



**Richmond
Office Flex Space!**



For Lease: Office Flex Space

5221 Central Ave., Unit A-8A, Richmond, CA

- Ground Floor
- 1 Private Office
- Large Workroom
- Restroom
- Close to Interstate 580 & Berkeley

Offering Summary

Available Sq Ft:	911 +/- sf
Initial Base Rent:	\$1.99 psf
Lease Type:	Ind. Gross
Lease Term:	2 Years Only
Available:	NOW

Contact:

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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

For Lease: Warehouse Space

5221 Central Ave., Unit A-8A, Richmond, CA 94804

Building/Space Description:

This space has one private office and a large flex space. There is a private restroom. Parking is abundant with 80 shared parking spaces.

Location Description:

This property is located on Central Avenue close to Costco and other retail and restaurant services. Easy access to Interstate 580 and Hwy. 101 with Berkeley 10 minutes and Marin 15 minutes over the Richmond Bridge.

Space Information/Features:

Total Available Square Feet:	911 +/- sq. ft. (the owner building plans is source)
Ceiling Clear Height:	8 +/- Feet
Electricity:	Shared w/ sub-meter
Parking:	80 unreserved parking spaces
Number of Roll-up Doors:	None
Skylights:	No
Warehouse Ceiling Insulated:	No

Building Information/Features:

Total Building Square Feet:	33,958 +/- sq. ft.
Year Constructed:	1979 +/-
Zoning:	CR (Commercial Regional)
Fire Sprinklers:	No
Heating & Air Conditioning:	No
Flood Zone Designation:	Zone A (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance for building owners applies. Tenants should strongly consider purchasing flood insurance.

Lease Information:

Lease Term:	Two Years Only
Initial Base Rent:	\$1.99 psf (\$1,815/mo.)
Base Rent Increases:	3% per annum
Lease Type:	Industrial Gross
Increases over Base Year Expenses:	Taxes
Tenant Expenses:	Garbage, interior maint., gas, and sub-metered electricity, plus a flat charge of \$125/month for water and CAM.

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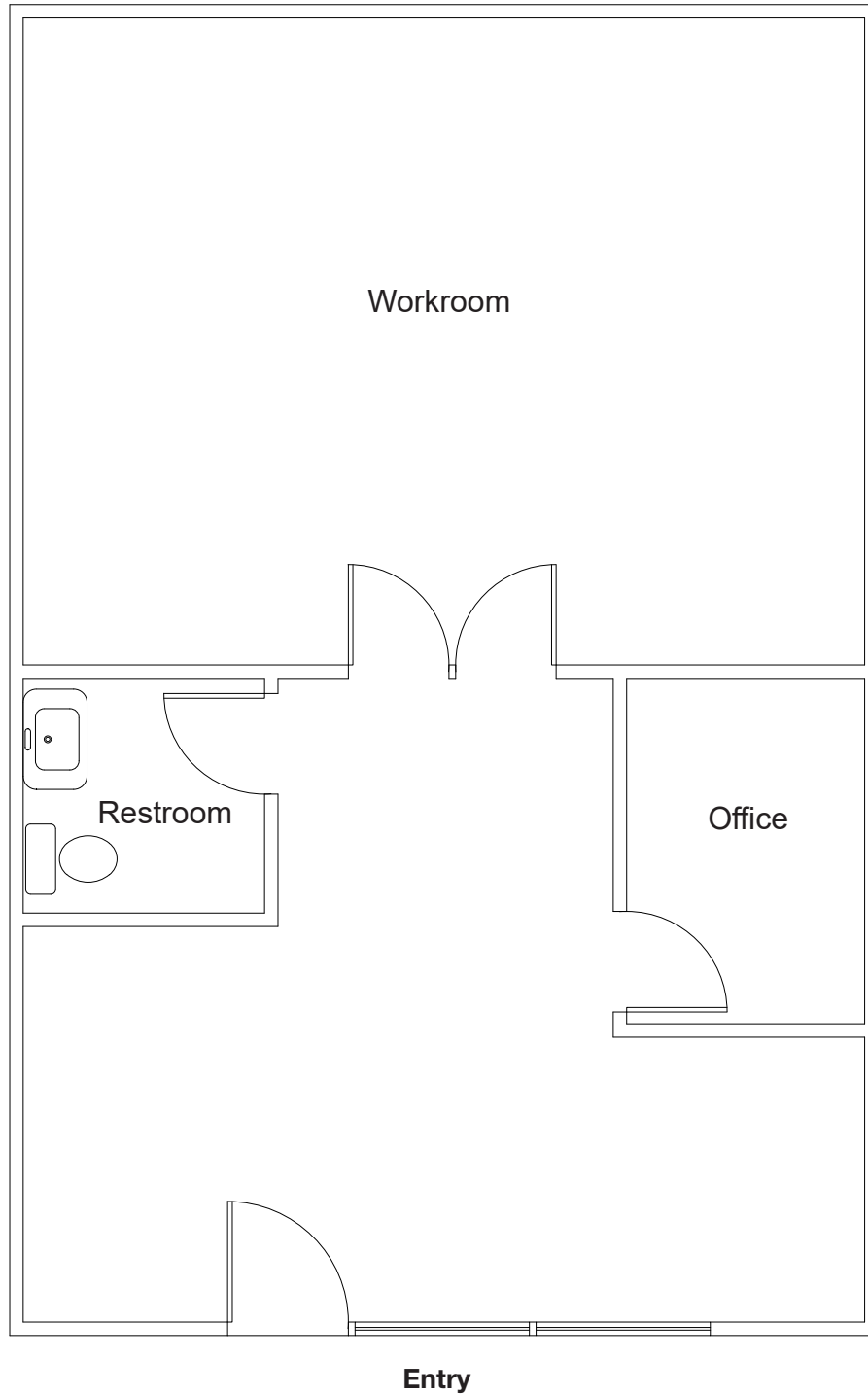
Workroom



