



Price
Reduced!!



For Lease: Retail

9 Ross Commons, Ross, CA

- 15' High Ceilings
- Shared Restroom
- Lots of Light
- Great Location

Offering Summary

Total Available Sq Ft:	690 +/- sf
Initial Base Rent:	\$2,750 \$2,950 /mo
Lease Type:	Mod. Gross
Lease Term:	3 - 5 Years
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: Retail/Office Suite

9 Ross Commons, Ross, CA 94957

Building/Space Description:

This seldom offered retail space, has a large open area and a shared restroom.

Location Description:

This retail space 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:	690 +/- sq. ft. (Owner is source. Agents have not verified square footage.)
Divisible/Can Add:	No
Parking:	Street parking only

Building Information/Features:

Total Building Square Feet:	6,850 +/- sq. ft.
Year Constructed:	1918 +/-
Zoning/Permitted Uses:	C-L (Local Service Commercial)
Fire Sprinklers:	No
Heating & Air Conditioning:	No
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. This space has flooded in the past. Tenants should strongly consider purchasing flood insurance.

Lease Terms:

Minimum Lease Term:	3 - 5 years
Initial Base Rent:	\$2750.00 per month (\$3.99 psf)
Base Rent Increases:	Annual 3% Increases
Lease Type:	Modified Gross
Tenant Expenses:	Electricity, gas, internet and trash, interior maintenance, liability ins. & R.E. taxes over base year



