



***\$1,000
CREDIT for NEW
tenant moving
expenses!**



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:	\$600/mo. and up
Lease Type:	Mod. Gross
Minimum Lease Term:	Two Years
Date Space Available:	Now



Contact:
Mark Cooper
(415) 608-1036
mark@hlcre.com
Lic# 01814831



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

For Lease: Office Suites

4340 Redwood Highway (La Plaza), San Rafael, CA 94903

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
Initial Base Rent: \$600.00/mo. and up
Lease Type: Modified Gross
*Lease Special: \$1,000 Credit** for new tenant moving expenses
** D-318 not included in Credit
Tenant Expenses: Janitorial, Increase over base year RE Taxes.
Tenant also pays \$0.20/ sq.ft./mo. or (\$0.30/ sq.ft./ year 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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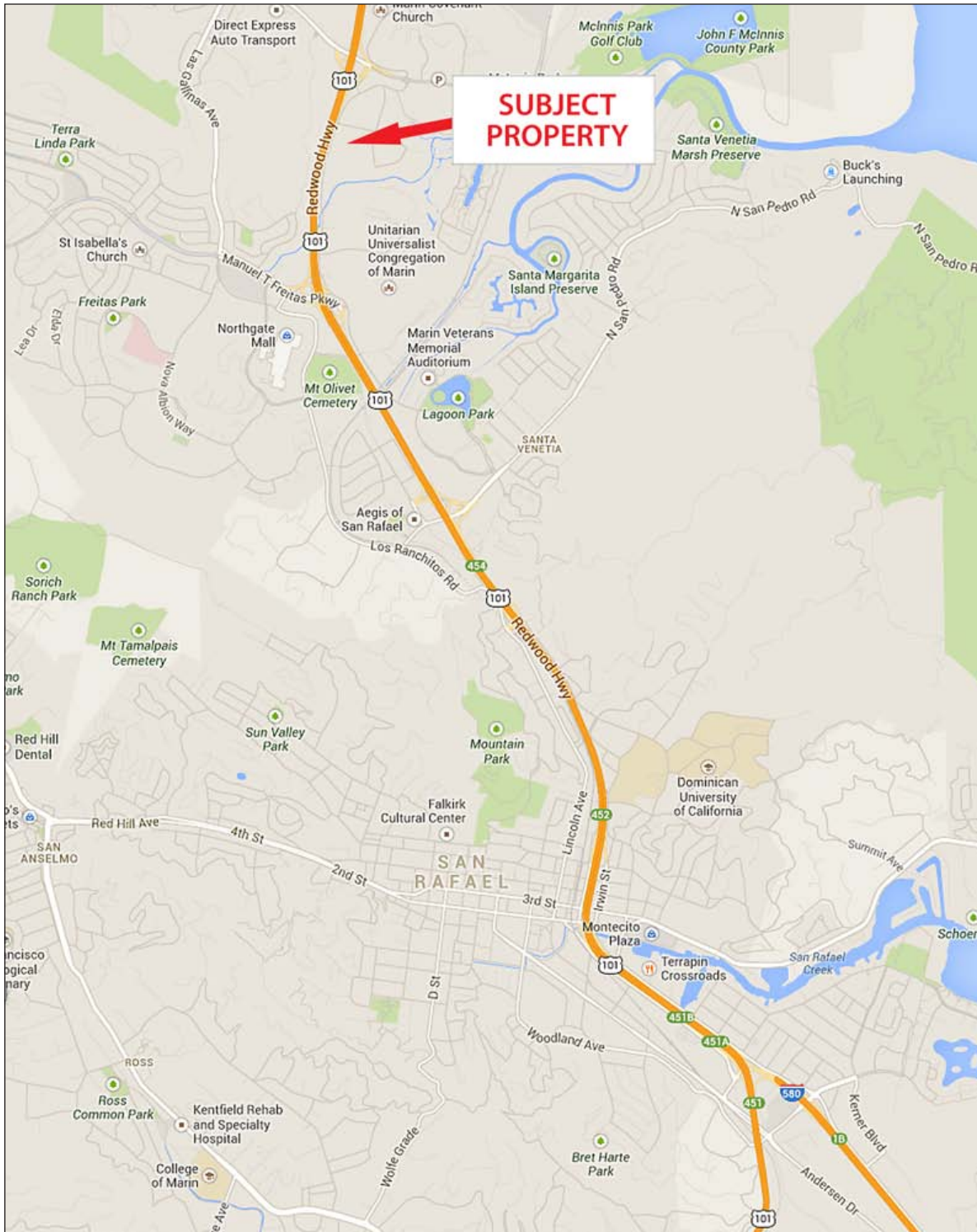
