



**Price  
Reduced!!**

## For Lease: San Anselmo Office Suite

292 Red Hill Ave., Ste. C, San Anselmo, CA

- Beautifully Remodeled Interior
- 13 Parking Spaces
- Located on Miracle Mile
- Signage Opportunity
- Shared Restroom & Shower

### Offering Summary

Available Sq Ft:	320 +/- sf
Initial Base Rent:	<del>\$900</del> \$750/mo
Lease Type:	Mod. Gross
Lease Term:	1 - 5 Years
Available:	Now

Contact:

**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic#: 01814831

**Matthew Cerecedes**  
(415) 305-3481  
[matt@hlcre.com](mailto:matt@hlcre.com)  
Lic#: 01841496



**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

# For Lease: San Anselmo Office Suite

292 Red Hill Avenue, San Anselmo, CA 94960

## Building/Space Description:

Beautifully remodeled two-story building with ground floor suite available. Building features lovely landscaping and a shared restroom and shower.

## Location Description:

The building is located on Miracle Mile in San Anselmo, one block from the Hub and busy downtown shops and restaurants.

## Space Information/Features:

Suite	Size (sf)	Utility	Price	Details
C (1st Floor)	320	\$75	\$ 750.00	1 Open Room + Shared Restroom

Total Available Square Feet:

320 +/- sq. ft.

Parking Spaces:

13 unreserved parking spaces for entire building and street parking

## Building Information/Features:

Total Building Square Feet:

2,640 +/- sq. ft.

Year Constructed:

1913 +/-

Heating & Air Conditioning:

Yes

Fire Sprinklers:

Yes

Zoning Designation:

[C-3 \(General Commercial District\)](#)

Flood Zone Designation:

Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

## Lease Information:

Minimum Lease Term:

1 - 5 years

Initial Base Rent:

(See chart above)

Base Rent Increases:

3% per year

Lease Type:

Modified Gross

Tenant Expenses:

Electricity, telephone

Included in CAM fee:

Internet, water, janitorial & garbage

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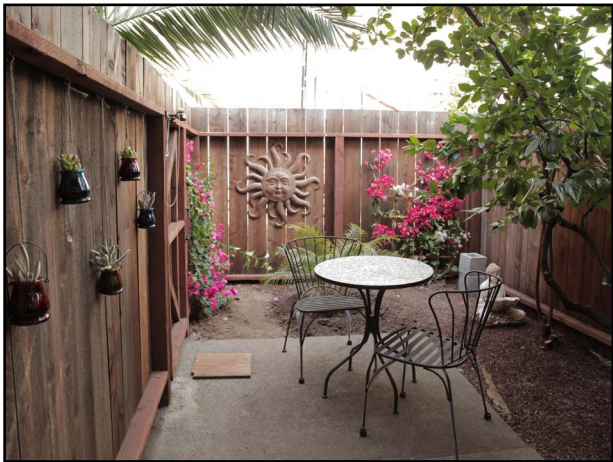
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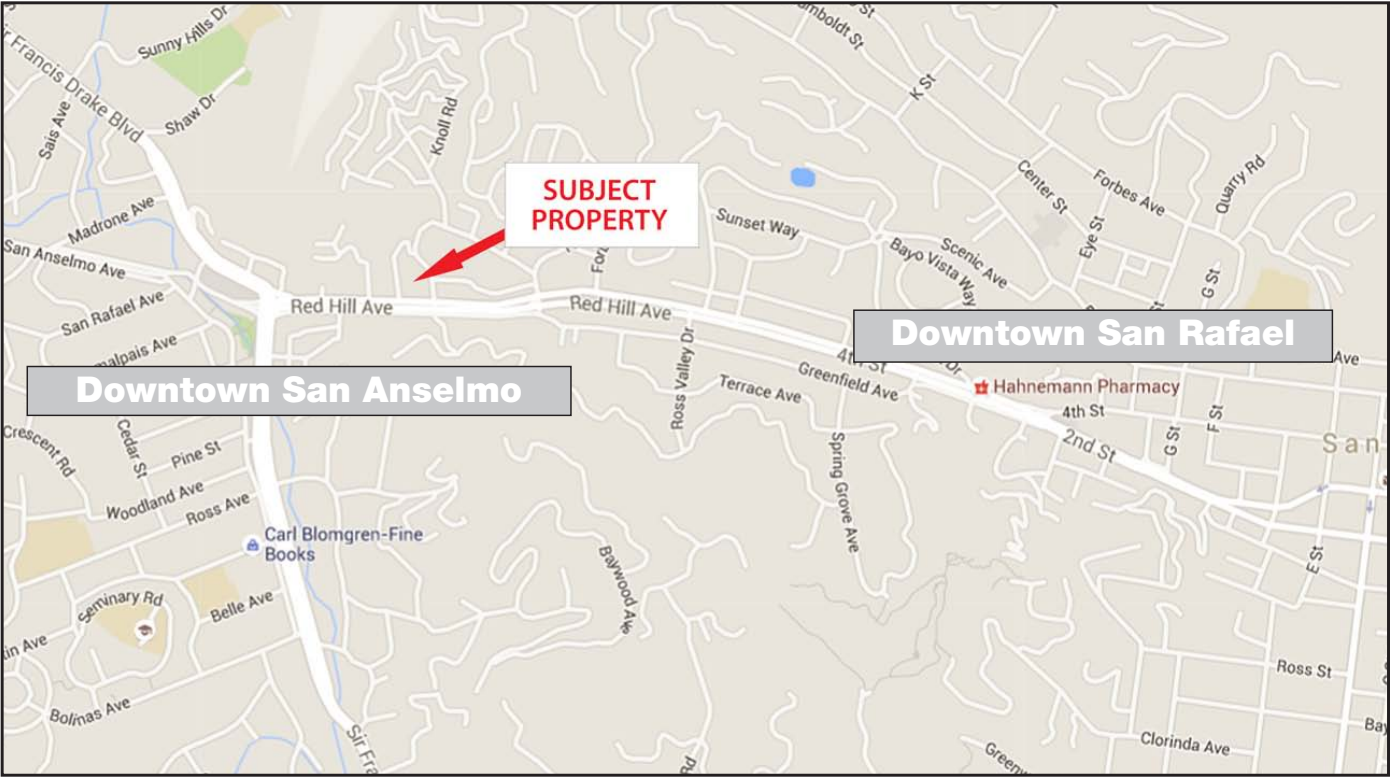
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[Click here to View in Google Maps](#)

