MARIN MASONIC OFFICE BUILDING



For Lease: Small One-Room Office

888 Fourth St Suite 1, San Rafael, CA

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

Offering Summary

Available Sq. Ft.:	**224 +/- sf**
Initial Base Rent:	**$515/ mo.**
Lease Type:	**Modified Full Service**
Min. Lease Term:	**6 Months**
Available:	**Now**

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For Lease: Small One-Room Office

888 Fourth St Suite 1, San Rafael, CA 94901

Building/Space Description:

888 Fourth Street, known as the Marin Masonic Building, is a historic two-story office and retail property located at the corner of Fourth Street and Lootens Place in the heart of downtown San Rafael. Built in 1924, the building features ground-floor retail storefronts facing Fourth Street along with a first-floor auditorium space available for meetings and events. A secure main lobby provides entry to the upper floors, where an elevator serves a collection of small private office suites on the second floor, complemented by shared restrooms and convenient stairway access to Lootens Place. Tenants benefit from the building's classic character, high ceilings, and central downtown location within walking distance of restaurants, services, and Highway 101 access.

Location Description:

888 Fourth Street is located in the heart of downtown San Rafael at the corner of Fourth Street and Lootens Place, along the city's primary commercial corridor. The property sits within walking distance of numerous restaurants, cafés, retail shops, and professional services that line Fourth Street, making it one of the most active business districts in Marin County. Its central location provides convenient access to Highway 101, the San Rafael Transit Center, and nearby civic destinations including the Marin County Civic Center, courthouse, and municipal offices. Positioned between Lincoln Avenue and the core downtown retail district, the building benefits from strong pedestrian activity, excellent visibility, and immediate proximity to the amenities and services that define downtown San Rafael.

Space Information/Features:

Available Spaces:

Suite No.	Size	Rent/Mo.	Utilites/Mo.
Suite 1	224 +/- sq. ft.	$515	$70*
Suite 6	201 +/- sq. ft.	$495	$60*
Suite 11	213 +/- sq. ft.	$510	$55*
Suite 14	211 +/- sq. ft.	$510	$55*
Suite 20	164 +/- sq. ft.	$435	$45*

Divisible/Can Add: No
Number of Parking Spaces: City lots and street only

*** Utilities increase by 5% every 12 months**

Building Information/Features:

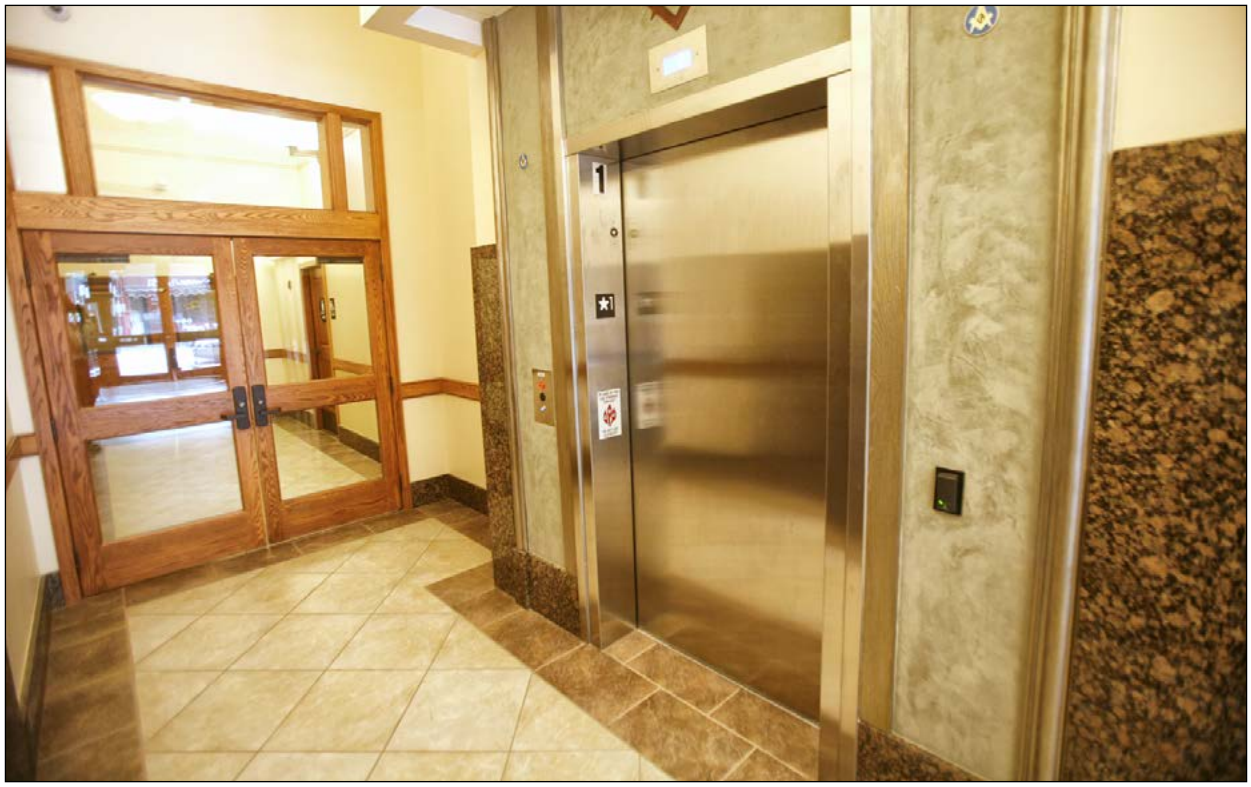
Total Building Square Feet: 23,396 +/- sq. ft. (tax record as source, agents have not verified square footage)
Load Factor: 25%
Year Constructed: 1924 +/-
Zoning/Permitted Uses: T4MS 50/70
Fire Sprinklers: No
