



**Micro  
Suites!**

## For Lease: Office Suites

76 San Pablo Avenue, San Rafael, CA

- Shared Kitchen
- Unique Floor Plans
- Shared/Private Deck/Terrace
- Across Intersection from Marin Civic Center & U.S. Post Office
- Sprinklers

### Offering Summary

Available Sq Ft:	444 - 642 sq.ft.
Initial Base Rent:	\$1,000 - 1,200/mo
Lease Type:	Full Service
Min. Lease Term:	1 Year
Available:	Now



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



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

# For Lease: Office Suites

76 San Pablo Avenue, San Rafael, CA 94903

## Building/Space Description:

This attractive two-story building features ground-floor retail and second-floor office micro-suites, ideal for small businesses or individual professionals. The office level offers two separate entry/exit points and access to a spacious deck/terrace on the north side. Interior features include carpeting & operable windows. All suites have windows, providing natural light. A shared kitchenette with a sink is also available, and the building is equipped with heating and air conditioning for year-round comfort.

## Location Description:

The building is located at the intersection of North San Pablo Ave. and Civic Center Drive. It is conveniently located east of Highway 101 and is 5 miles from the San Rafael/Richmond bridge. It is located across from the Marin Civic Center, the U.S. Post Office and Santa Venetia Market.

## Space Information/Features:

Total Available Square Feet:

444 - 642 sq.ft.

Suite B	642 sq. ft.	\$1,200/mo
Suite C	444 sq. ft.	\$1,100/mo
Suite D	549 sq. ft.	\$1,000/mo

Divisible/Can Add:

No

Kitchen Sink:

Yes

Number of Parking Spaces:

8 Unassigned /Unreserved

## Building Information/Features:

Total Building Square Feet:

4,700 +/- sq. ft.

Year Constructed:

1999 +/-

Zoning/Permitted Uses:

C1 (Retail Business)

Countywide Plan Designation:

[GC \(General Commercial/Mixed Use\)](#)

Fire Sprinklers:

Yes

Elevator:

No

Heating and Air Conditioning:

Yes

Load Factor:

34.62%

Flood Zone Designation:

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

## Lease Terms:

Minimum Lease Term:

1-3 Years

Initial Base Rent:

\$1,000-\$1,200/mo

Base Rent Increases:

3%

Lease Type:

Full Service

Tenant Expenses:

Internet, phone, liability insurance



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



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

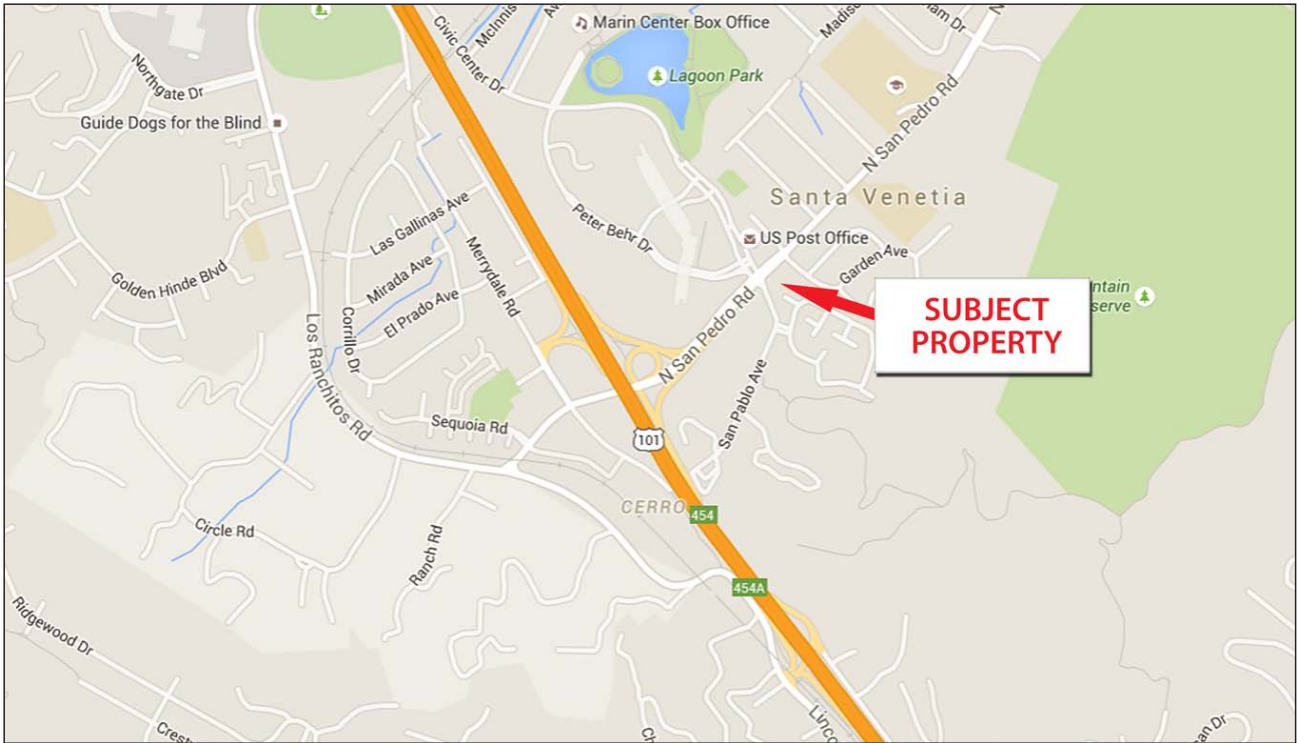
# For Lease: Office Suites

76 San Pablo Avenue, San Rafael, CA 94903

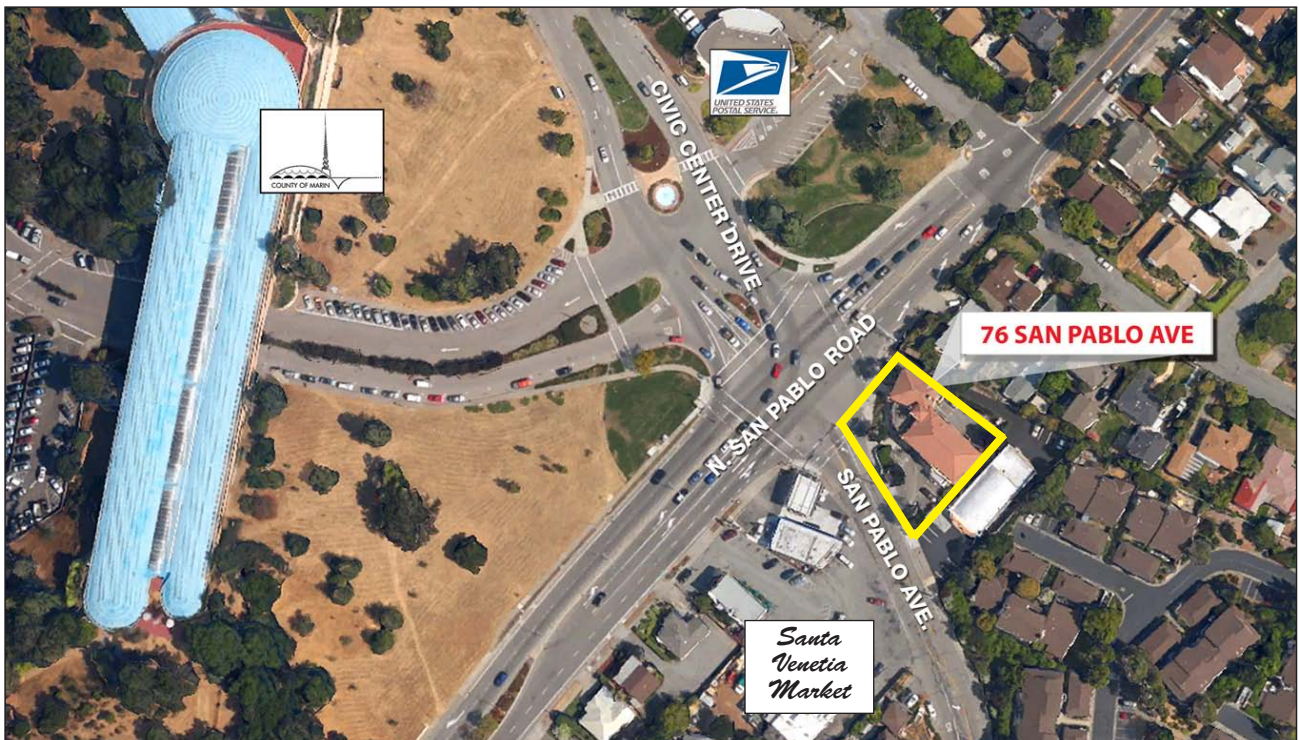


