



MARIN MASONIC OFFICE BUILDING



For Lease: Small One-Room Offices

888 Fourth Street, San Rafael, CA

- Downtown Location
- Elevator Served
- High Ceilings
- Beautiful Lobby
- Directory Signage

Offering Summary

Available Sq. Ft.:	209 - 224 +/- sf
Initial Base Rent:	\$535 - \$555/ mo.
Lease Type:	Modified Full Service
Min. Lease Term:	6 Months
Available:	Now

Contact:

Joe Morrison
(415) 366-0022
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Lic#: 02067309

Bob Knez
(415) 971-8866
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Lic#: 00640535



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

For Lease: Small One-Room Offices

888 Fourth Street, San Rafael, CA 94901

Building/Space Description:

Single room downtown office spaces with high ceilings. Classic old-style building.

Location Description:

Located in the heart of downtown San Rafael on Fourth Street between Lootens Place and Lincoln Ave. Close to restaurants and services. Easy access to Hwy. 101.

Space Information/Features:

Available Spaces:

Suite No.	Size	Rent/Mo.	Utilites/Mo.
Suite 1	224 +/- sq. ft.	\$555	\$60*
Suite 10	209 +/- sq. ft.	\$535	\$55*

* Utilities increase by 5% every 12 months

Divisible/Can Add:

No

Number of Parking Spaces:

City lots and street only

Building Information/Features:

Total Building Square Feet: 23,396 +/- sq. ft. (tax record as source, agents have not verified square footage)

Load Factor: 25%

Year Constructed: 1924 +/-

Zoning/Permitted Uses: [T4MS 50/70](#)

Fire Sprinklers: 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 file; or an area protect by levees from 100-year flooding.

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Lease Terms:

Minimum Lease Term:	Six months
Initial Base Rent:	See above
Lease Type:	Modified Full Service (Includes light janitorial 3 times per week)
Initial Base Rent Increases:	3% each year
Tenant Expenses:	Phone, Internet (Comcast on site), Monthly fixed utility charge for gas, electric & water