Heating & Air Conditioning: Yes
Flood Zone Designation: Zone X (500-year)
An area inundated 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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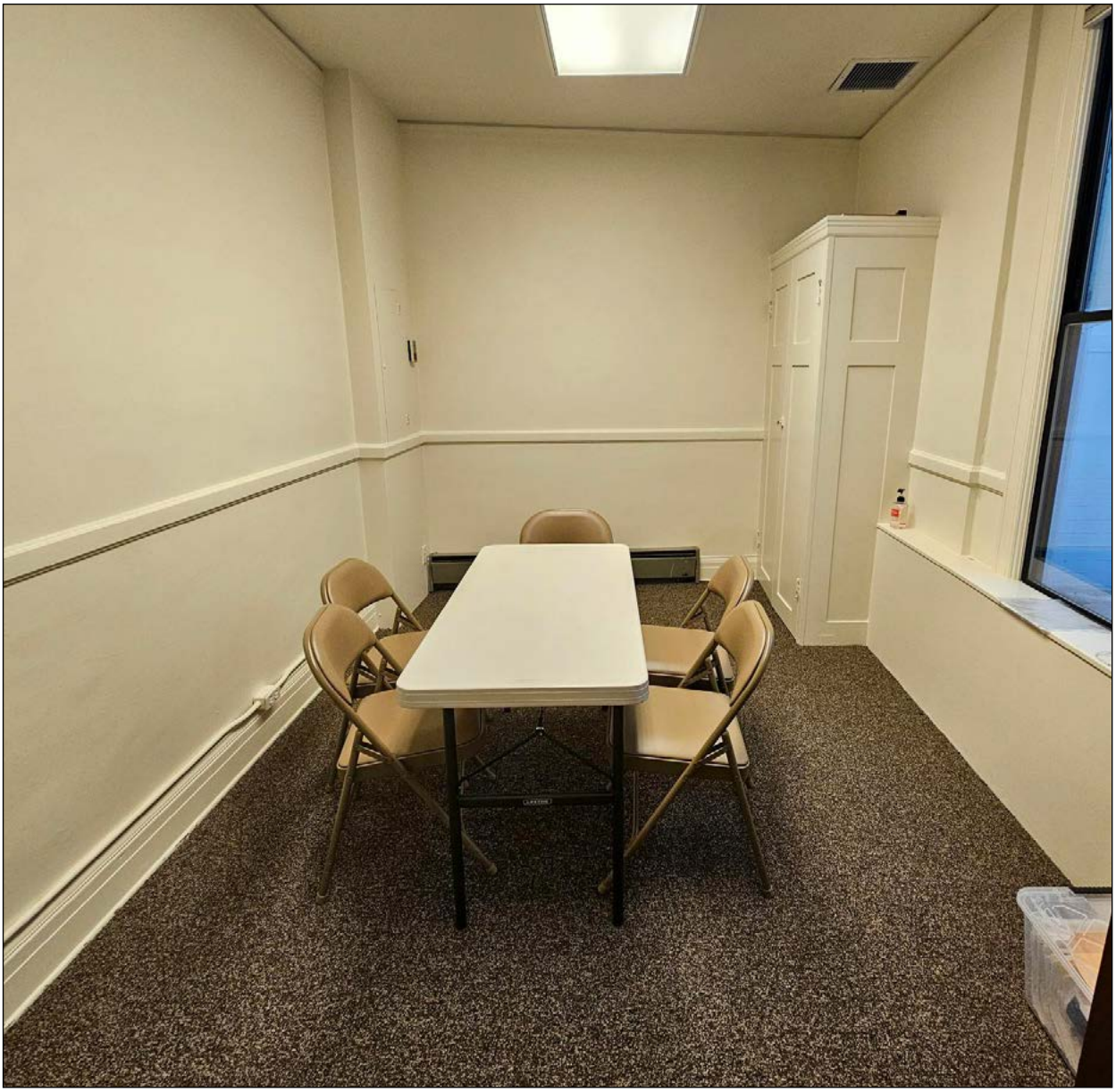