Entry

For Lease: Warehouse Space

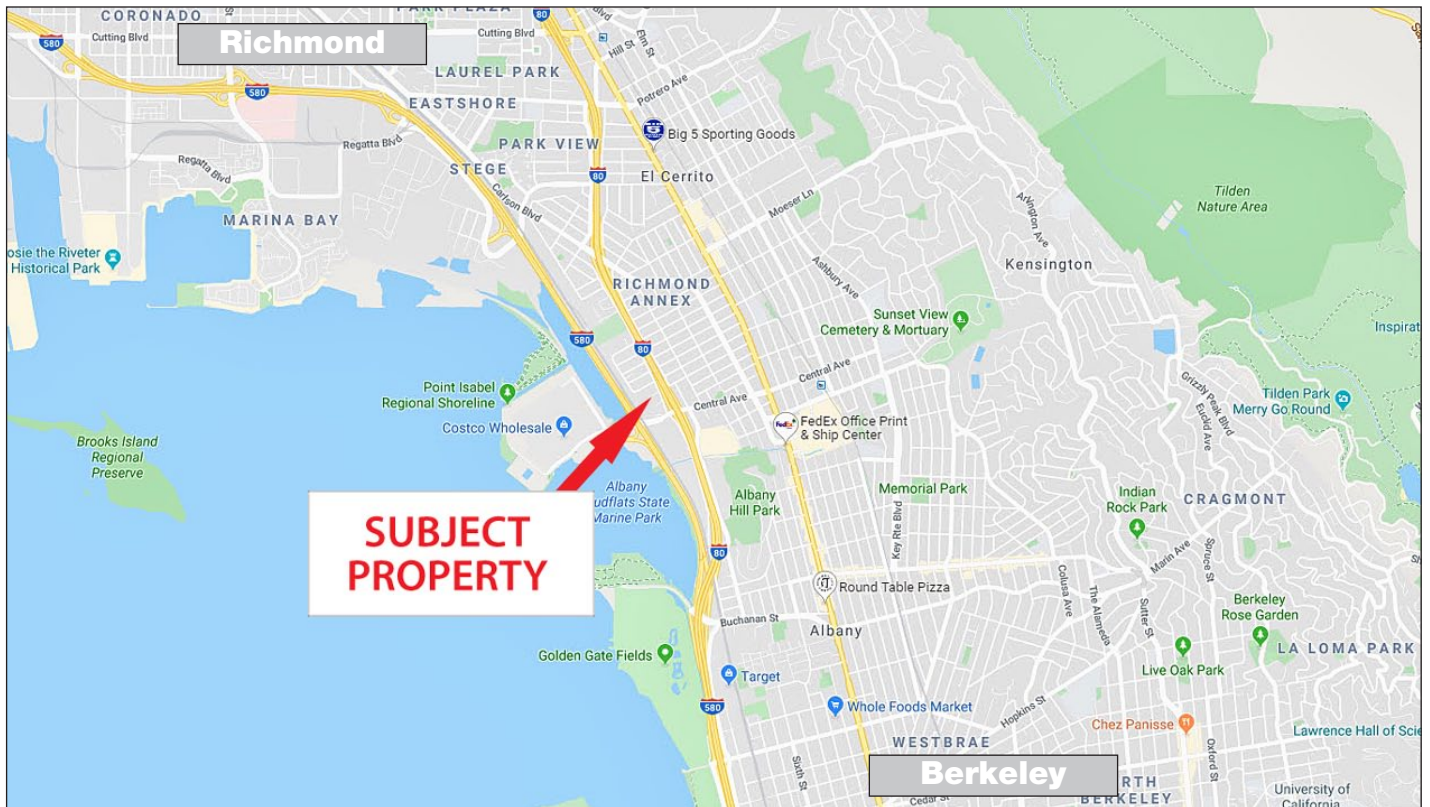
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