# For Lease: Office Suites

76 San Pablo Avenue, San Rafael, CA 94903

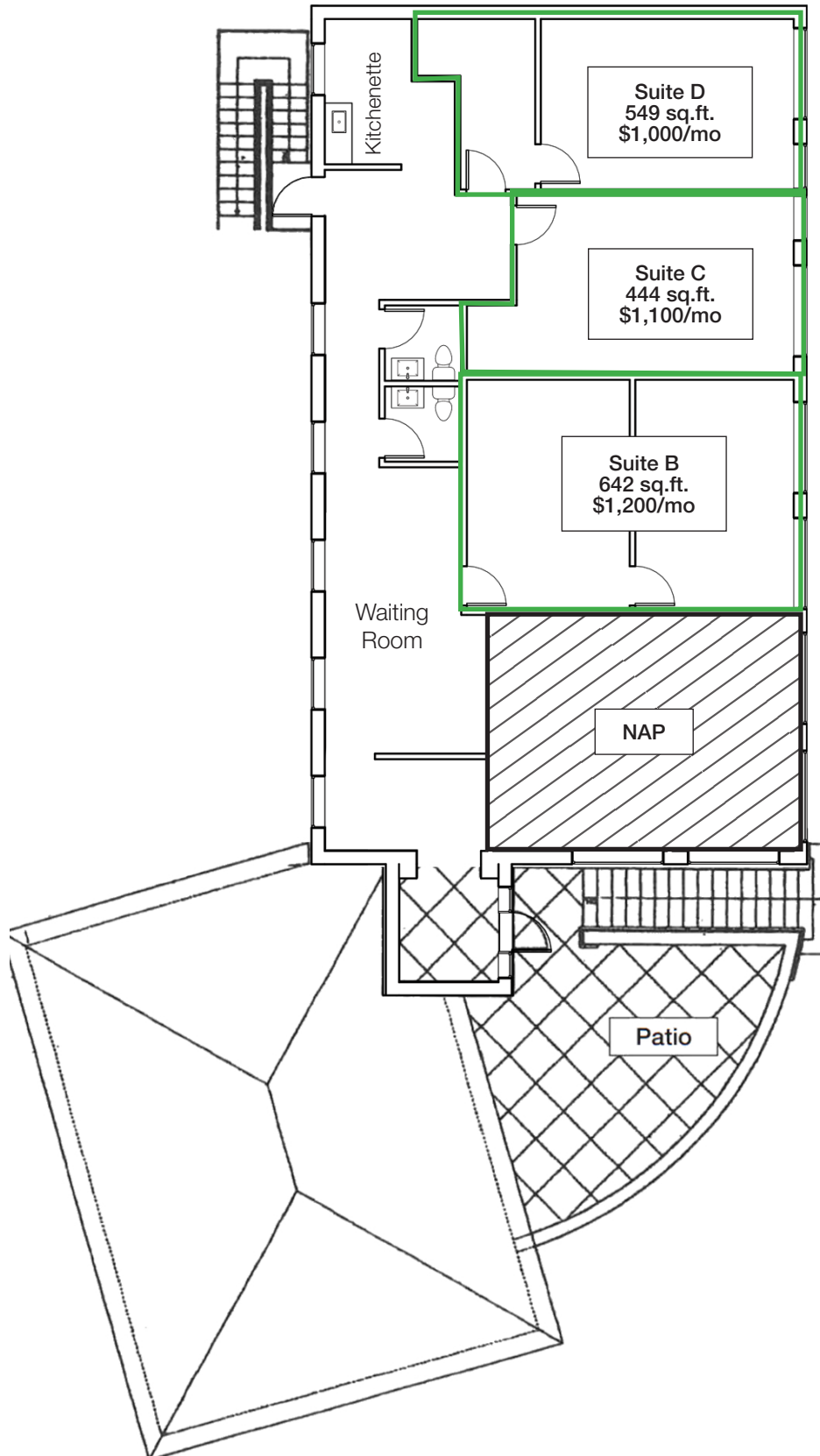


[Click here to View in Google Maps](#)



# For Lease: Office Suites

76 San Pablo Avenue, San Rafael, CA 94903



Floor Plan Not to Scale  
For Illustration Only

Entry

**Second Floor Plan**  
Total Area: 2565 ft<sup>2</sup>