

HL

## For Lease: Office Suite

201 San Anselmo Ave., San Anselmo, CA

- Professional Office
- Approved for Medical Use
- 10 Private Offices
- Private Restroom
- Nice Backyard

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>3,822 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$2.60 psf</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>Min. Lease Term:</b>	<b>3 - 5 Years</b>
<b>Available:</b>	<b>July 1, 2023</b>

Contact:

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# For Lease: Office Suite

201 San Anselmo Ave., San Anselmo, CA 94960

## Building/Space Description:

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This two-story office is great for medical or other professionals. The suite features a nice reception area, a conference room, (10) private offices, storage, (2) kitchens and (2) restrooms.

## Location Description:

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This property is located in downtown San Anselmo on San Anselmo Avenue, close to shops and restaurants.

## Space Information/Features:

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Total Available Square Feet:	3,822 +/- sq. ft.
Divisible/Can Add:	No
Parking:	Street parking only

## Building Information/Features:

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Total Building Square Feet:	3,822 +/- sq. ft.
Year Constructed:	1907 +/- (Remodeled in 2000)
Zoning/Permitted Uses:	<a href="#">C-3 (Commercial District)</a>
Fire Sprinklers:	Yes
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 applies.

NOTE: During the last two floods (2000 & 2005), NO water entered the building.

## Lease Information:

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Minimum Lease Term:	3 - 5 years
Initial Base Rent:	\$2.60 psf (\$9,937.00/mo.)
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	Tenant pays for utilities and interior janitorial

