

MARIN MASONIC - OFFICE SUITES



For Lease: Small One-Room Offices

888 Fourth Street, San Rafael, CA

- Downtown Location
- Elevator Served
- High Ceilings
- Beautiful New Lobby

Offering Summary

Available Sq. Ft.:	200 - 288 +/- sf
Initial Base Rent:	\$495 - \$700/ mo.
Lease Type:	*Full Service
Min. Lease Term:	6 - 12 Months
Date Space Available:	Now

* Flat fee for Gas, Electric & Light Janitorial

Contact:

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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:

Total Available Square Feet:

Suite No.	Sq. Ft.	Rent/mo.	Utilites/mo.
Suite 6	200 +/- sq. ft.	\$515	\$40
Suite 7 (has sink)	201 +/- sq. ft.	\$525	\$50
Suite 18	207 +/- sq. ft.	\$475	\$45
Suite 16 (avail.1/1/2024)	260 +/- sq. ft.	\$545	\$45
Suite 8	288 +/- sq. ft.	\$700	\$65

Divisible/Can Add:

No

Number of Parking Spaces:

City lots and street only

Building Information/Features:

Total Building Square Feet:

11,000 +/- sq. ft. (owner is source, agents have not verified square footage)

Year Constructed:

1924 +/-

Zoning/Permitted Uses:

[T4MS 50/70](#) (see pg. 52 for uses)

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
Load Factor:	25 %
Lease Type:	Full Service (includes gas, electric, light janitorial 3 times per week)
Initial Base Rent Increases:	3% each year
Tenant Expenses:	Phone, internet (Comcast on site)



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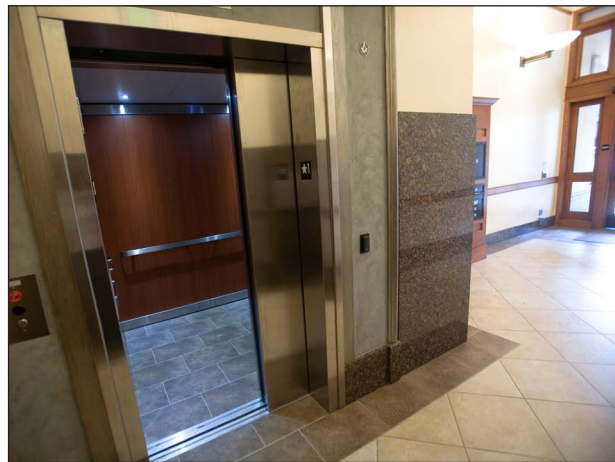
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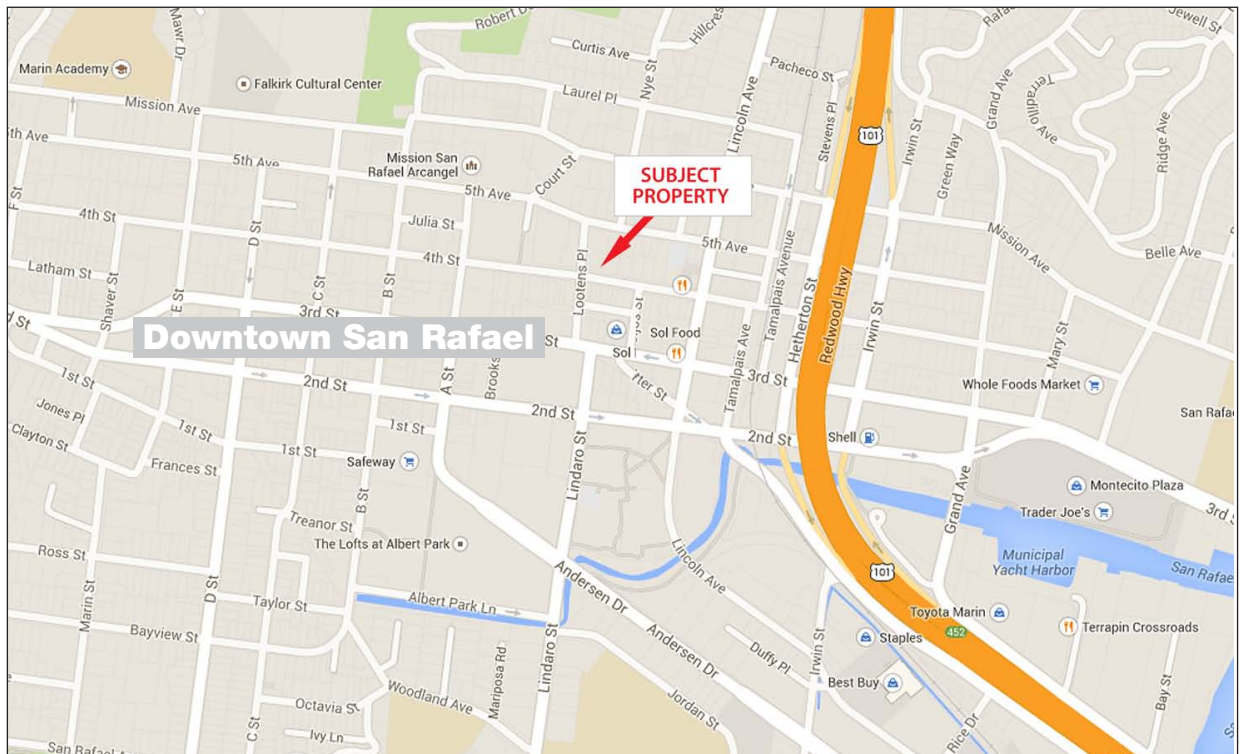


