

**HL****Price Reduced!!**

## For Lease: Attractive Office Suite

32 Ross Common, Suite 230, Ross, CA

- Great Downtown Location
- Heat and Air Conditioning
- Lots of Natural Light
- Large Kitchenette

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>1,612 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$2.17 psf</b>
<b>Lease Type:</b>	<b>*Full Service</b>
<b>Lease Term:</b>	<b>2 - 5 Years</b>
<b>Available:</b>	<b>Now</b>

Contact:

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# For Lease: Attractive Office Suite

32 Ross Common, Suite 230, Ross, CA 94957

## Building/Space Description:

This charming second floor office suite features shared restrooms, a kitchenette or storage area and unreserved parking.

## Location Description:

This office building is located in the heart of the Town of Ross, with easy access to Sir Francis Drake Blvd.

## Space Information/Features:

Total Available Square Feet: 1,612 +/- sq. ft. (Owner is source.  
Agents have not verified square footage.)

Suite #	Feature	Size (sf) +/-	Price PSF	Rent/Mo.
230	Office w/kitchen	1,612	\$2.17	\$3,498.04

Divisible/Can Add: No  
Parking Spaces: unreserved on site

## Building Information/Features:

Total Building Square Feet: 7,577 +/- sq. ft.  
Year Constructed: 1982  
Zoning/Permitted Uses: [C-L \(Local Service Commercial\)](#)  
Fire Sprinklers: No  
Elevator Services: No  
Heating & Air Conditioning: Yes  
Flood Zone Designation: Zone AE (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: 2 - 5 Years  
Initial Base Rent: \$2.17 psf (\$3,498.04/mo)  
Load Factor: 12%  
Lease Type: \*Full Service (not inc. electric, janitorial inside premises)  
Tenant Expenses: Electric, janitorial inside premises, internet & phone

