

# 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.: | 200 - 209 +/- sf      |
| Initial Base Rent: | \$480 - \$575/ mo.    |
| Lease Type:        | Modified Full Service |
| Min. Lease Term:   | 6 Months              |
| Available:         | Now                   |

Contact:

**Joe Morrison**  
(415) 366-0022  
[joe@hlcre.com](mailto:joe@hlcre.com)  
Lic#: 02067309

**Bob Knez**  
(415) 971-8866  
[bob@hlcre.com](mailto:bob@hlcre.com)  
Lic#: 00640535



**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://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 6            | Can be combined | 200 +/- sq. ft. | \$480    | \$40*        |
| Suite 7 (has sink) |                 | 201 +/- sq. ft. | \$515    | \$50*        |
| Suite 10           |                 | 209 +/- sq. ft. | \$575    | \$50*        |

\* increases 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)  
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:

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|                              |   |
|------------------------------|---|
| Minimum Lease Term:          | Six months  |
| Initial Base Rent:           | See above   |
| Lease Type:                  | Modified Full Service<br>(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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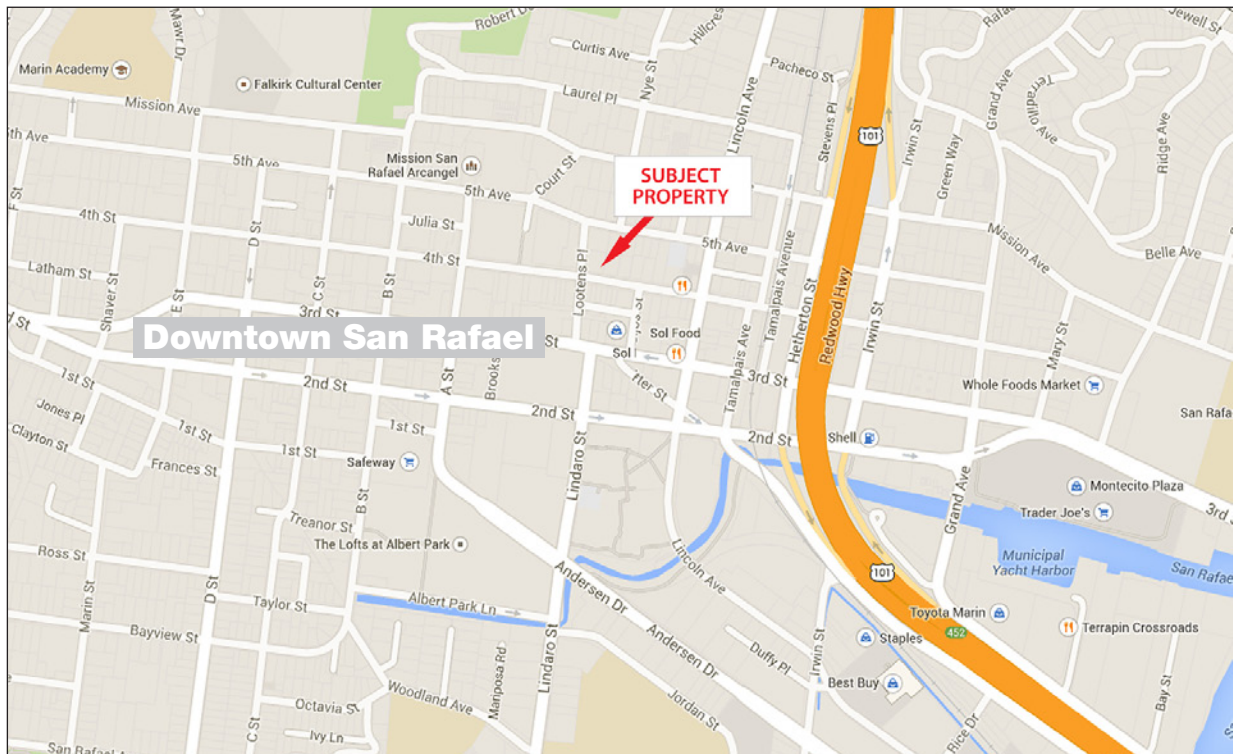


