



## For Lease : San Rafael Office Suites

70 Skyview Terrace, Suite C, San Rafael, CA

- Tenant must be Non-Profit Organization
- Large Space & Private Offices
- Private Restrooms
- Excellent On-Site Parking
- Heat & Air Conditioning
- Kitchenette

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>3,261+/- sf</b>
<b>Initial Base Rent:</b>	<b>\$1.50 psf</b>
<b>Lease Type:</b>	<b>NNN (\$0.80)</b>
<b>Min. Lease Term:</b>	<b>2 - 5 Years</b>
<b>Date Space Available:</b>	<b>Now</b>

Contact:

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## Property Description:

This space features large open rooms, reception areas, private offices, plus private restrooms.

## Location Description:

This property in Marinwood, tucked away in a small business circle at the top of Skyview Terrace, surrounded by trees, rolling hills and friendly homes. Conveniently located off Lucas Valley Rd. and Las Gallinas, just off the 101.

## Space/Information Features:

SUITE	SIZE	RATE	BASE RENT	NNN/MO.	TOTAL
Bldg. C	3261 +/- sq. ft.*	\$1.50 psf	\$4,891.50	\$2,608.80	\$7500.00

\*(owner is source, agents have not verified square footage)

Divisible: No  
Parking Ratio: 3:1,000 sf: unreserved spaces

## Building Information/Features:

Total Bldg. Sq. Ft.: 11,260 +/- square feet  
Year Constructed: 1980 +/-  
Zoning: PD (Planned Development District)  
Use Permit ONLY allows non-profit uses  
Fire Sprinklers: No  
Heating & Air Conditioning: Yes  
Flood Zone Designation: Zone X (An Area that is determined to be outside the 100- and 500-year floodplains)

## Lease Terms:

Minimum Lease Term: Two Years  
Base Rent Increases: 3% per year  
Lease Type: NNN  
Tenant Expenses: NNN Estimated at \$0.80 psf/mo. which includes Gas, Electric, Water and Trash removal, Real Estate Taxes & Building Insurance. Subject to annual adjustment each July 1st.  
Tenant responsible for: Interior Janitorial, Phone & Internet & Liability Insurance.

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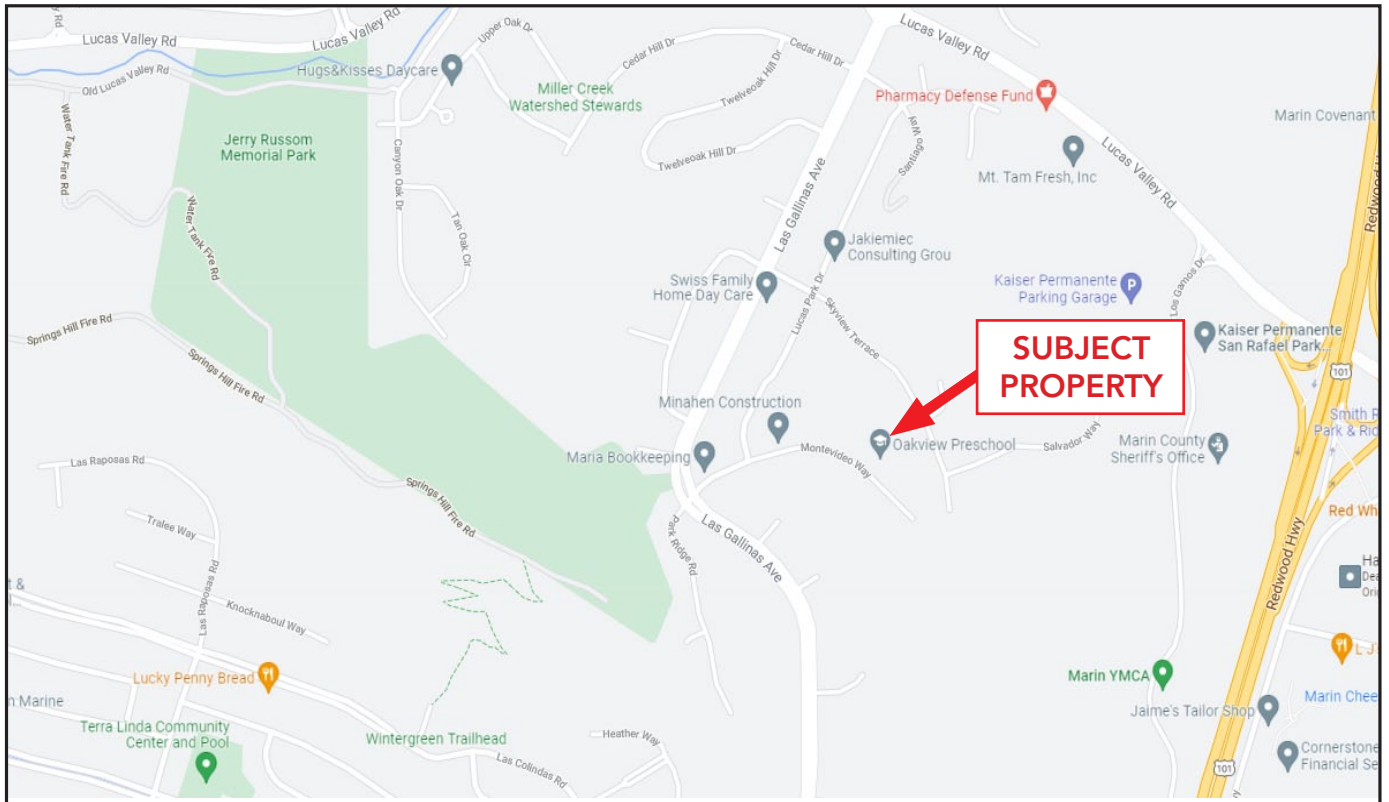