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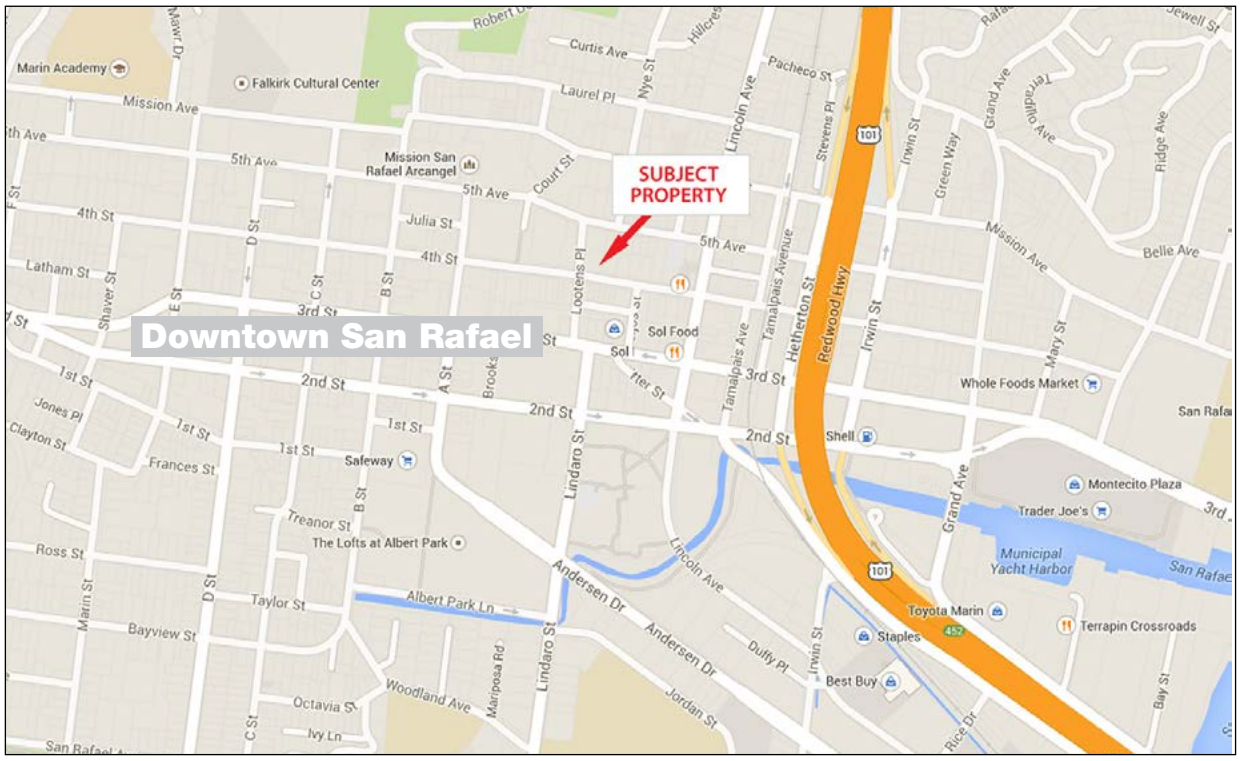
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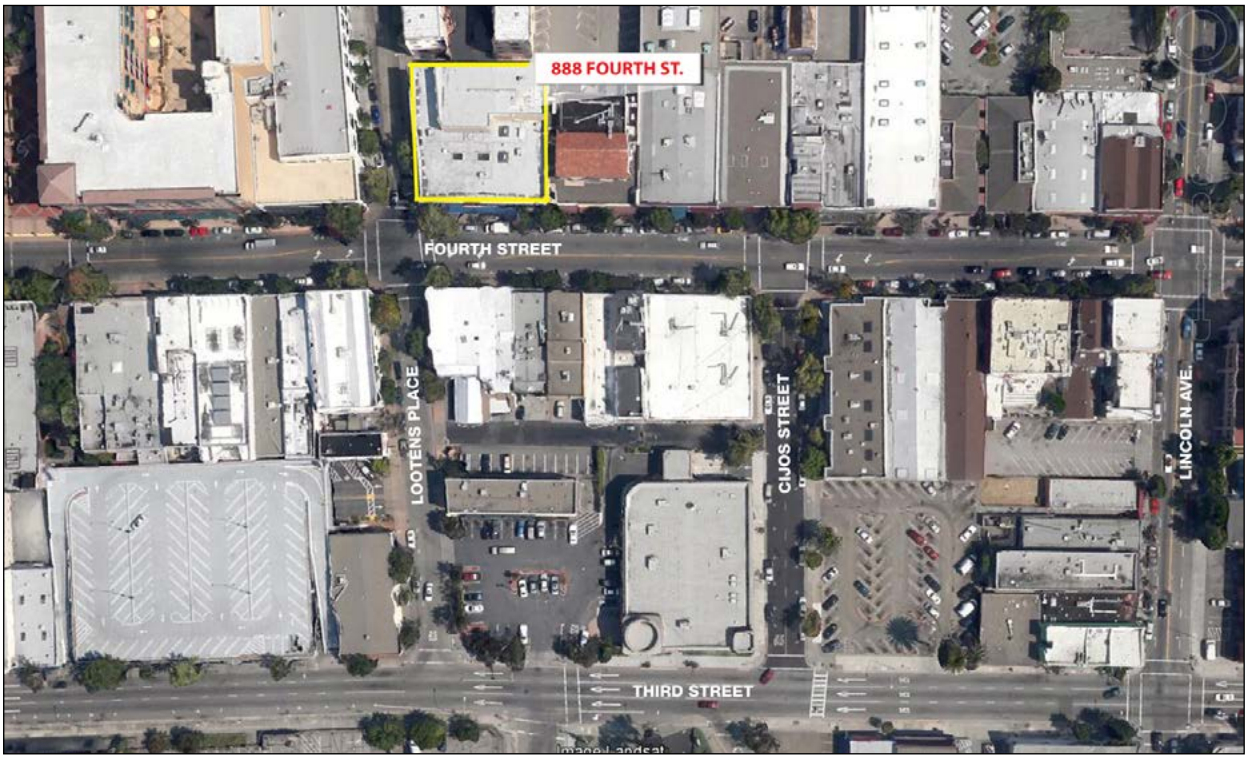
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[Click here to View in Google Maps]