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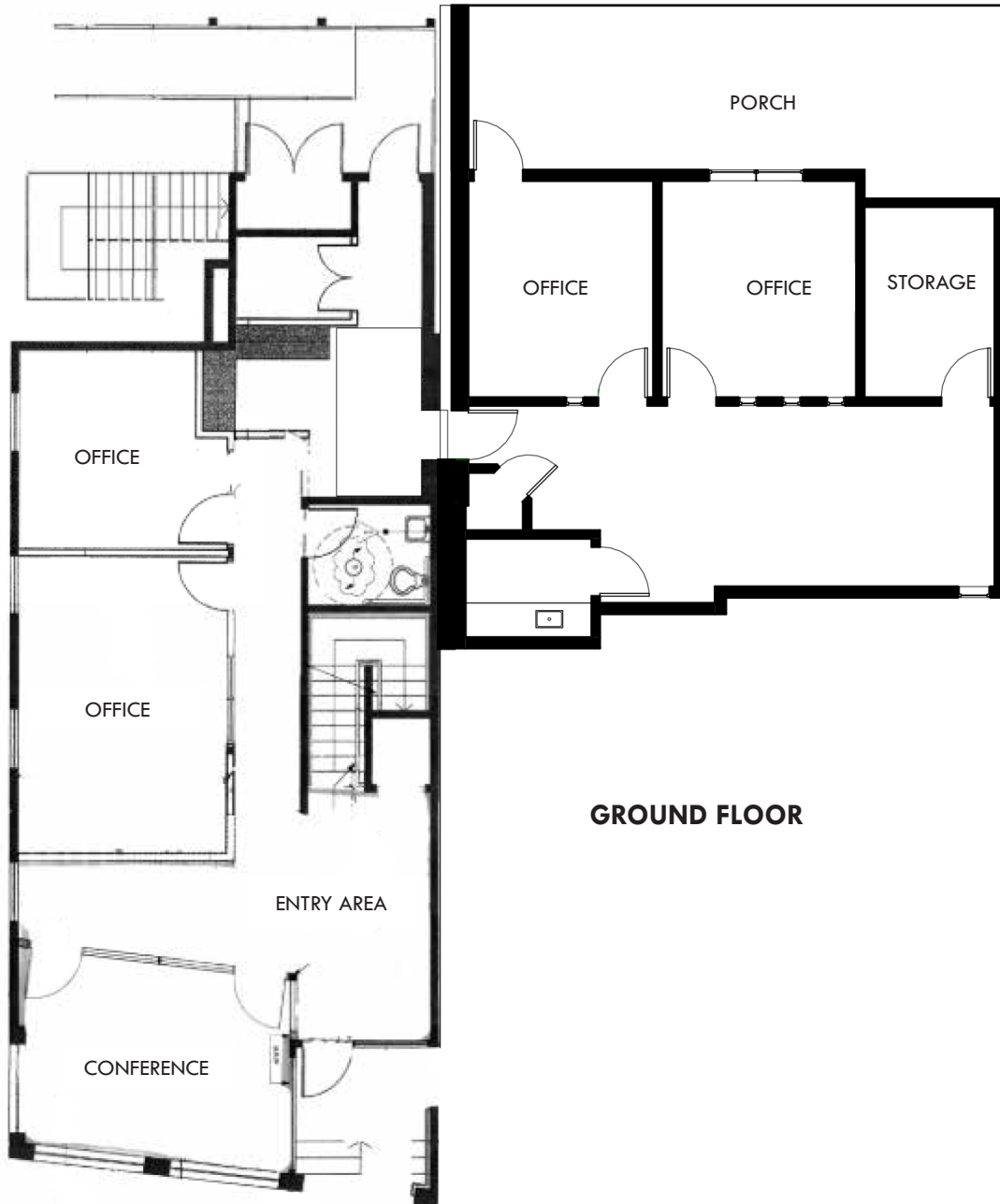
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