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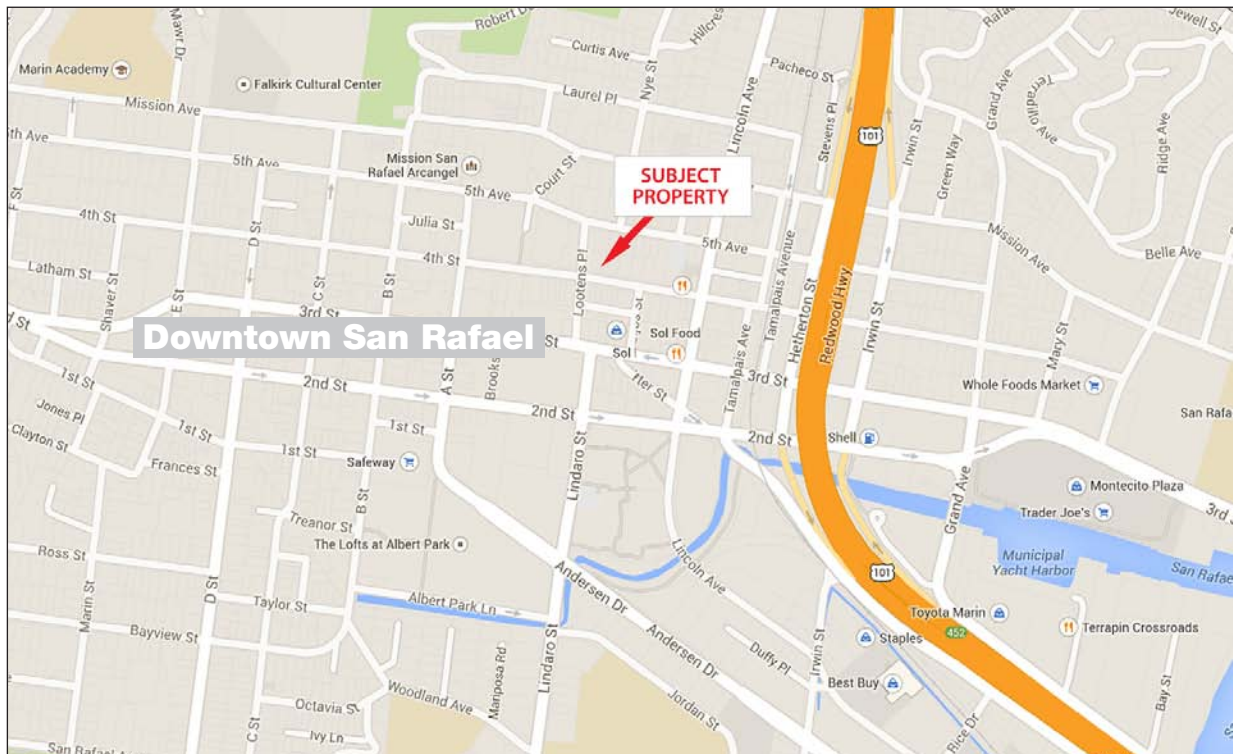
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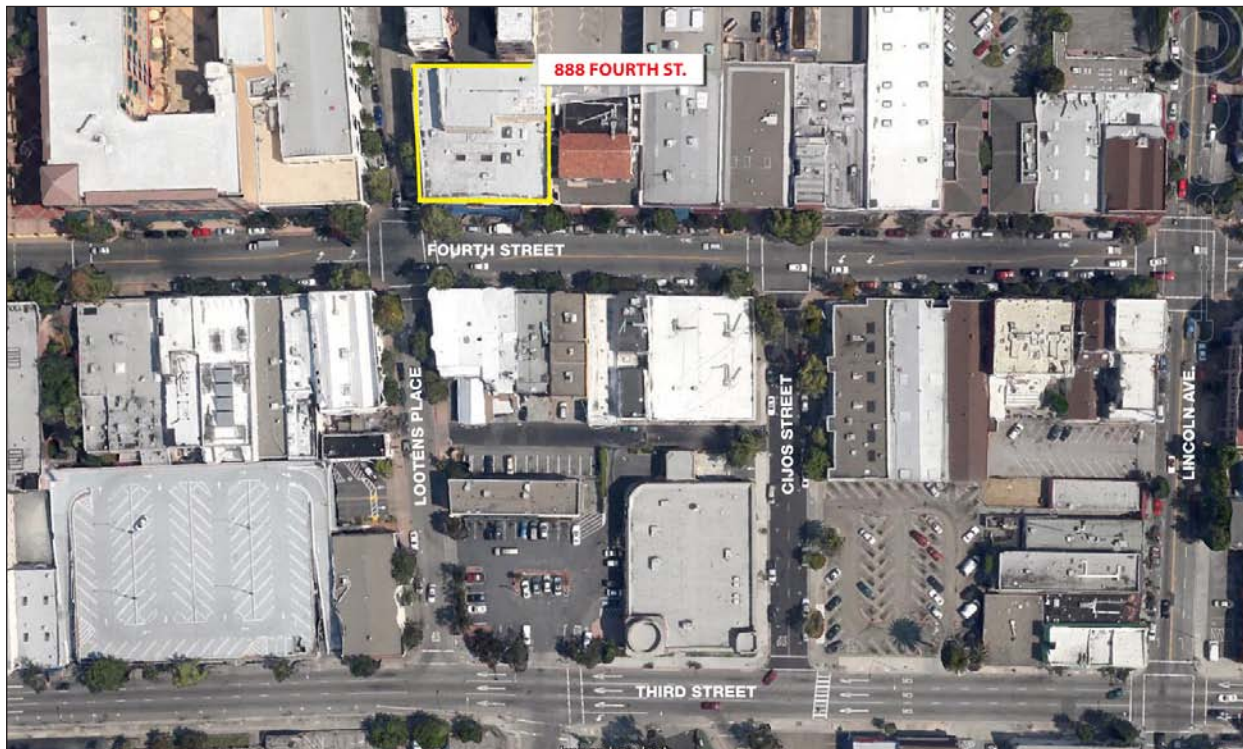