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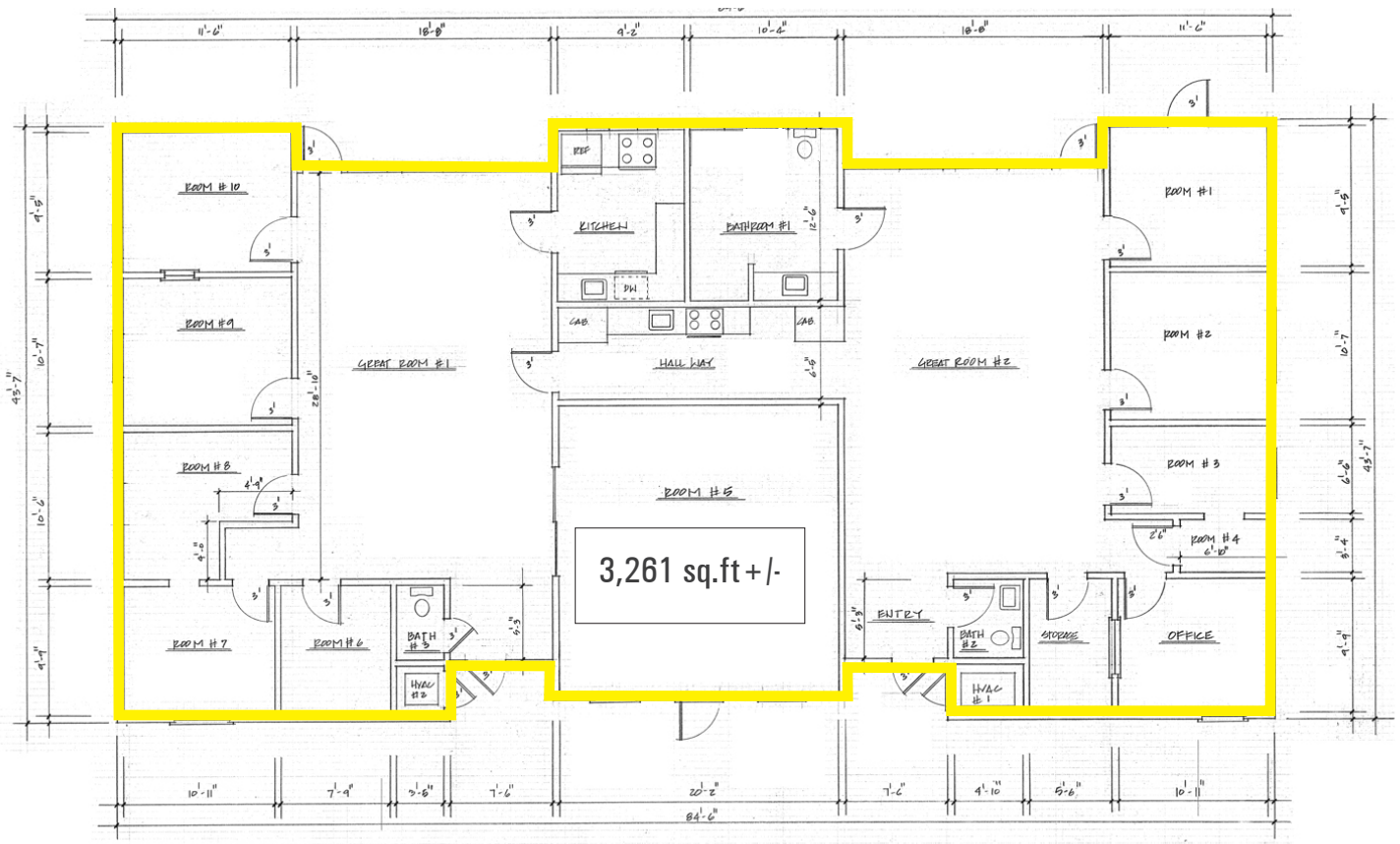


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Building C, East



Floor Plan Not to Scale  
For Illustration Only

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