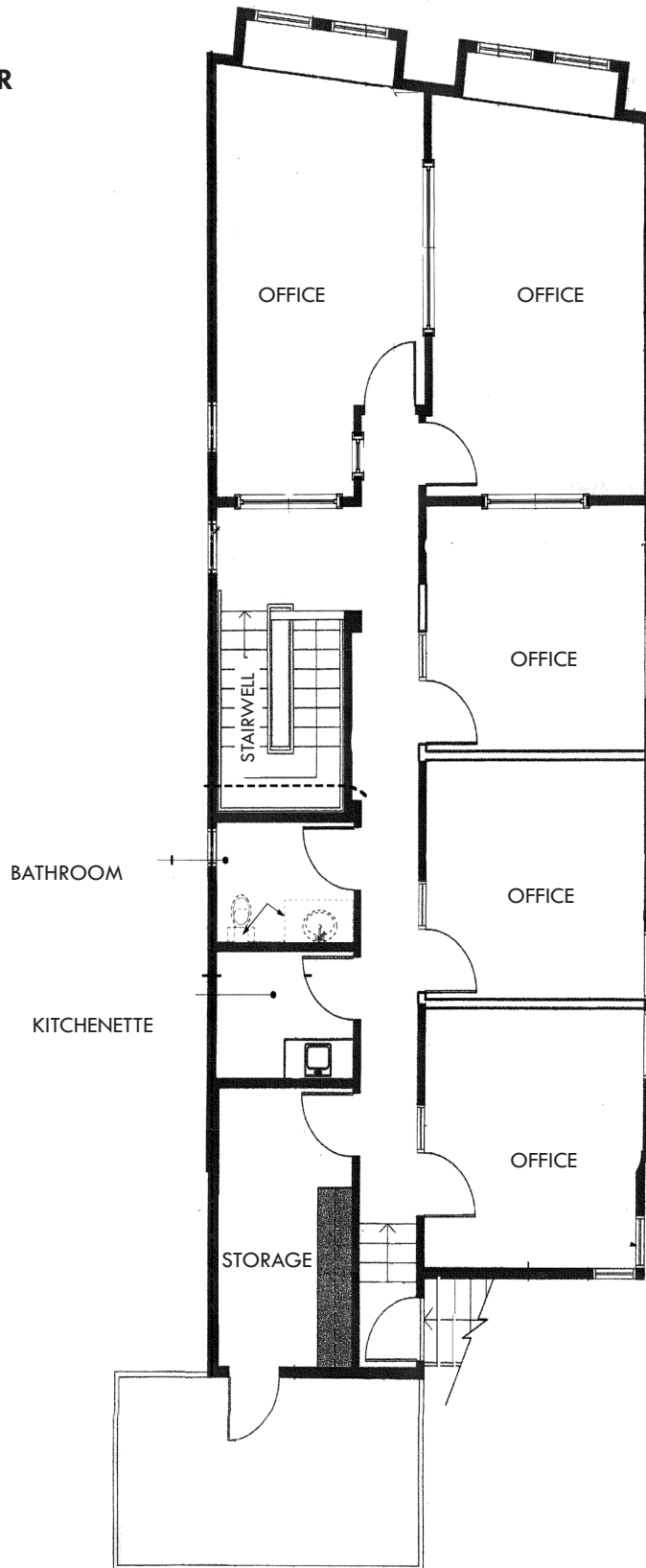
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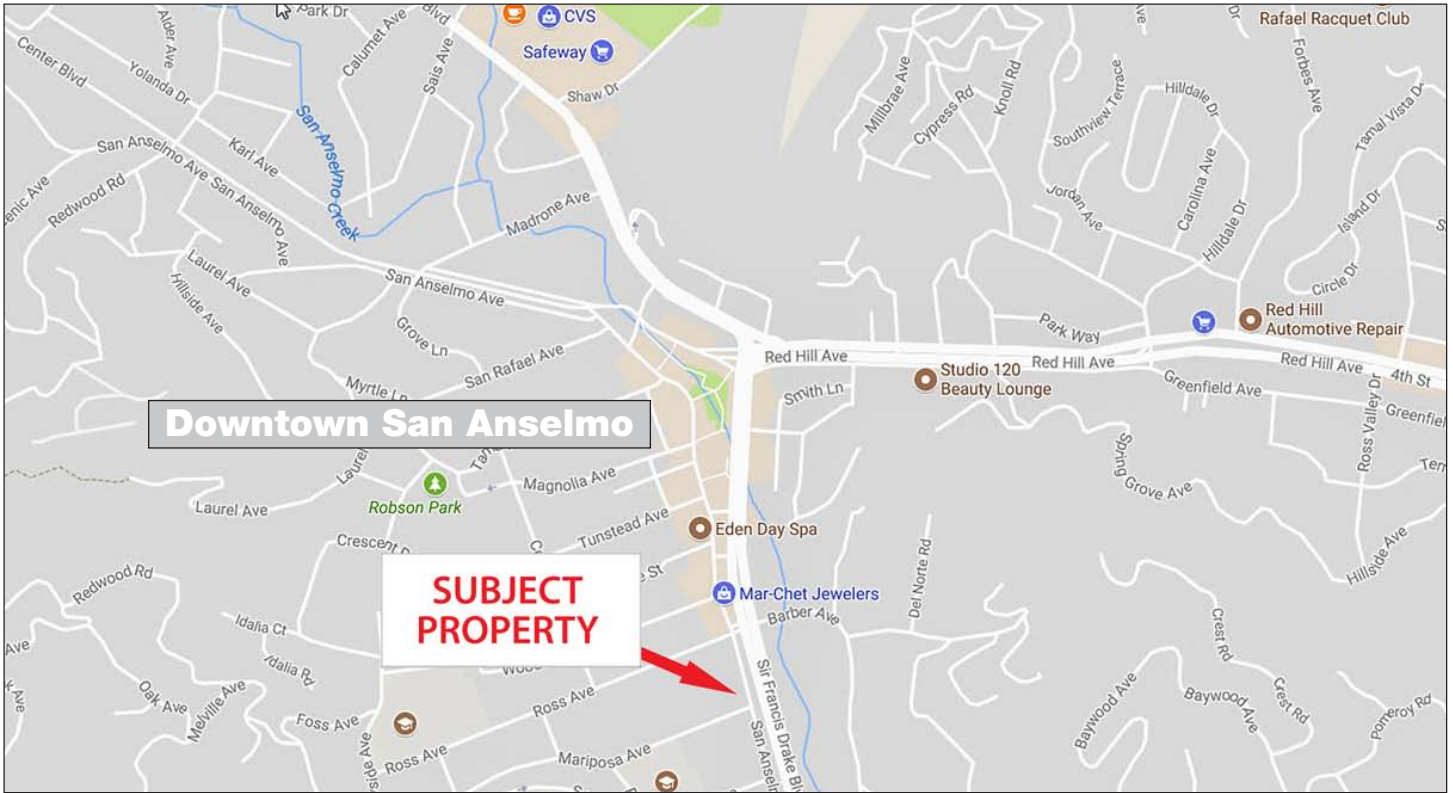
TOP FLOOR



