



For Lease: La Plaza Office Suites

4340 Redwood Highway, San Rafael, CA

- Shared Conference Room - Seats 49 w/ Free Wifi
- Kitchenettes & Storage
- Heat and Air Conditioning
- Open Plans or Private Offices
- Free Parking 5:1000 Ratio

Offering Summary	
Total Available Sq Ft:	197 - 2,196 +/- sf
Initial Base Rent:	\$551/mo. and up
Lease Type:	Mod. Gross
Minimum Lease Term:	Two Years
Date Space Available:	Now



Contact:
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HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
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Building/Space Description:

Campus style offices in a five-building complex with ample parking. Shared conference room, 9 hours/month no charge. Some spaces feature private restrooms, kitchenettes or storage.

Location Description:

South of Lucas Valley Road, east of the 101 Freeway on the Redwood Highway frontage road.

Space Information/Features:

Total Available Square Feet: 197 - 2,196 +/- sq. ft.
Divisible/Can Add: Some units can be combined to create larger sq. ft.
Views: Courtyard and surrounding hills
Kitchen: Yes - in select units
Number of Parking Spaces: 343 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: La Plaza Office Complex
Total Building Square Feet: 76,000 +/- sq. ft.
Year Constructed: 1972
Zoning/Permitted Uses: [O \(Office\)](#)
Fire Sprinklers: No
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: Two Years, w/ 4% annual increases
Initial Base Rent: \$551.00/mo. and up
Lease Type: Modified Gross
Tenant Expenses: Janitorial, Increase over base year RE Taxes.
Tenant also pays \$0.20/ sq.ft./mo. or (\$0.30/ sq.ft./mo. if the unit has water) as a utility charge, which increases by 5% each January 1st, and includes water, gas, electricity and trash removal.



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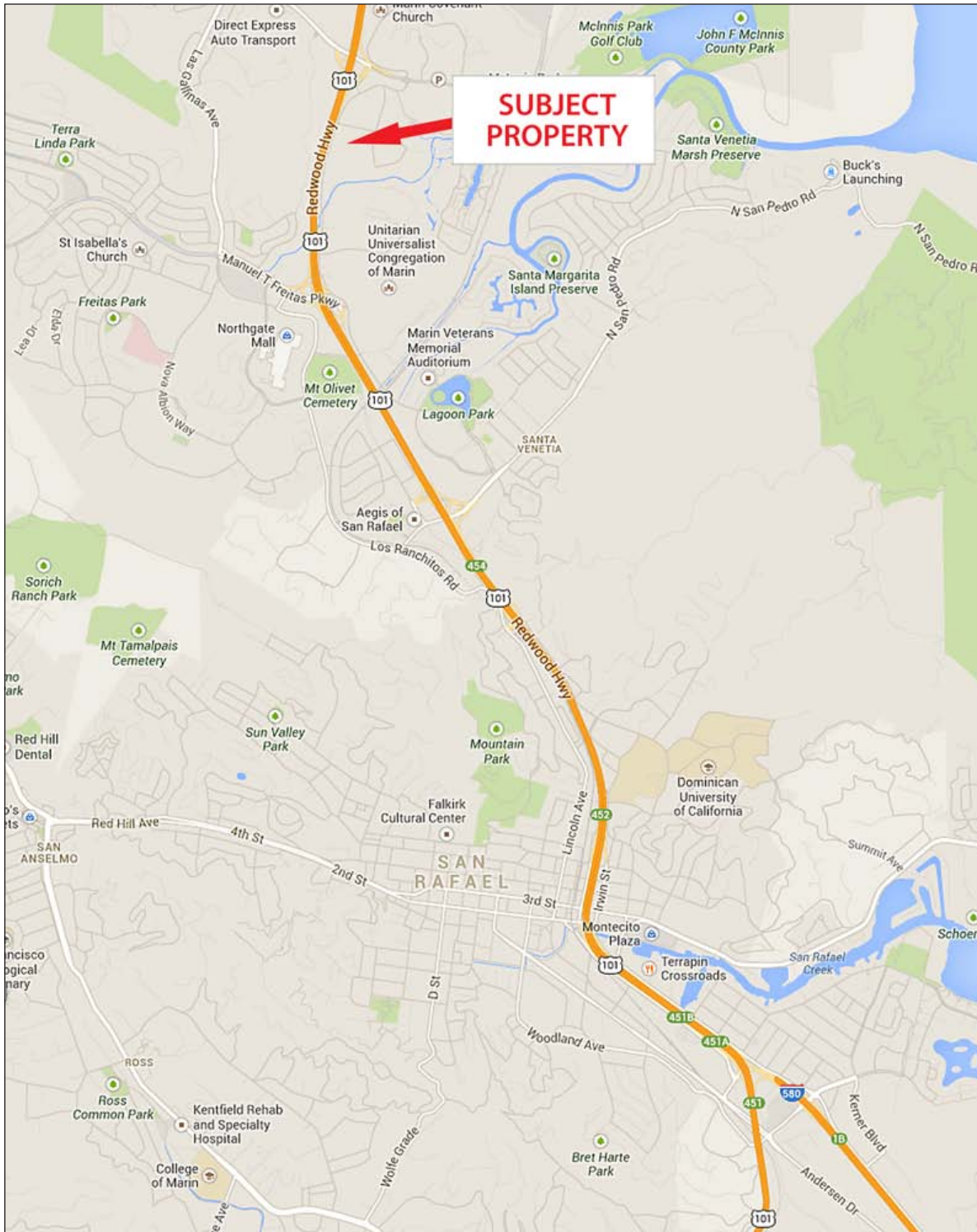
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[Click here to View in Google Maps](#)

