



**Lowest Price
PSF Office in
Downtown!**



For Lease: Downtown Office Space

615 B Street, Unit 1, San Rafael, CA

- Private Offices
- Private Restrooms
- 2 Roll-up Doors
- Kitchen
- Walk-in Safe

Offering Summary

Available Sq Ft:	1,800 +/- sf
Initial Base Rent:	\$1.64 psf
Lease Type:	Mod. Gross
Lease Term:	2 - 5 Years
Available:	Now

Contact:

Mark Cooper
(415) 608-1036
mark@hlcre.com
Lic# 01814831

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



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

For Lease: Downtown Office Space

615 B Street, Unit 1, San Rafael, CA 94901

Building/Space Description:

This office space includes 6 private offices, 2 private restrooms, kitchen, a common area, break room, and a large walk-in safe!

Location Description:

The property is situated in a very convenient location, just five blocks from Highway 101, Downtown San Rafael and it's transportation center, and adjacent to Safeway Center.

Space Information/Features:

Total Available Square Feet:	1,800 +/- sq. ft. (the owner is source, agent has not verified square footage)
Divisible/Can Add:	No
Power Available at Sub-Panel:	100 amp
Parking Spaces:	4 Reserved Spaces

Building Information/Features:

Total Building Square Feet:	6,016 +/- sq. ft.
Year Constructed:	1958 +/-
Zoning/Permitted Uses:	NC (Neighborhood Commercial)
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone AH (space has flooded in the past)

An area inundated by 100-year flooding (usually an area of ponding), for which BFEs have been determined; flood depths from 1-3 feet. NFIP's floodplain management regulation must be enforced and mandatory purchase of flood insurance applies.

Lease Information:

Minimum Lease Term:	2 - 5 Years
Initial Base Rent:	\$1.64 psf (\$2,950.00)
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	PG&E, water (\$138 per month), garbage, interior maintenance. HVAC service contract & repairs Real Estate Taxes above base year

Contact:

Mark Cooper
(415) 608-1036
mark@hlcre.com
Lic# 01814831

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



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

For Lease: Downtown Office Space

615 B Street, Unit 1, San Rafael, CA 94901



Contact:

Mark Cooper
(415) 608-1036
mark@hlcre.com
Lic# 01814831

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

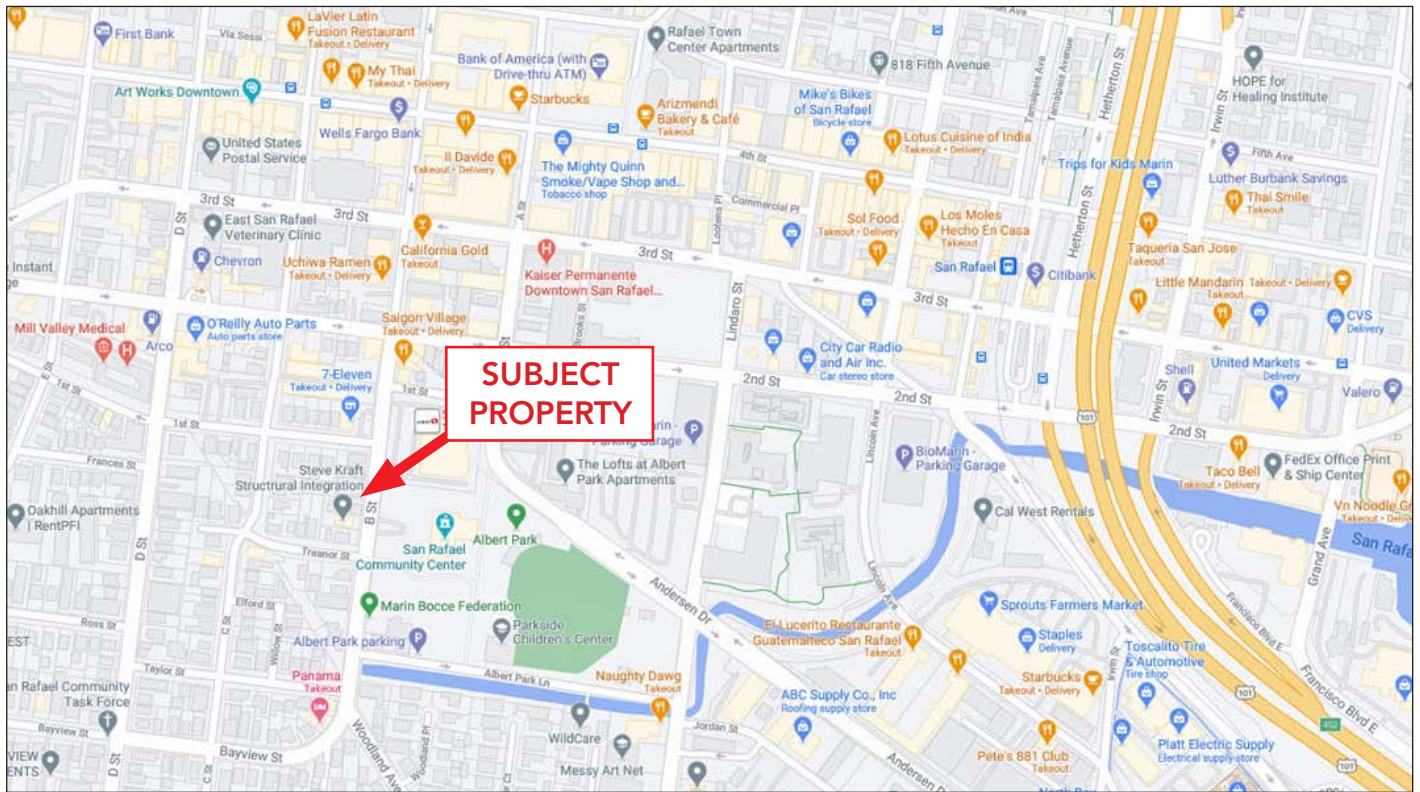


HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

For Lease: Downtown Office Space

615 B Street, Unit 1, San Rafael, CA 94901



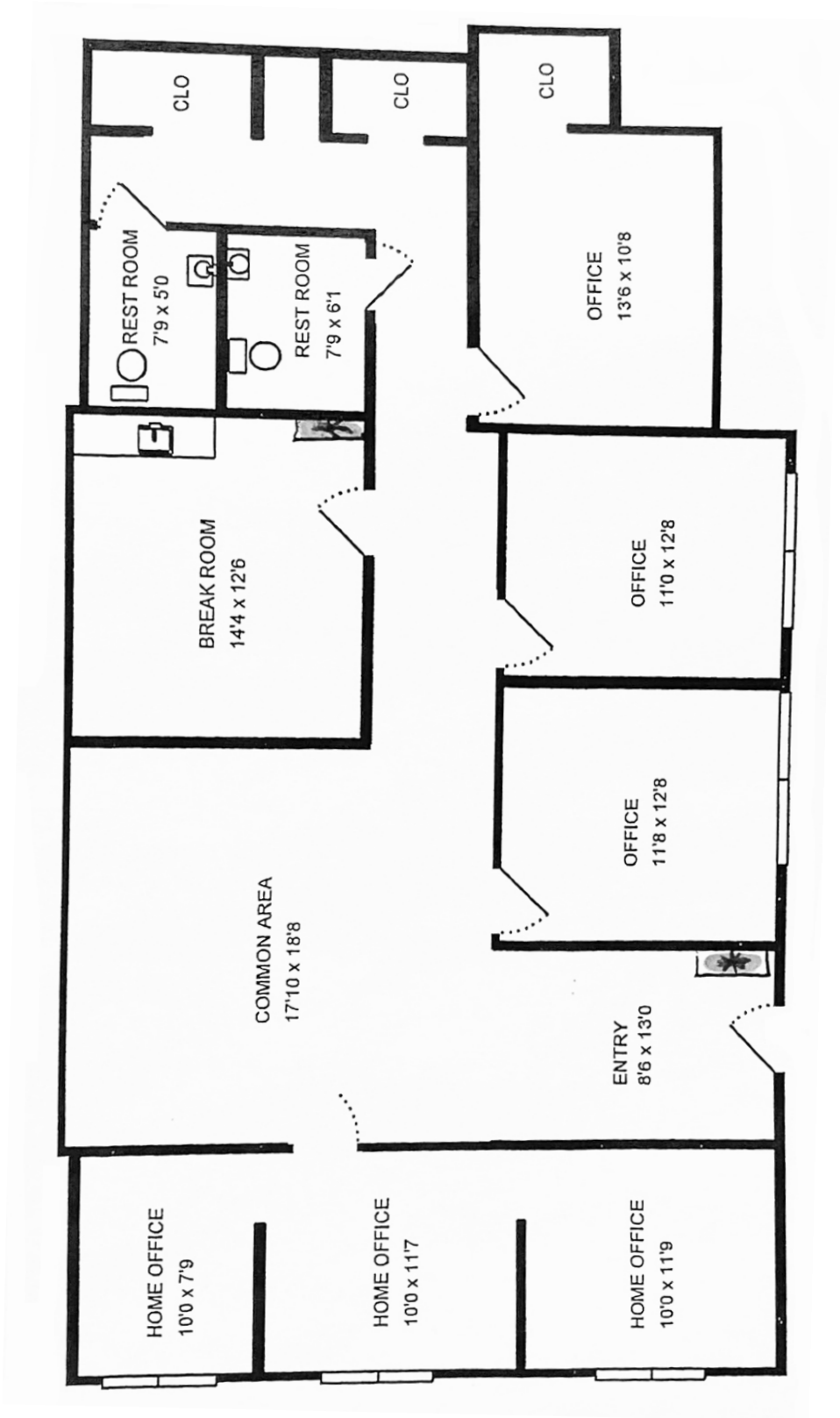
[Click here to View in Google Maps](#)



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

For Lease: Downtown Office Space

615 B Street, Unit 1, San Rafael, CA 94901



Floor Plan Not to Scale
For Illustration Only

B Street