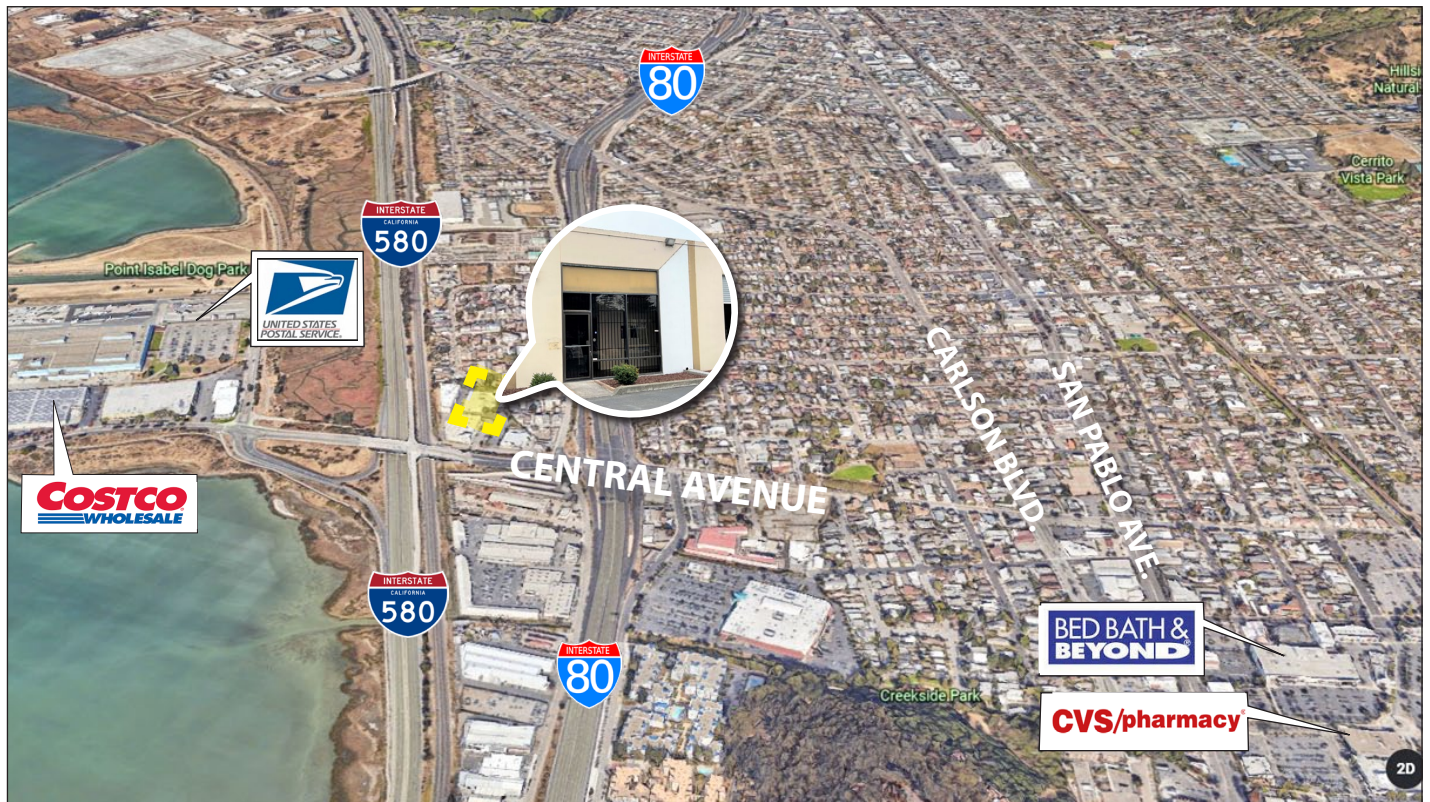
Measurements are Approximate
Floor Plan Not to Scale

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