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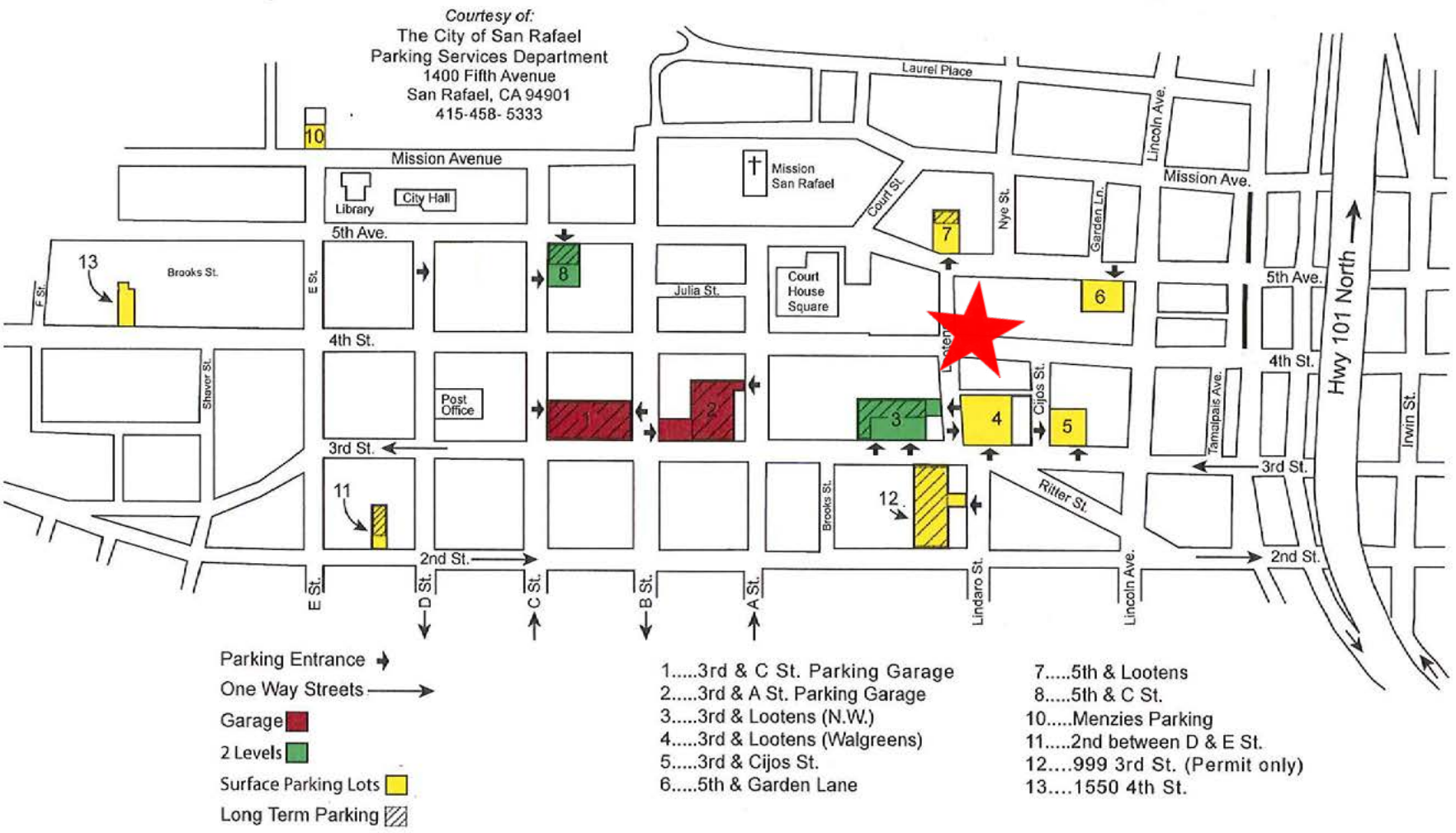
Parking Lots & Garages - San Rafael

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For Lease: San Rafael Retail Space

888 4th Street, San Rafael, CA 94901

The City of San Rafael's Downtown Parking Lots



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Our Company

HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than $3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

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