitted Uses: [LI/O \(Light Industrial/Office\)](#)  
Fire Sprinklers: No  
Elevator Services: No  
Heating & Air Conditioning: Yes  
Flood Zone Designation: Zone X (500-year)  
An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

## Lease Information:

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Minimum Lease Term: One Year  
Initial Base Rent: \$1,024.00/mo. and up  
Lease Type: Modified Gross  
Tenant Expenses: Janitorial and electricity



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## Available Suites

Suite #	Feature	Size (sf)	Rent/Mo.
17	1 Private Office + Open Area	512	\$1,024.00
33	3 Private Offices	755	\$1,585.00
7,8,9	4 Private Offices w/ Storage + Kitchenette	1,536	\$3,225.60

Contact Listing Agents for Floor Plans of Individual Suites



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