



## For Lease: Miracle Mile Retail/Office Space

2240 4th Street, Ste. A, San Rafael, CA

- Building Signage
- One Small Suite
- Parking on Site
- Miracle Mile Visibility
- Traffic Count 30,000 +/-

### Offering Summary

<b>Available Sq Ft:</b>	<b>1,068 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$2.50 psf</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>Lease Term:</b>	<b>3 - 5 Years</b>
<b>Available:</b>	<b>Now</b>

Contact: **Dirck Brinckerhoff**  
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**HL Commercial Real Estate**  
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San Rafael, CA 94903  
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2240 4th St., Ste. A, San Rafael, CA 94901

## Property Description:

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Suite A, approximately 1,068 square feet, is mostly open floor space, with windows at the front and side and a bathroom at the rear.

## Location Description:

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This property is located on Fourth Street/Miracle Mile on the border of San Rafael and San Anselmo.

## Space Information/Features:

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Total Available Square Feet:	1,068 +/- sq. ft. (the owner is source, agent has not verified square footage)
Can Add:	No
Retail/Office Type:	Street
Signage:	Yes
Parking:	19 unreserved parking spaces

## Building Information/Features:

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Total Building Square Feet:	6,006 +/- sq. ft.
Year Constructed:	1943 +/-
Zoning Designation:	<a href="#">C-O (Commercial/Office District)</a>
Fire Sprinklers:	No
Heating & Air Conditioning:	Heating only
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

## Lease Terms:

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Minimum Lease Term:	3 - 5 Years
Initial Base Rent:	\$2.50 per sq. ft.
Lease Type:	Modified Gross
Base Rent Increases:	3% per annum
Tenant Expenses:	Electric, water, gas, interior maintenance and garbage.

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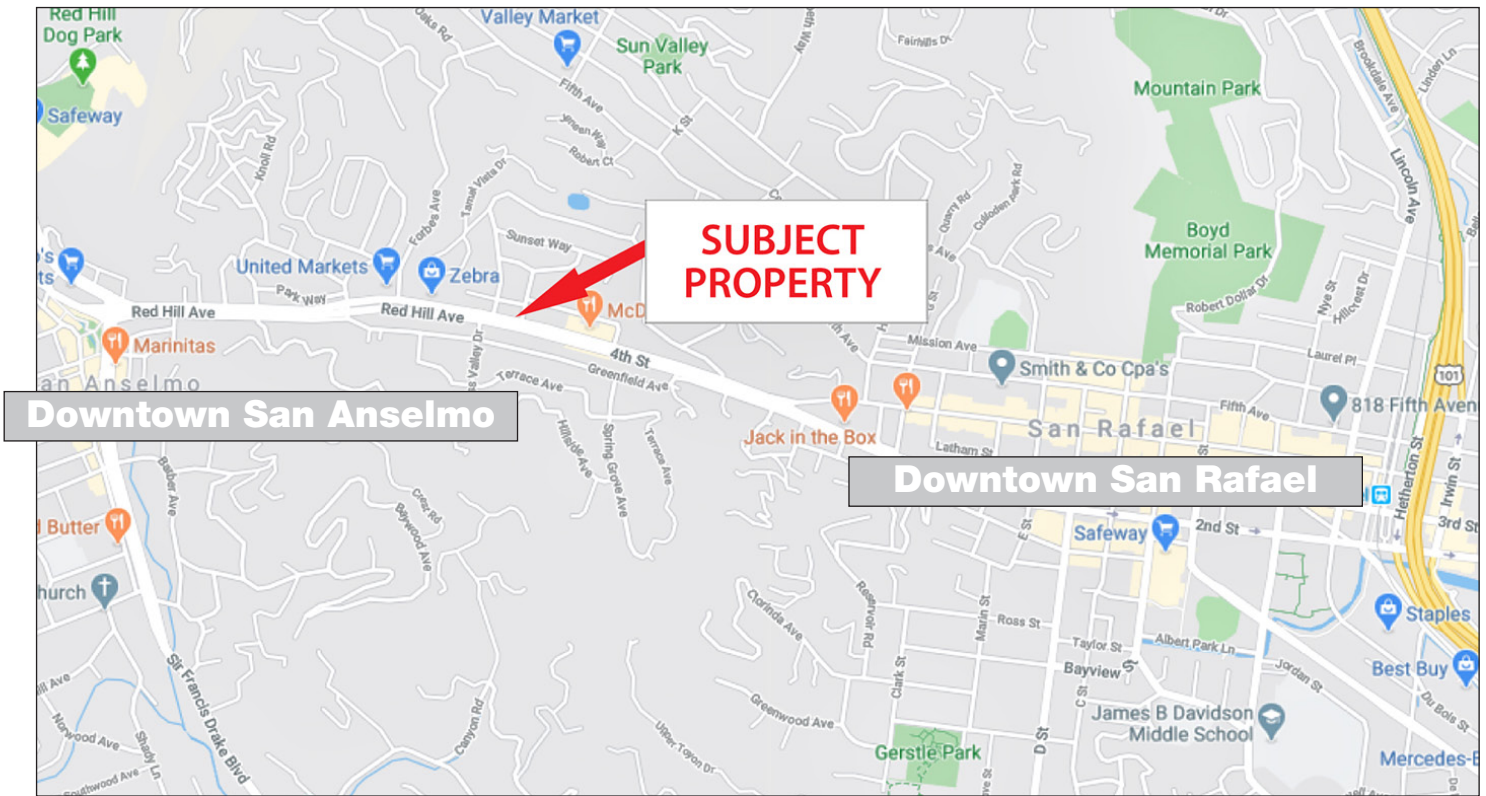
Suite A Interior



Suite A Interior

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