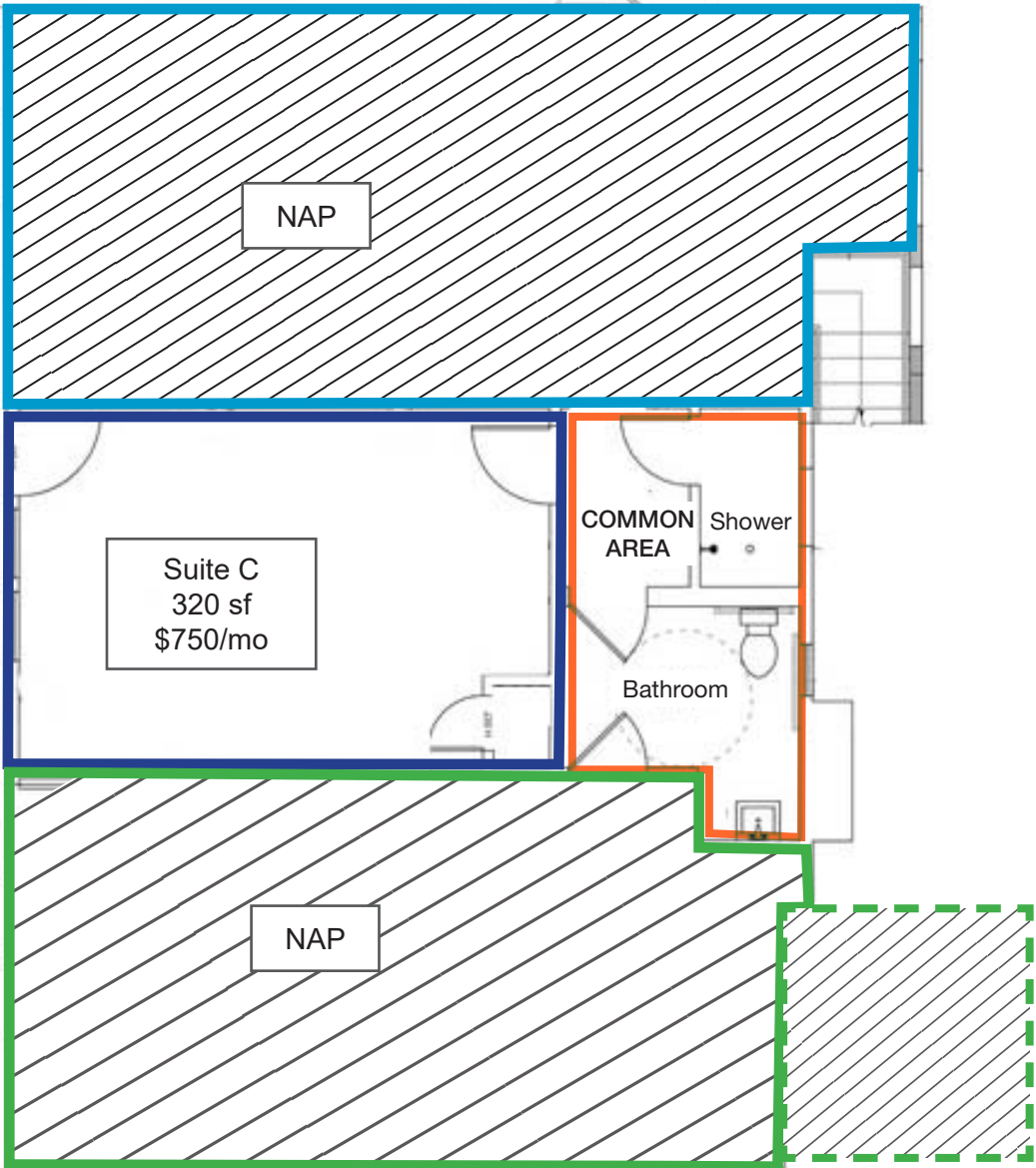


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First Floor

Available



Floor Plan Not to Scale.  
For Illustration Only