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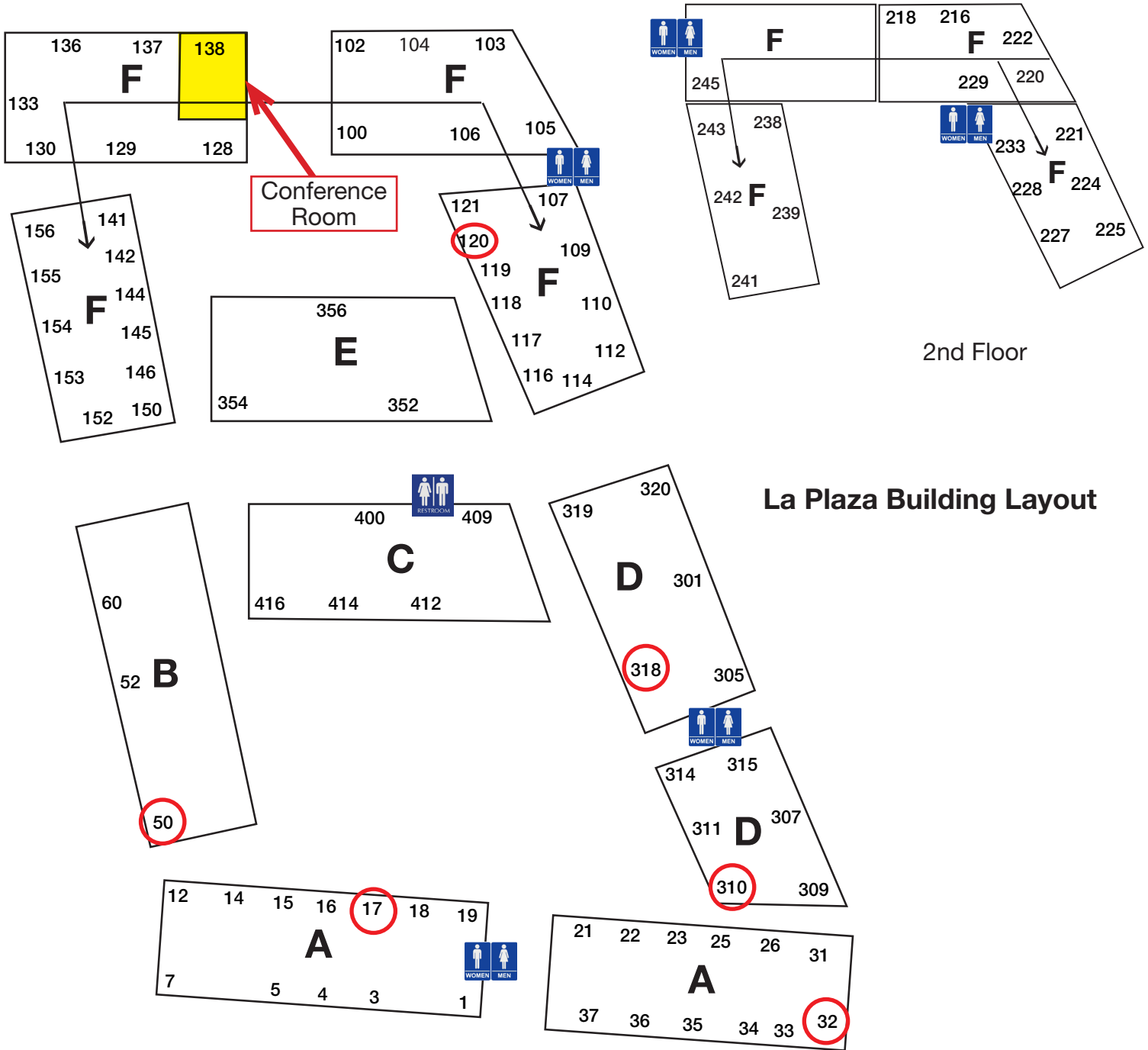
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[Click here to View in Google Maps](#)

For Lease: Office Suites

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Redwood Highway

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4340 Redwood Highway (La Plaza), San Rafael, CA 94903

Available Suites: 5/1/24

Suite #	Floor	Feature	Size (sf)	PSF	Rent/ Mo.	Utility Charge
D-318 **	Ground	1 Open Room	197	\$2.80	\$551.60	\$50.00
F-120	Ground	Two Rooms	348	2.05	\$700.00	\$69.60
A-17	Ground	One Private + Sink	423	1.93	\$815.00	\$126.90
D-310	Ground	2 Private Offices + Kitchen	672	1.95	\$1,310.40	\$201.60
A-32	Ground	2 Private Offices w/monument sign	884	1.90	\$1,679.60	\$221.00
B-50	Ground	6 Private Offices, Kitchen, Bathroom	2196	1.75	\$3,843.00	\$658.80



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