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La Plaza Building Layout

Redwood Highway

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Available Suites: 9/5/24

Suite #	Floor	Feature	Size (sf)	PSF	Rent/ Mo.	Utility Charge	0.19
D-318	Ground	1 Open Room	197	\$2.80	\$551.60	\$50.00	
E-352		Reception, 1 Private, Office + Storage	275	\$2.00	\$550.00	\$55.00	
F-107	Ground	1 Privates + Sink	343	2.52	\$864.36	\$102.90	
F-104	Ground	1 Open Room	368	2.05	\$754.40	\$73.60	
A-19	Ground		385	1.85	\$712.25	\$77.00	
F-221	2nd	Open Plan + Storage	389	1.25	\$486.25	\$77.80	
F-105	Ground	1 Open Room	394	2.05	\$807.70	\$78.80	
F-155	Ground	2 Rooms	399	1.85	\$738.15	\$79.80	
D-315	Ground	2 Private Offices	412	2.00	\$824.00	\$82.40	
A-17	Ground	One Private + Sink	423	1.95	\$824.85	\$126.90	
A-16	Ground	One Private + Sink	535	1.85	\$989.75	\$160.50	
E-358	Ground	Reception + 1 Priv. Office + Ktchttt + Restroom	550	2.25	\$1,237.50	\$165.00	
F-156	Ground	2 Private Offices	569	1.85	\$1,052.65	\$113.80	
A-18	Ground		575	1.85	\$1,063.75	\$115.00	
F-242	2nd	2 Private Offices + Open	636	1.25	\$795.00	\$127.20	
E-356	Ground	Reception, 3 Privates + Kitchenette + Rstrm	852	2.25	\$1,917.00	\$255.60	
D-310	Ground	2 Private Offices	672	1.85	\$1,243.20	\$134.40	
F-239	2nd	2 Rooms	692	1.25	\$865.00	\$138.40	
F-229	2nd	Open Plan + Sink	700	1.25	\$875.00	\$210.00	
D-305	Ground	3 Private Offices	736	1.85	\$1,361.60	\$147.20	
A-32	Ground	2 Private Offices w/monument sign	884	1.85	\$1,635.40	\$221.00	
F-227	2nd	2 Private Offices	923	1.25	\$1,153.75	\$184.60	
B-50	Ground	6 Private Offices, Kitchen, Bathroom	2196	1.75	\$3,843.00	\$658.80	



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