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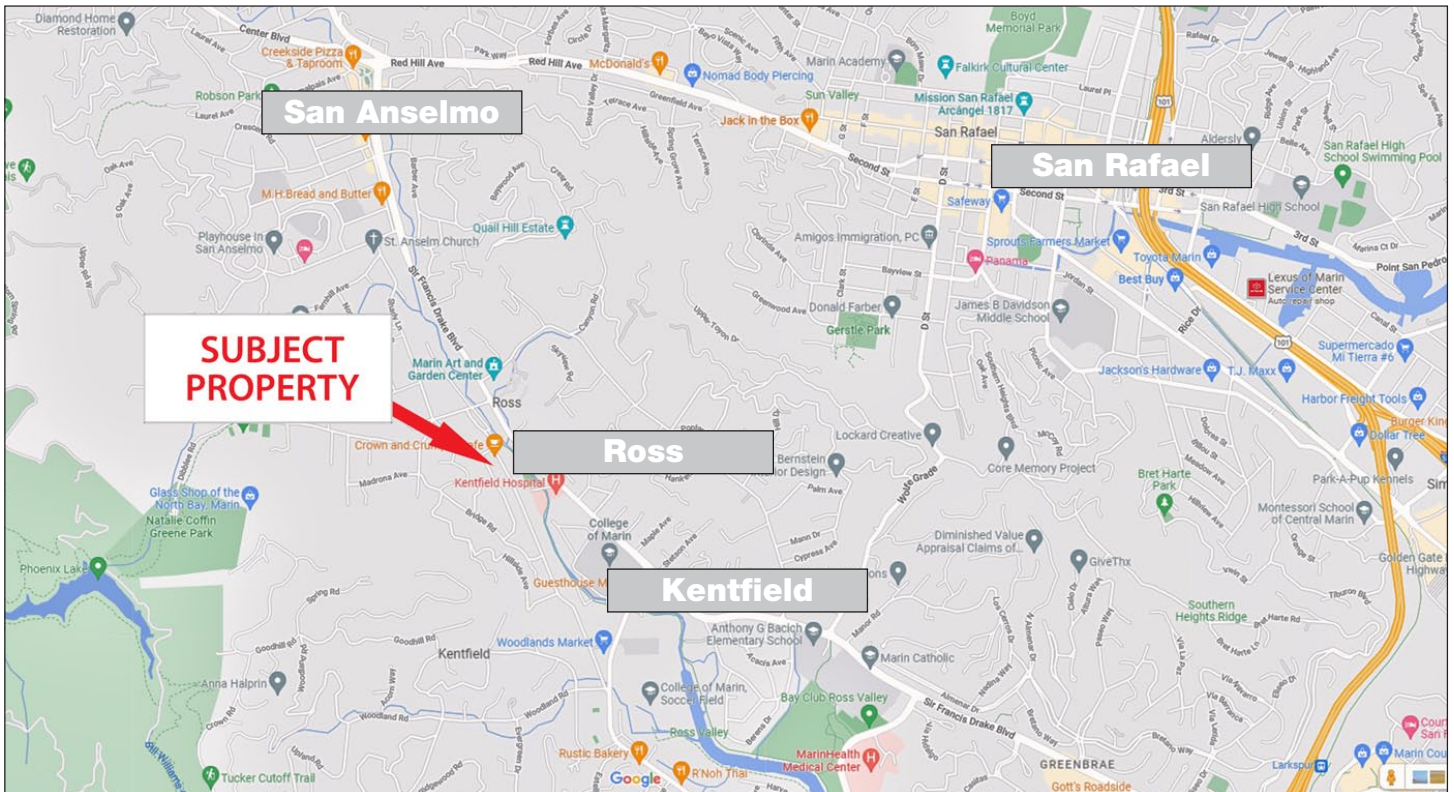
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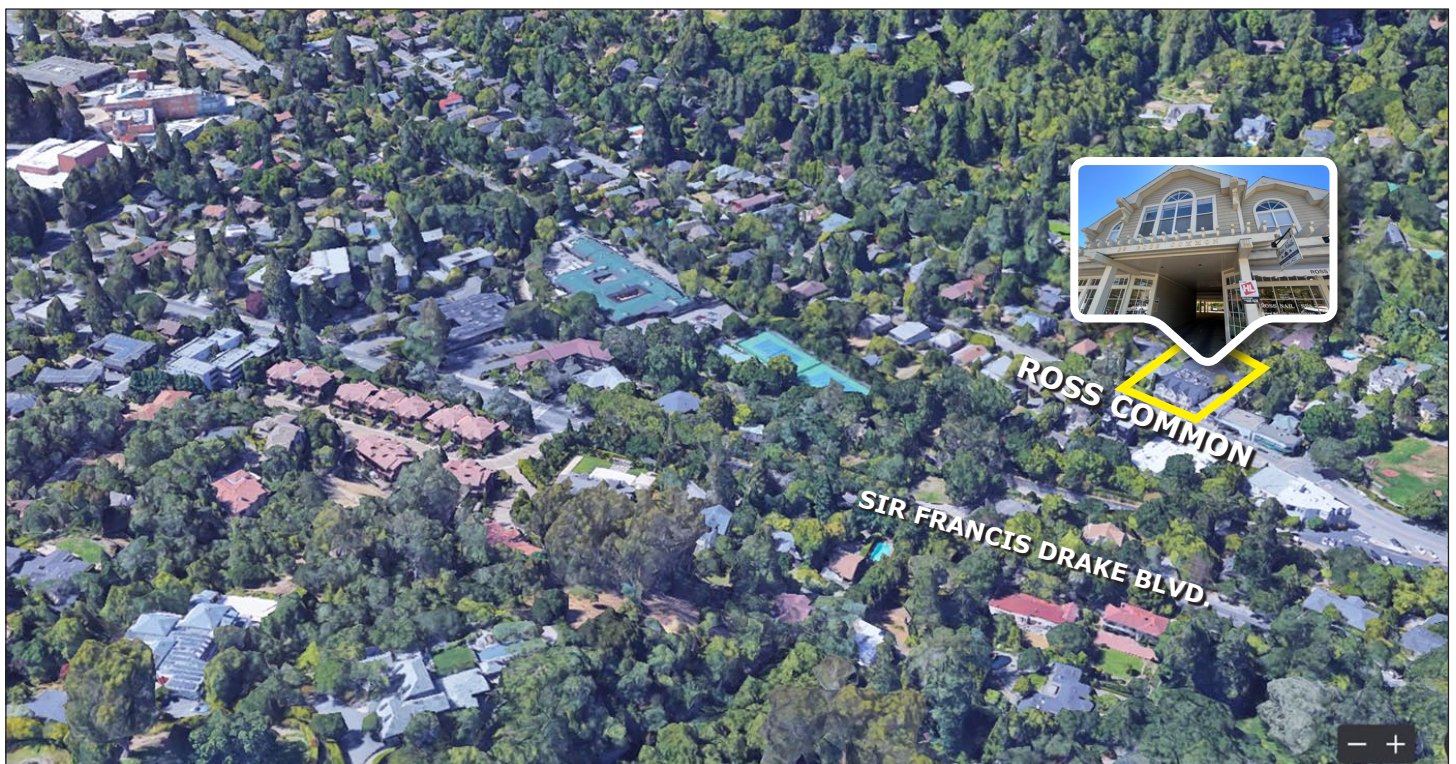