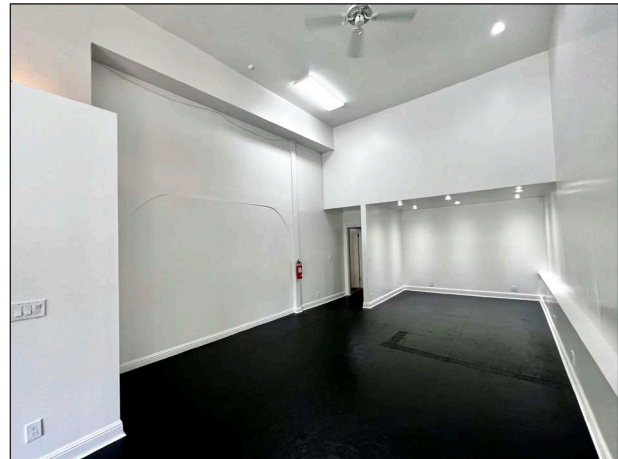
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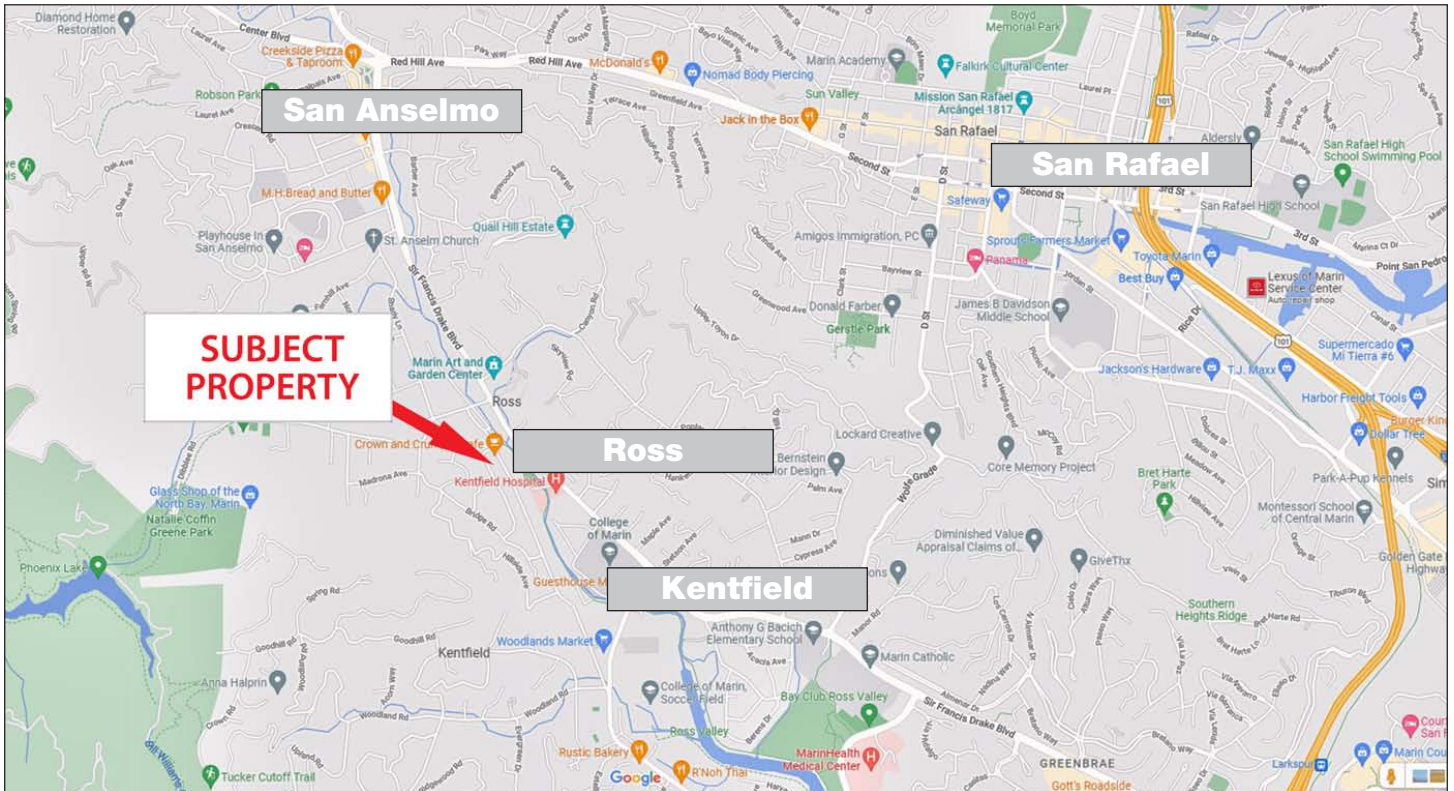
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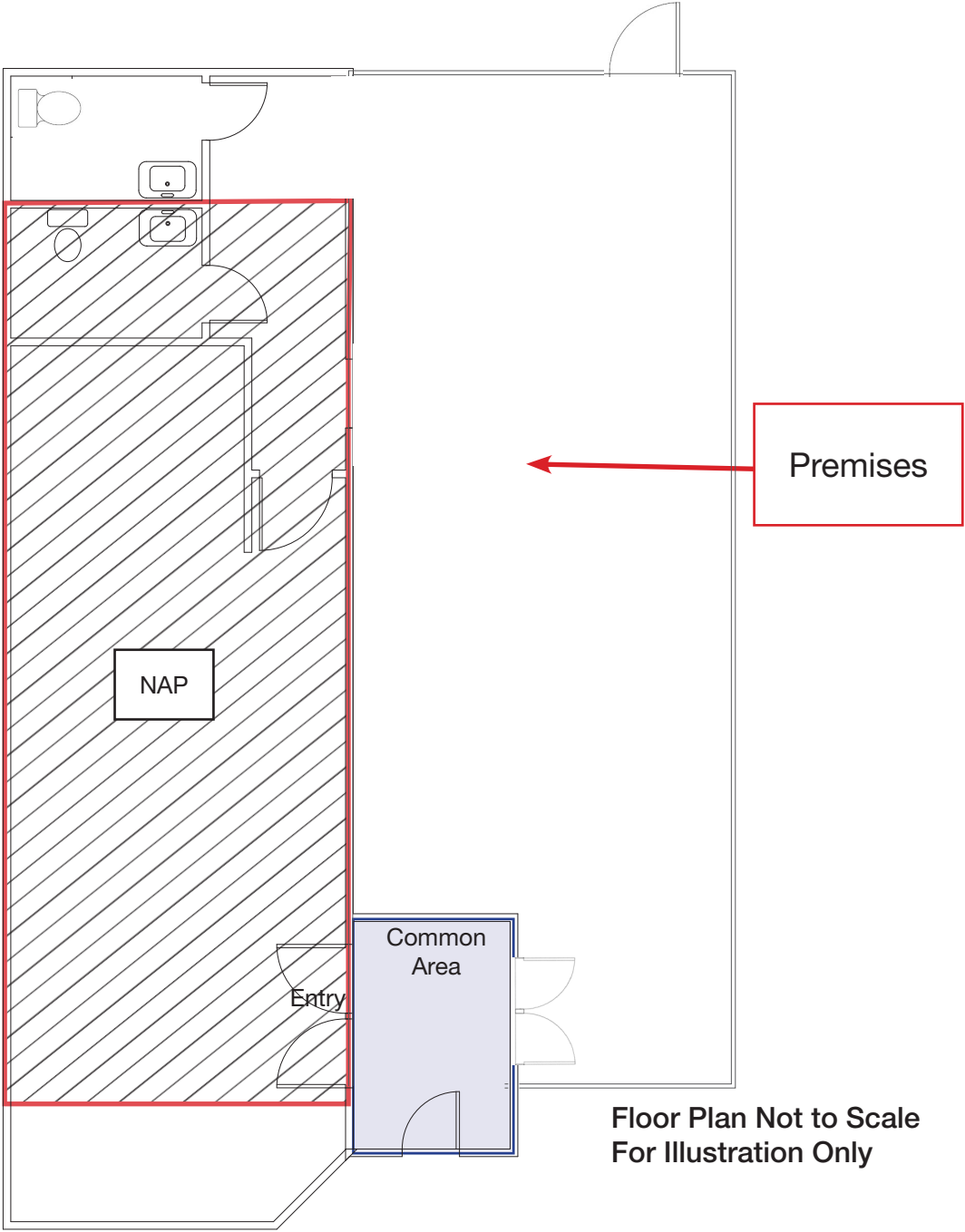
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