



For Lease: San Anselmo Office

292 Red Hill Avenue, San Anselmo, CA

- Beautifully Remodeled Interior
- 6 Parking Spaces
- Located on Miracle Mile
- Private Restroom
- Landmark Signage

Offering Summary

Available Sq Ft:	1,360 +/- sf
Initial Base Rent:	\$2.95 psf
Lease Type:	Mod. Gross
Lease Term:	2 - 5 Years
Available:	Now



Contact:
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HL Commercial Real Estate
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292 Red Hill Avenue, San Anselmo, CA 94960

Building/Space Description:

The top floor of this beautifully renovated freestanding building is now available for lease. This turnkey space features seven private offices, a dedicated kitchen, and a private restroom. The property is enhanced by professionally landscaped grounds and a tranquil garden setting, offering a serene and inviting environment.

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:

Total Available Square Feet:	1,360 +/- sq. ft.
Divisible/Can Add:	No
Parking Spaces:	6 unassigned parking spaces for tenant and street parking

Building Information/Features:

Total Building Square Feet:	2,645 +/- 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:	2 - 5 years
Initial Base Rent:	\$2.95 psf (\$4,000/mo)
Base Rent Increases:	3% per year
Lease Type:	Modified Gross
Tenant Expenses:	\$500 Flat Fee for Electricity, internet, water, janitorial & garbage Tenant pays Increase over base year of RE taxes