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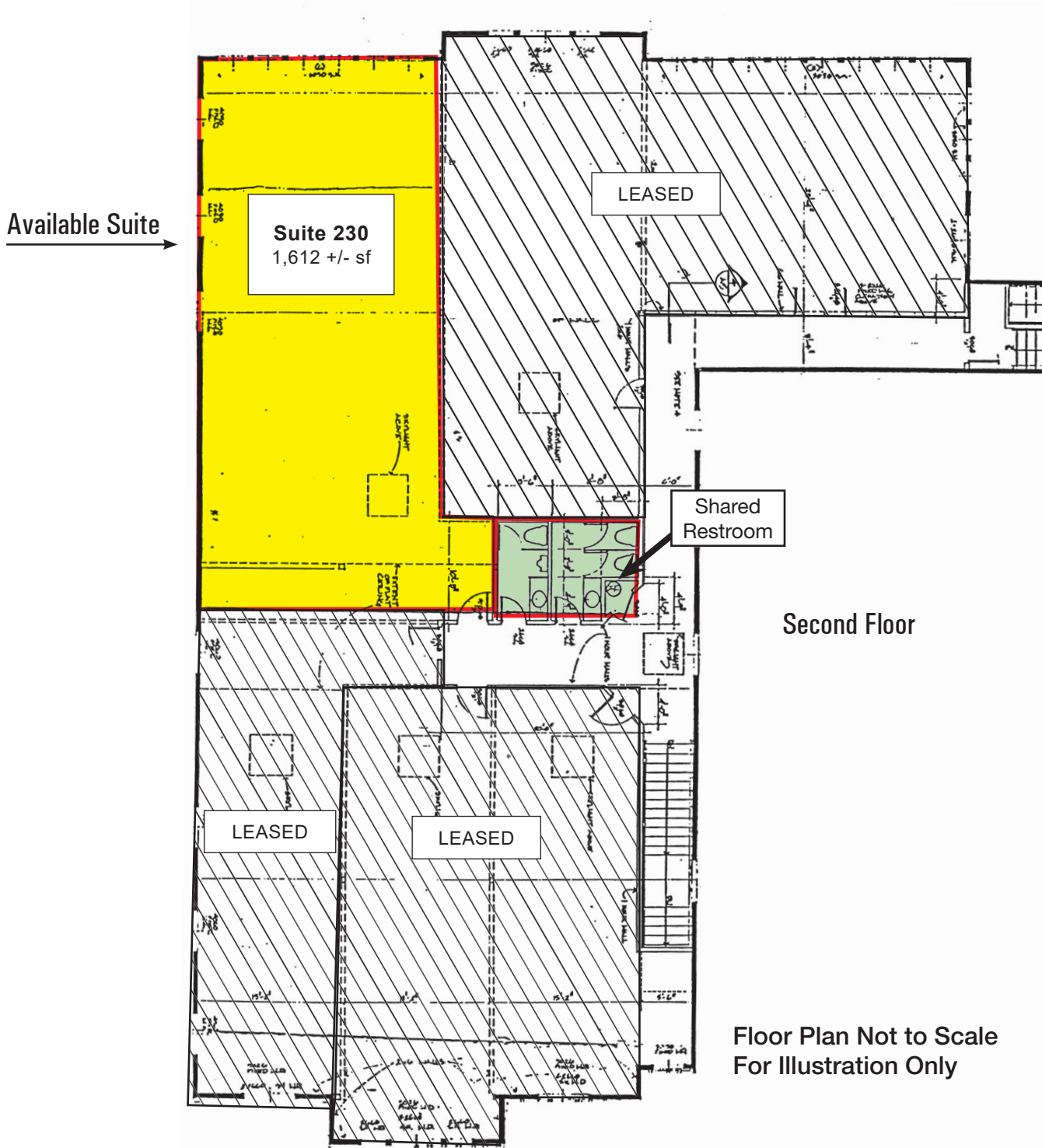
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