

**HL****Great
New Price!**

For Lease: Office Suite

76 San Pablo Ave., Ste 200, San Rafael, CA

- Attractive Office(s) with Kitchen
- 7 Private Offices
- Private Deck/Terrace
- Across Intersection from Marin Civic Center & U.S. Post Office
- Sprinklers

Offering Summary

Available Sq Ft:	2,565 +/- sf
Initial Base Rent:	\$1.25 \$2.19 psf
Lease Type:	NNN
Min. Lease Term:	1 - 3 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: Office Suite

76 San Pablo Ave., Ste. 200, San Rafael, CA 94903

Building/Space Description:

This is an attractive 2-story building with retail on ground floor and 2nd floor offices. The offices have 2 entry/exit points with a deck/terrace on the north side of the building. Interior space has carpeting, security and operable windows. Four offices have windows. There is a kitchenette with sink. There is heating and air conditioning.

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:	2,565 +/- sq. ft.
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
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:	\$3,206.25 / mo (1.25 per sq. ft.)
Base Rent Increases:	3%
Lease Type:	NNN (\$0.36 psf = \$900/mo.)
Tenant Expenses:	Electrical, Internet, Janitorial

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

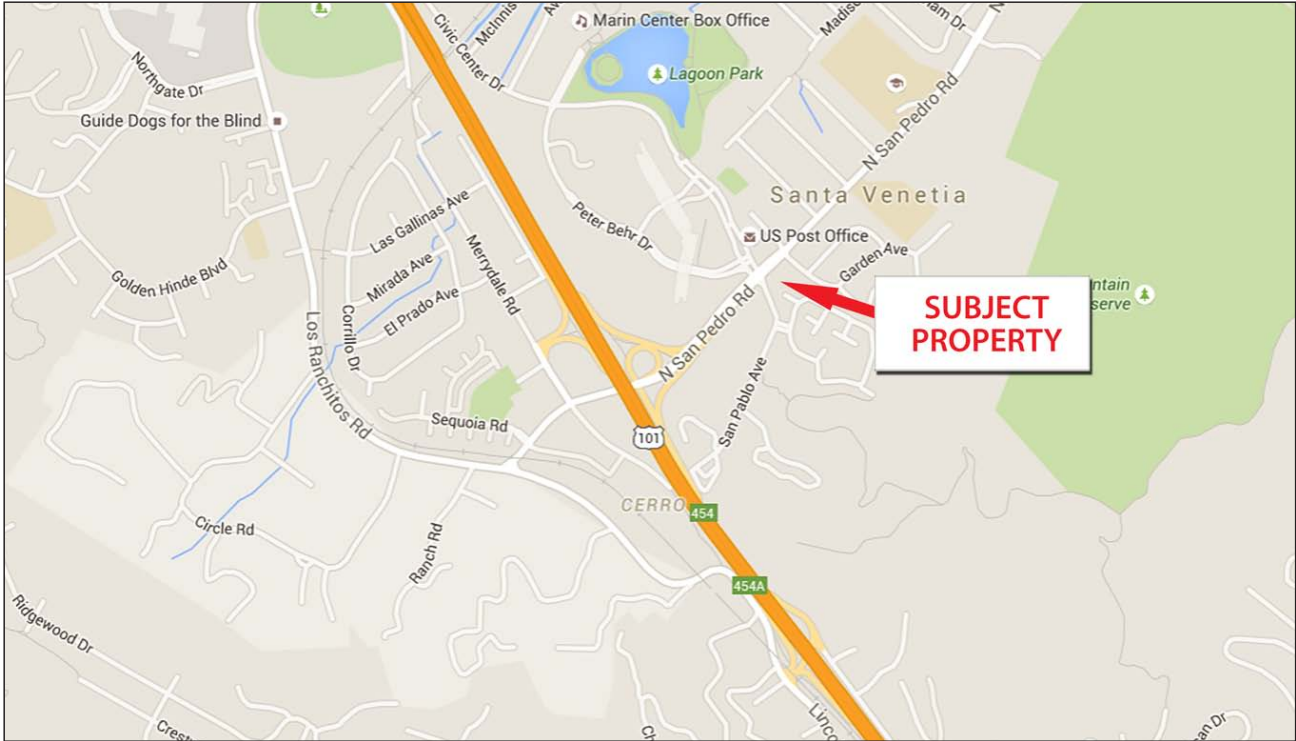
For Lease: Office Suite

76 San Pablo Ave., Ste. 200, San Rafael, CA 94903

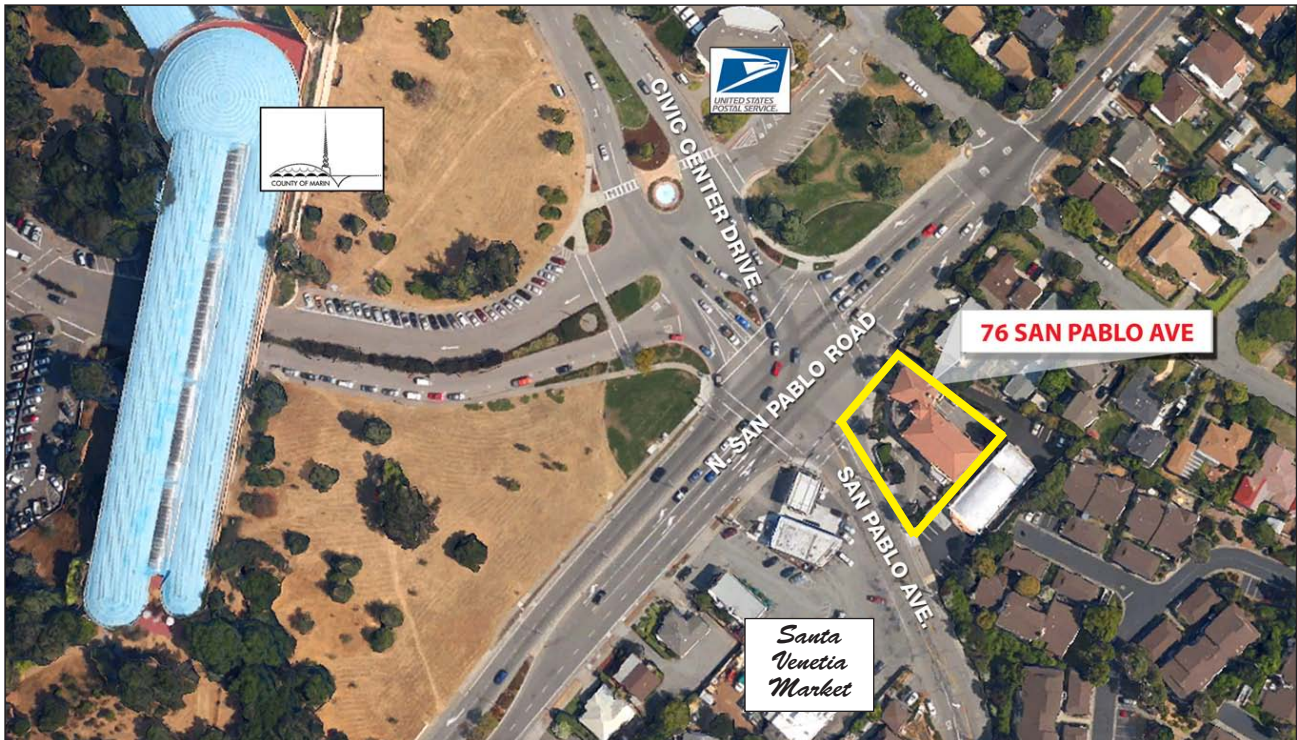


For Lease: Office Suite

76 San Pablo Ave., Ste. 200, San Rafael, CA 94903



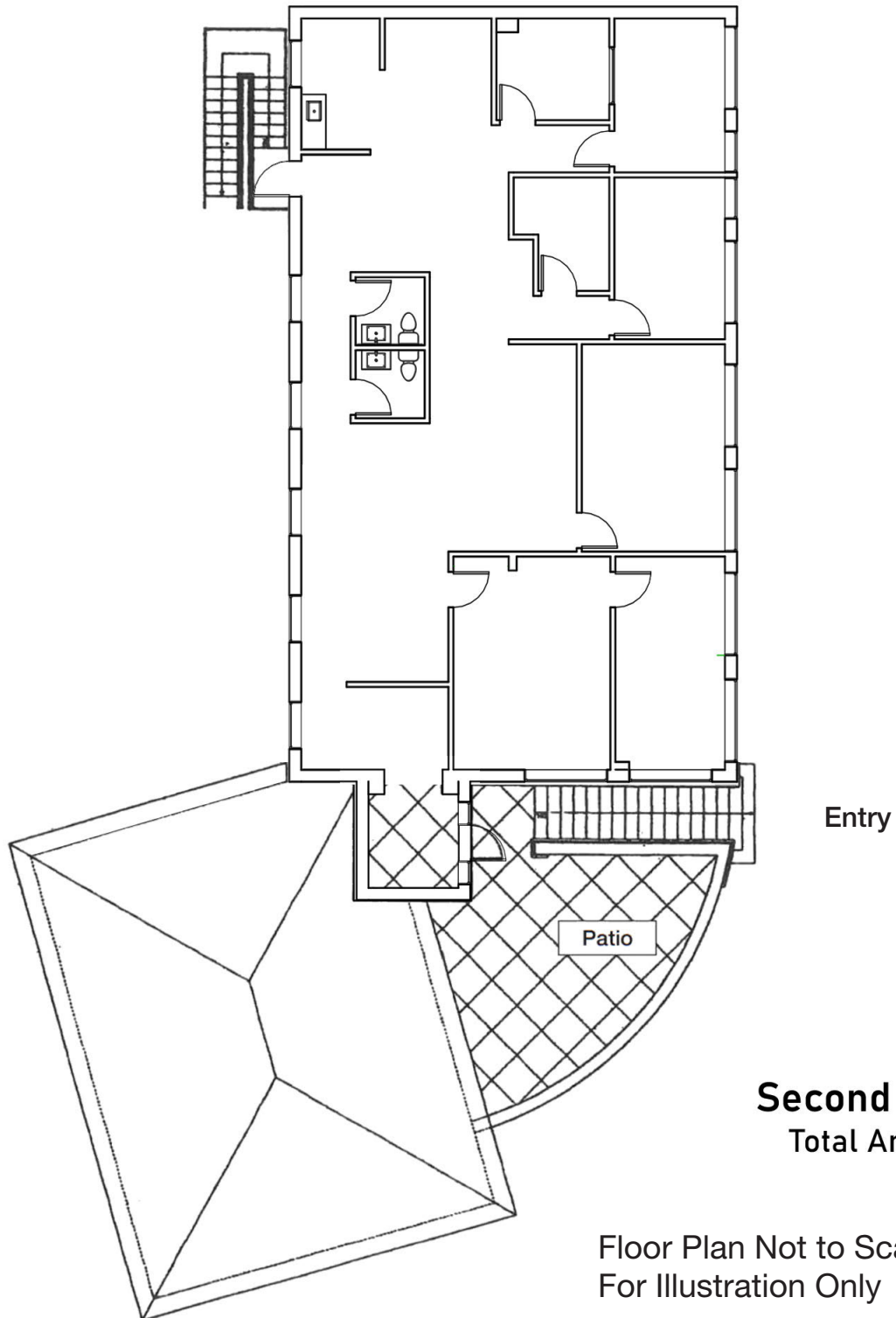
[Click here to View in Google Maps](#)



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: Office Suite

76 San Pablo Ave., Ste. 200, San Rafael, CA 94903



Second Floor Plan

Total Area: 2565 ft²

Floor Plan Not to Scale
For Illustration Only