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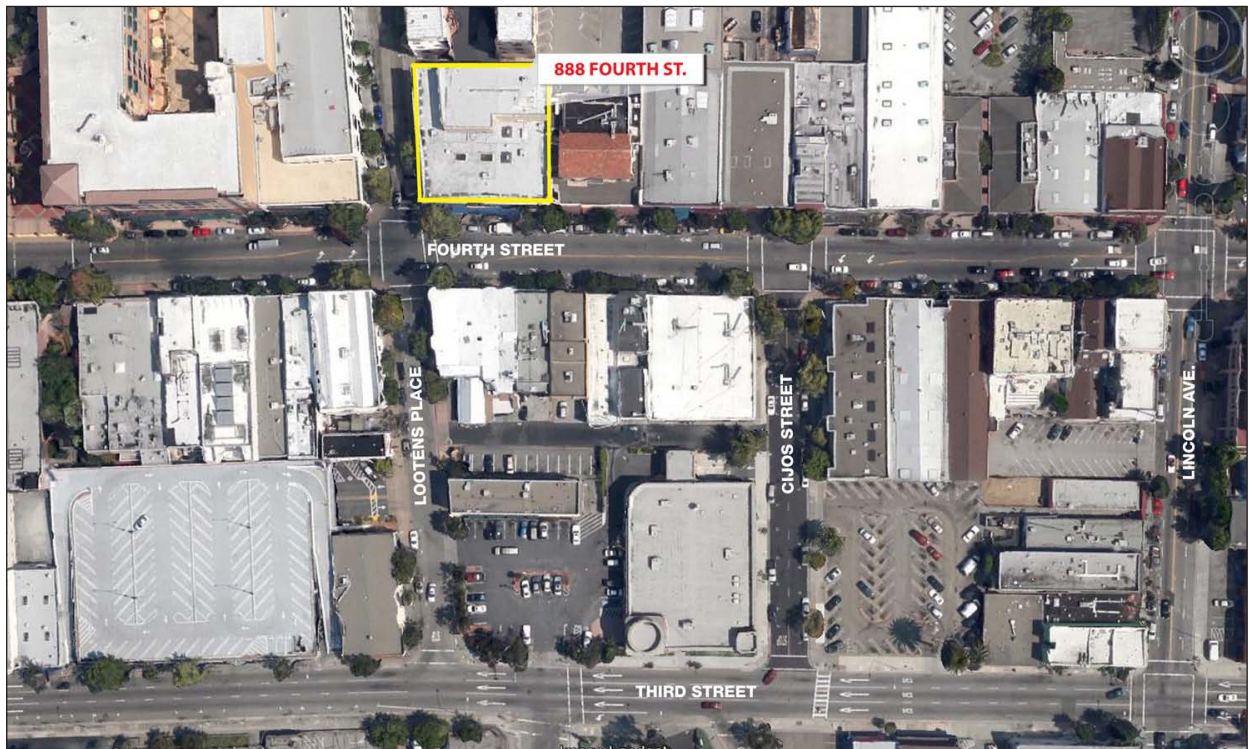
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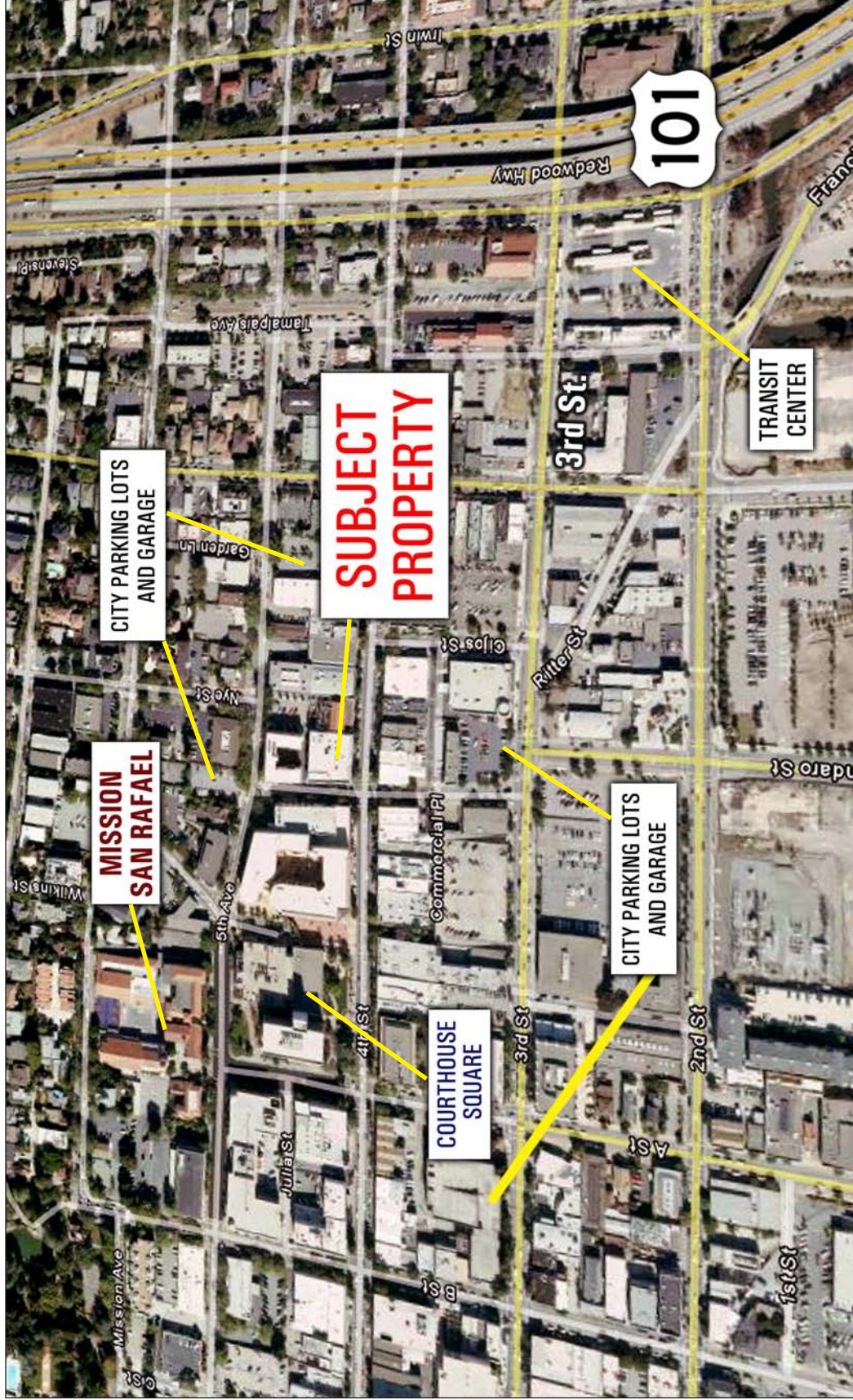
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Parking Lots & Garages - San Rafael

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