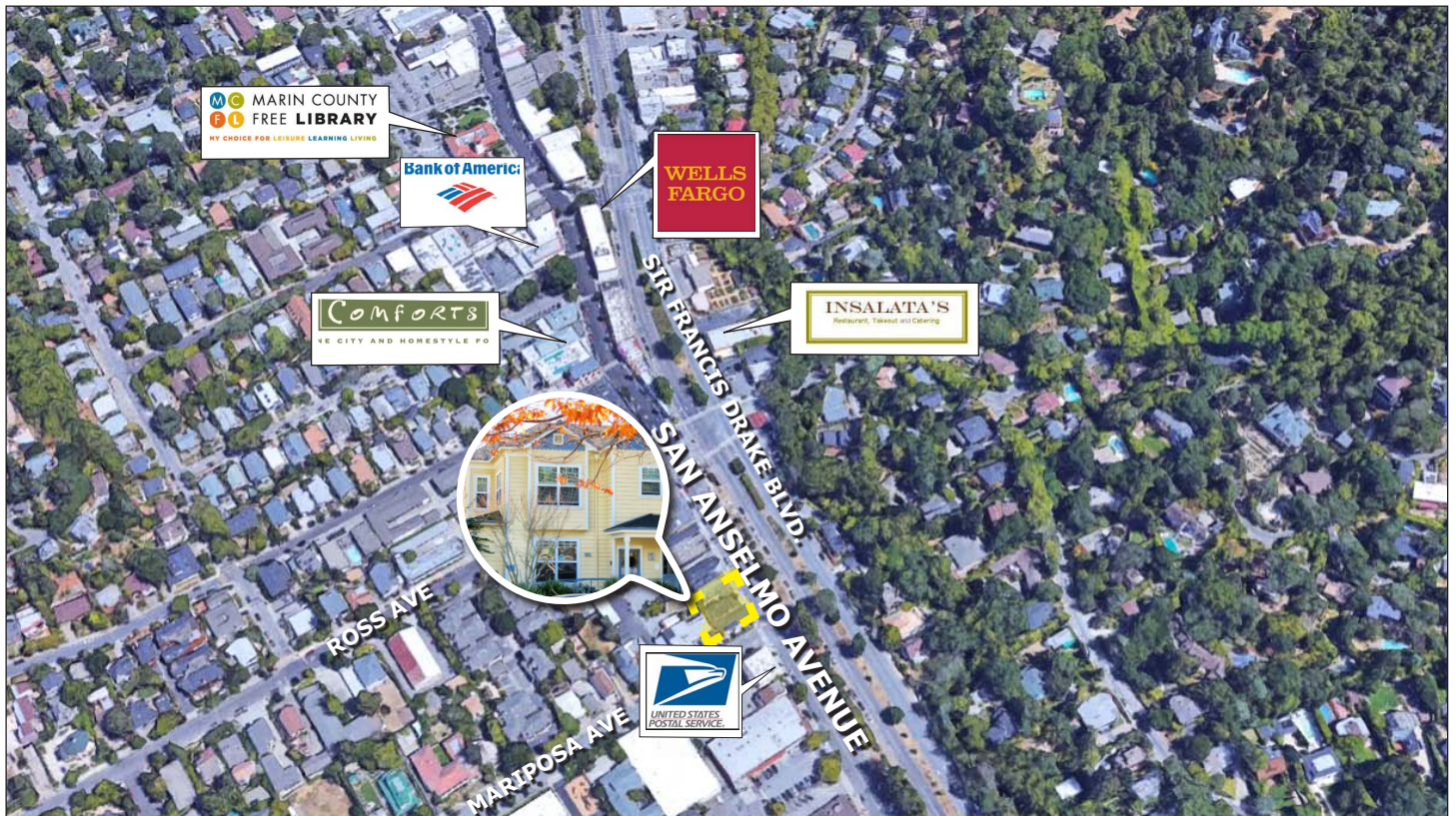


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