



**Flexible  
Floor Plans!**



## 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

<b>Total Available Sq Ft:</b>	<b>197 - 1,374 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$650/mo. and up</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>Minimum Lease Term:</b>	<b>One Year</b>
<b>Date Space Available:</b>	<b>Now</b>



Contact:  
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**HL Commercial Real Estate**  
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[www.hlcre.com](http://www.hlcre.com)

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## Building/Space Description:

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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:

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

## Space Information/Features:

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Total Available Square Feet: 197 - 1,374 +/- 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:

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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:

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Minimum Lease Term: Two Years Preferred  
Initial Base Rent: \$650.00/mo. and up  
\*All 2nd floor spaces: three months free rent on three-year minimum deals  
Lease Type: Modified Gross  
Tenant Expenses: Janitorial, Increase over base year RE Taxes.  
Tenants also pay \$0.20/ sq.ft./mo. utility charge which includes gas, electricity and trash.



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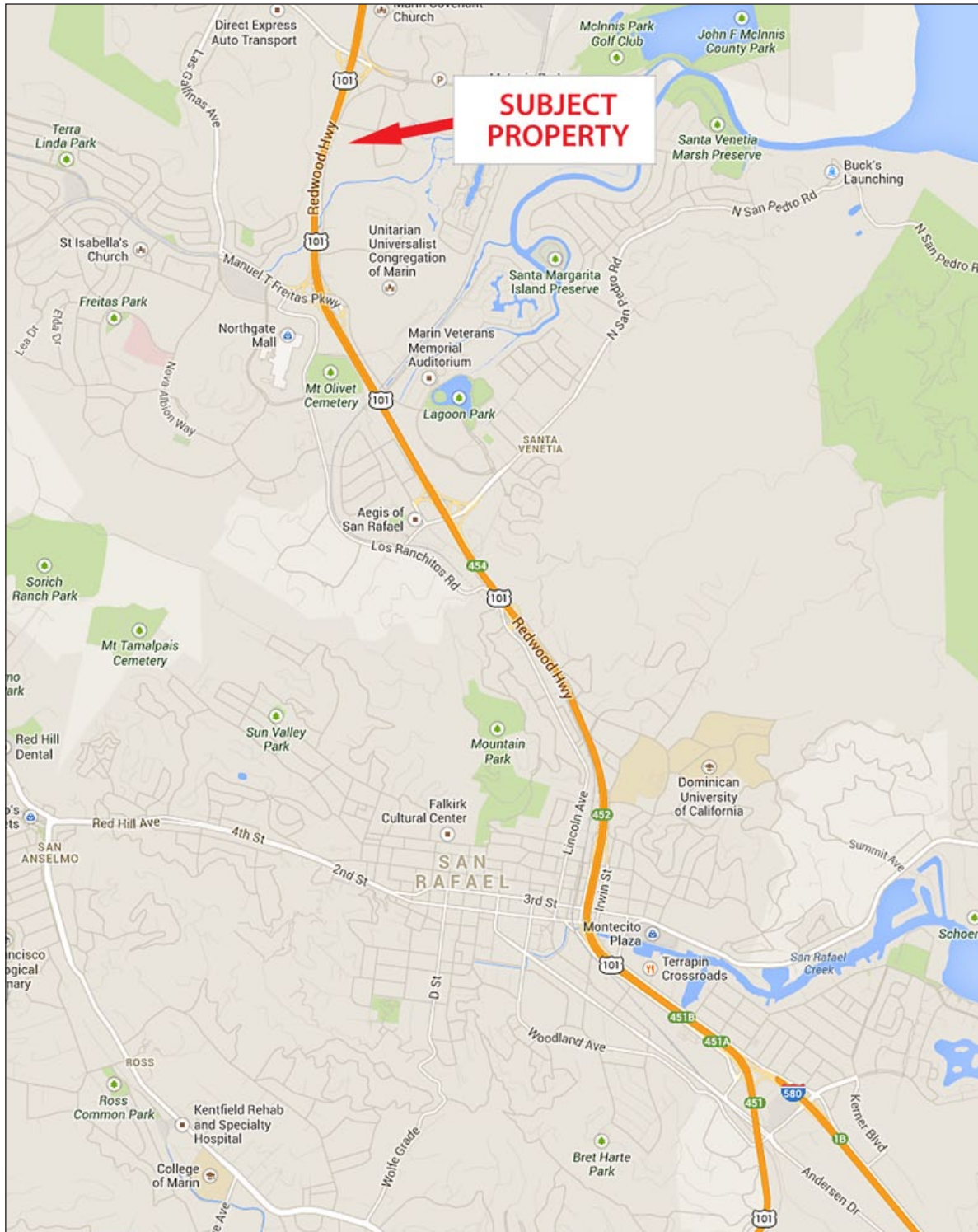
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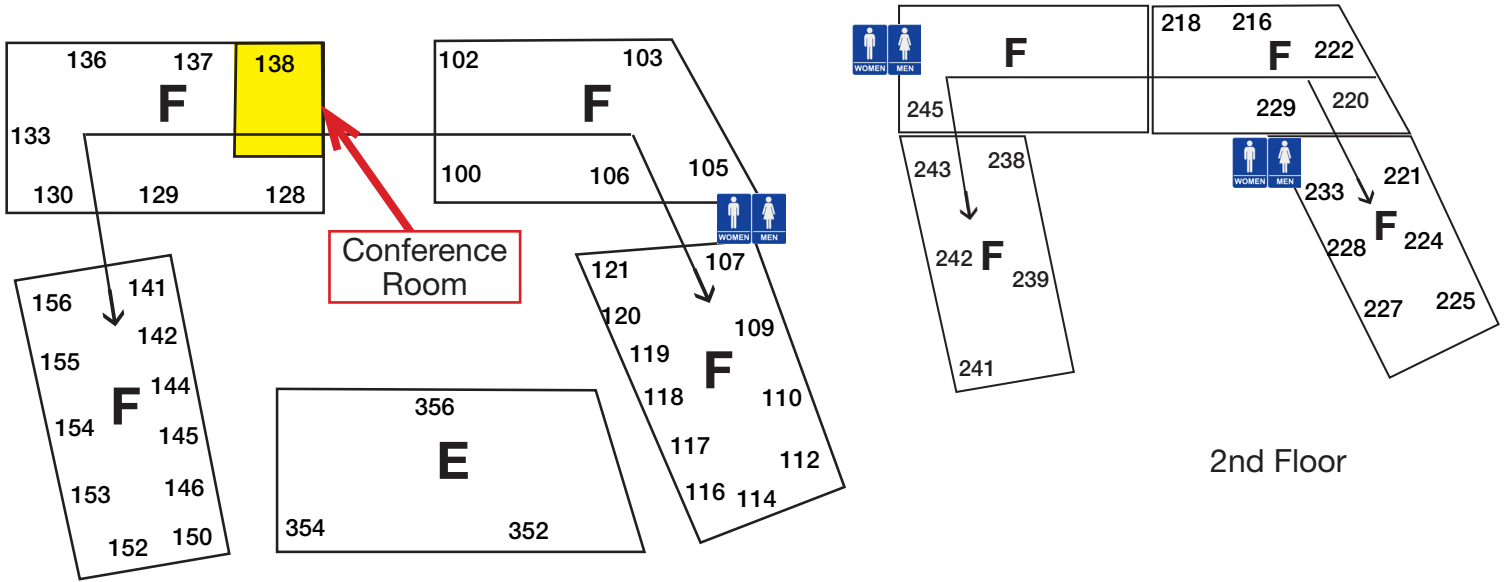
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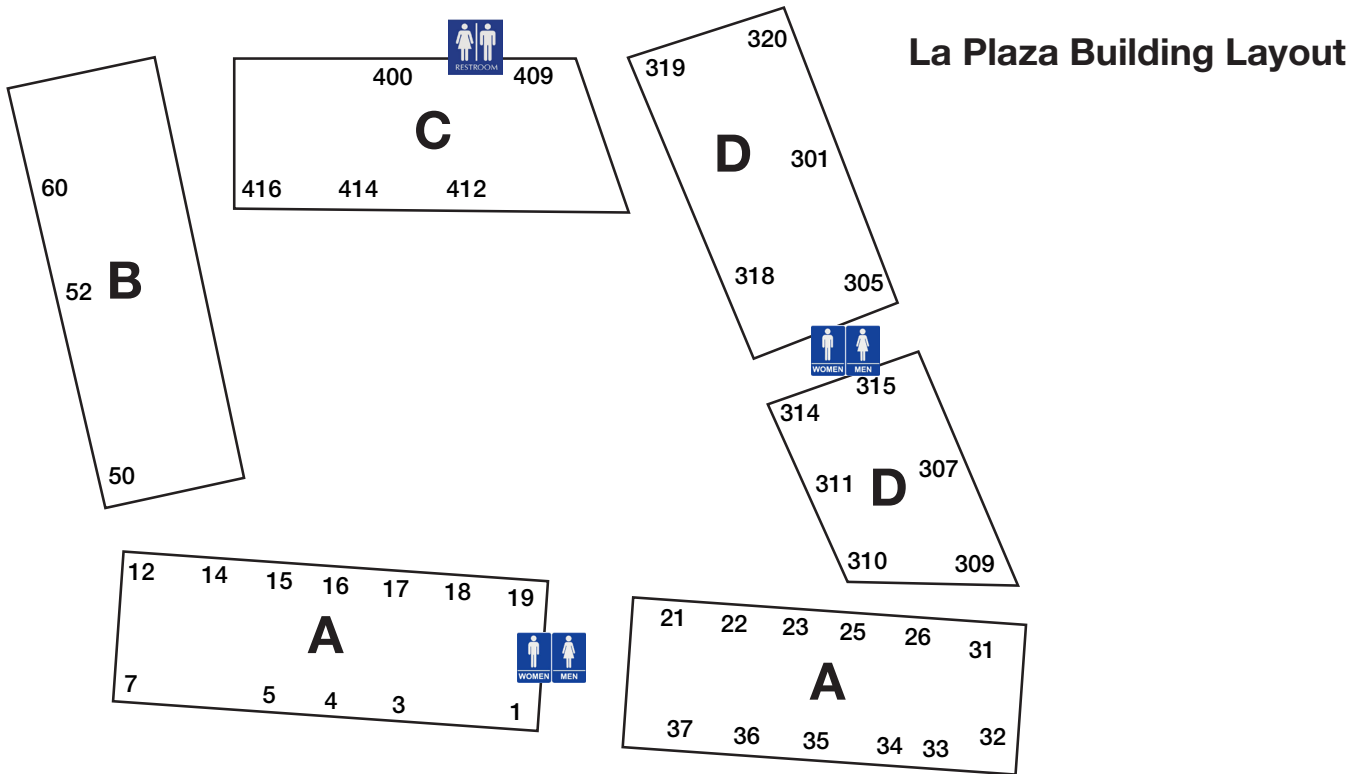
[Click here to View in Google Maps](#)

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2nd Floor



La Plaza Building Layout

Redwood Highway