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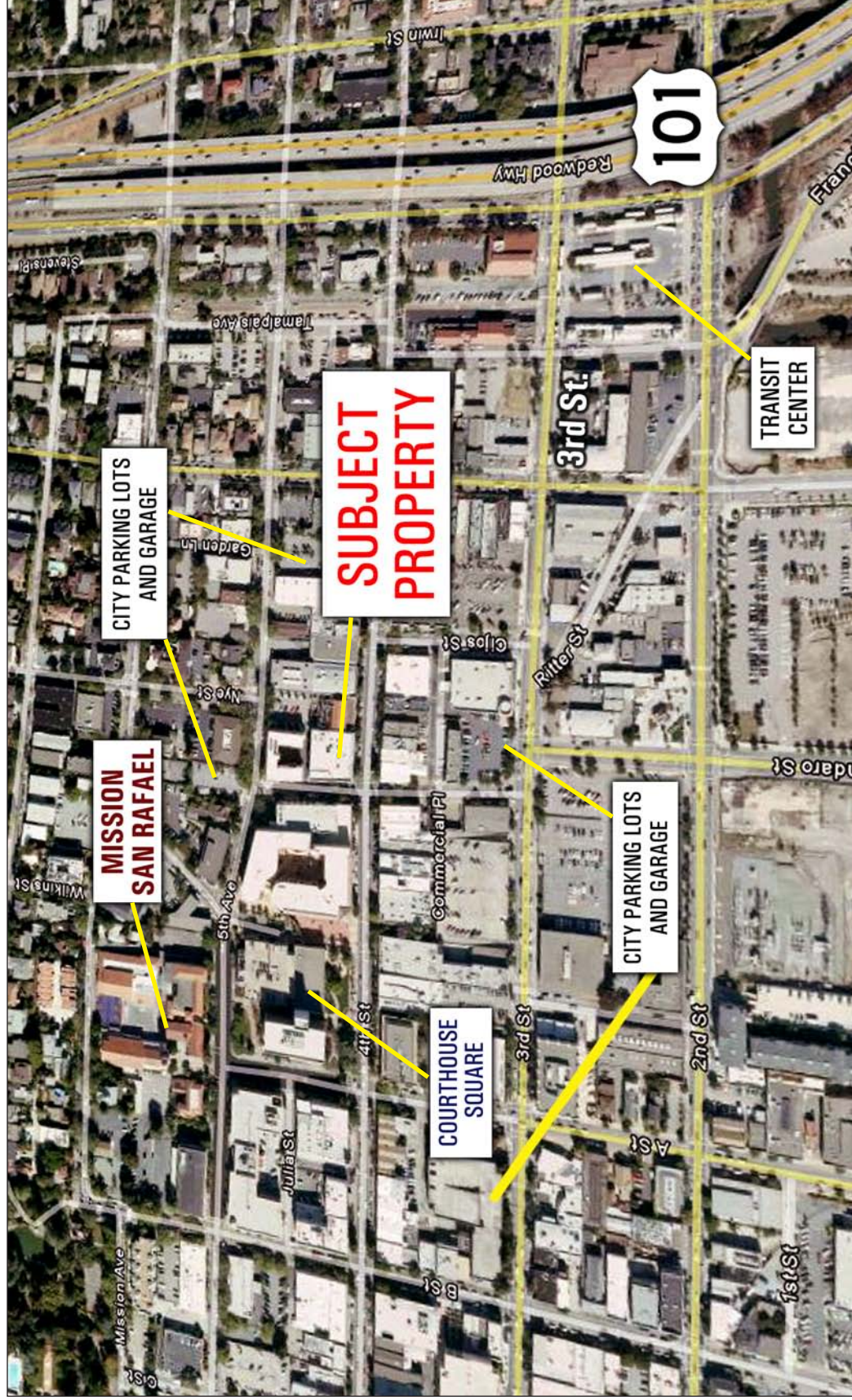
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Parking Lots & Garages - San Rafael

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