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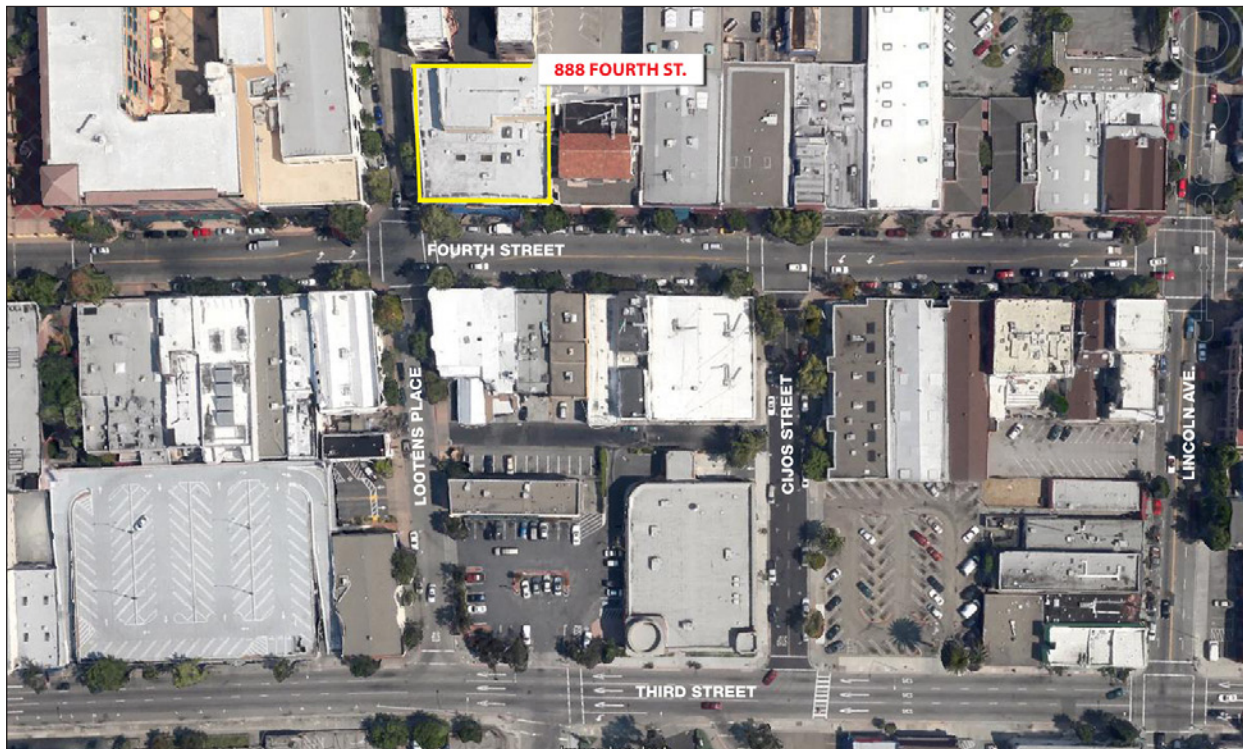


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[Click here to View in Google Maps](#)

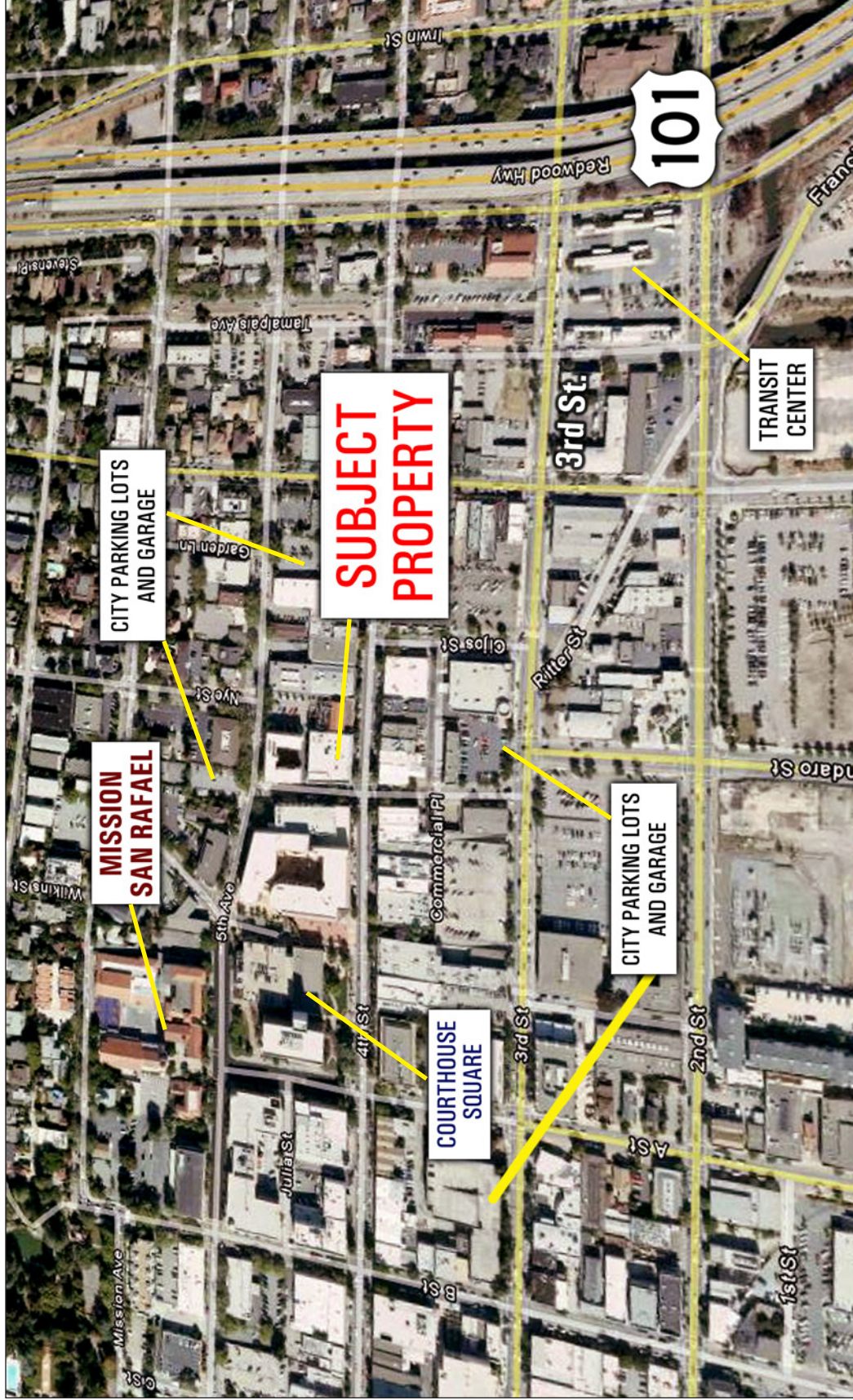


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Parking Lots & Garages - San Rafael

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