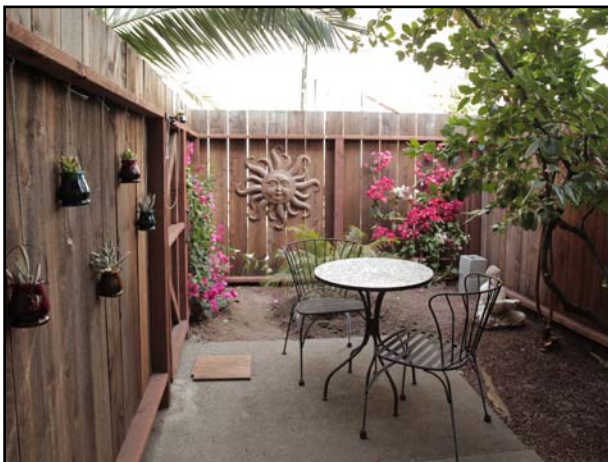
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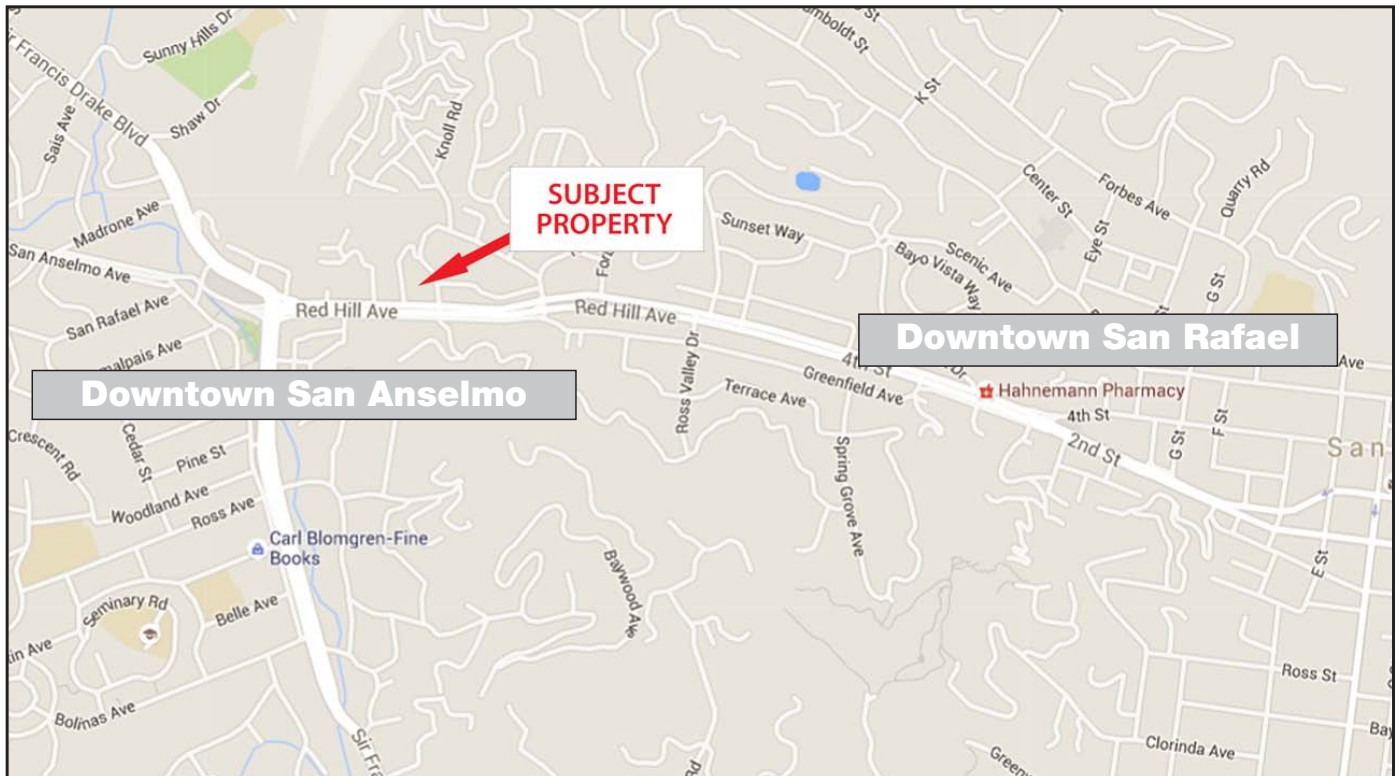
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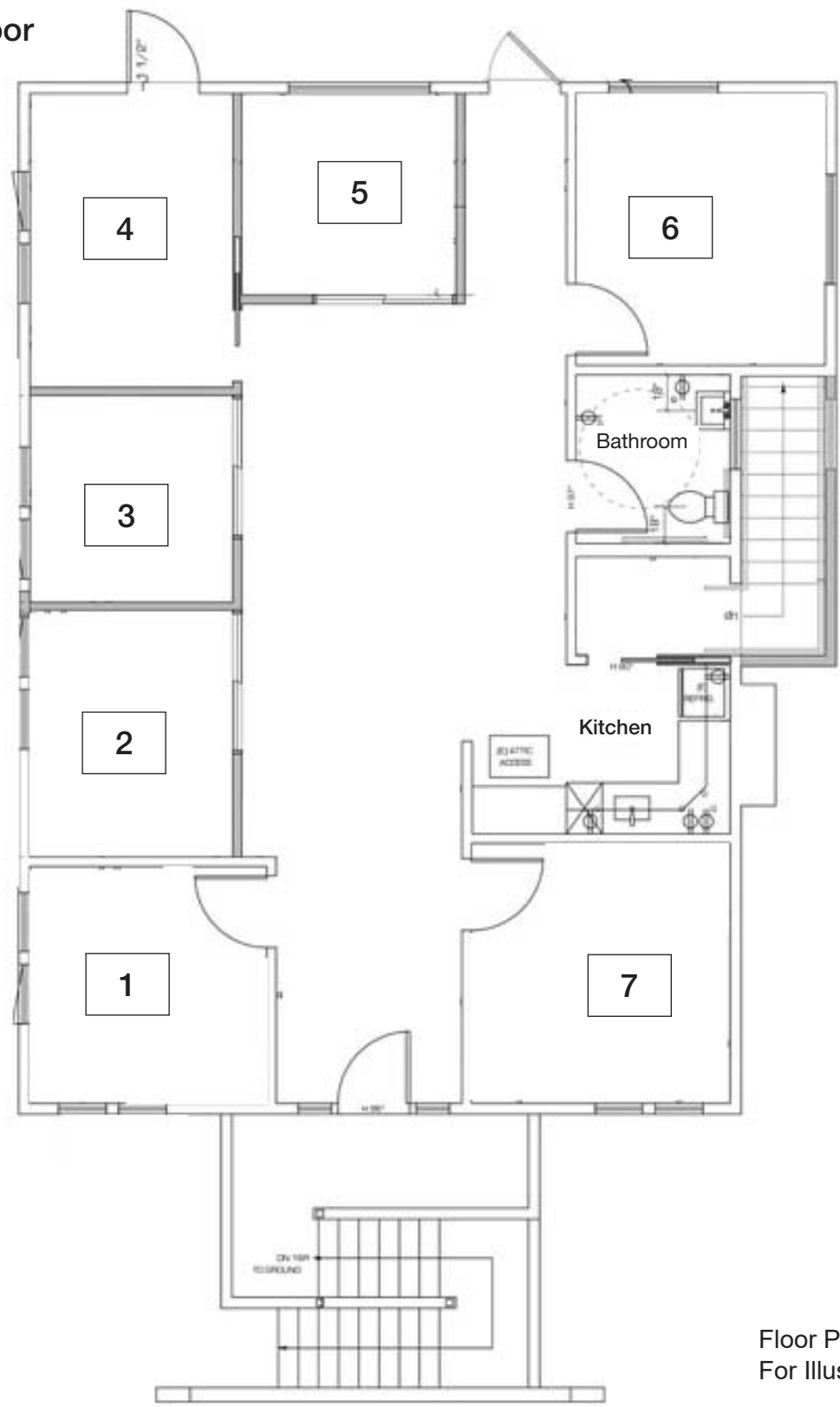
[Click here to View in Google Maps](#)



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Second Floor



Floor Plan Not to Scale.
For Illustration Only