

**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:	<b>\$1.75</b> <del>\$2.19</del> psf
Lease Type:	NNN
Min. Lease Term:	2 - 5 Years
Available:	Now

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# For Lease: Office Suite

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

## Building/Space Description:

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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:

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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:

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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:

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Total Building Square Feet:	4,700 +/- sq. ft.
Year Constructed:	1999 +/-
Zoning/Permitted Uses:	C1 (Retail Business)
Countywide Plan Designation:	<a href="#">GC (General Commercial/Mixed Use)</a>
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:

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Minimum Lease Term:	2-5 Years
Initial Base Rent:	\$4488.75 / mo (1.75 per sq. ft.)
Base Rent Increases:	3%
Lease Type:	NNN (\$0.36 psf = \$900/mo.)
Tenant Expenses:	Electrical, Internet, Janitorial

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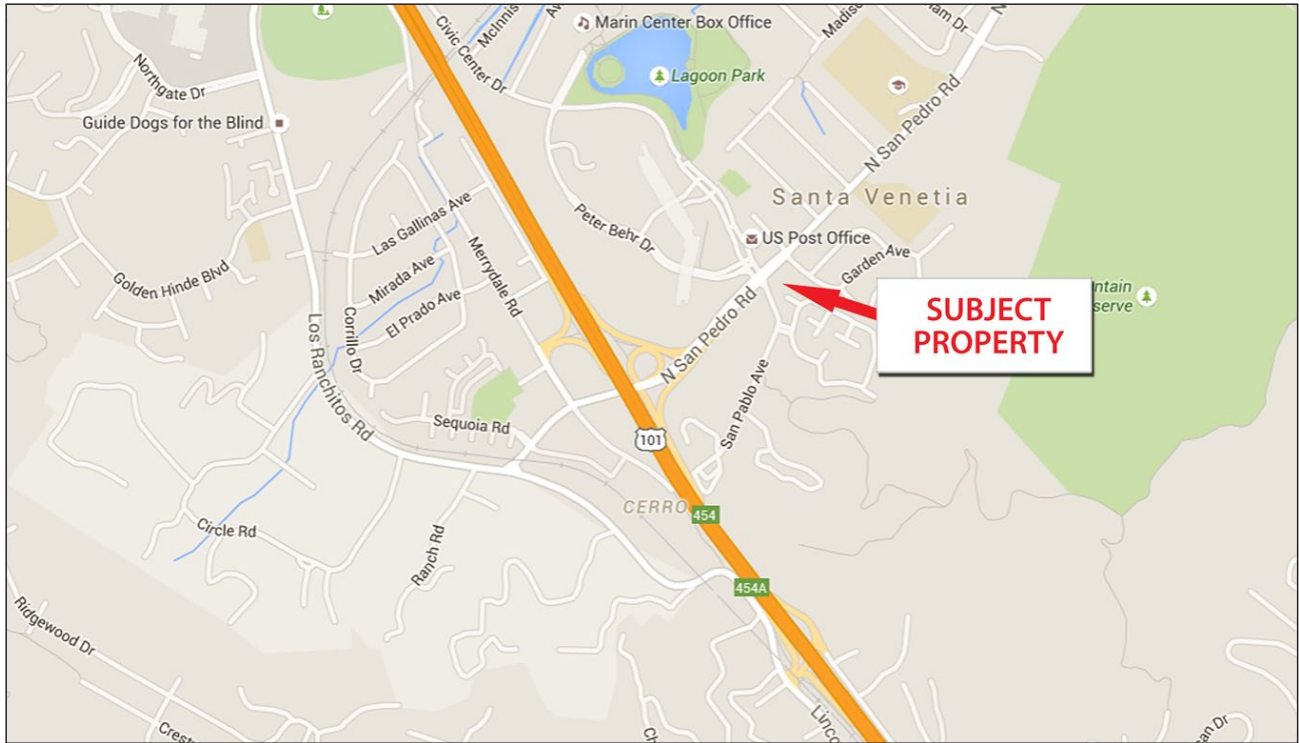
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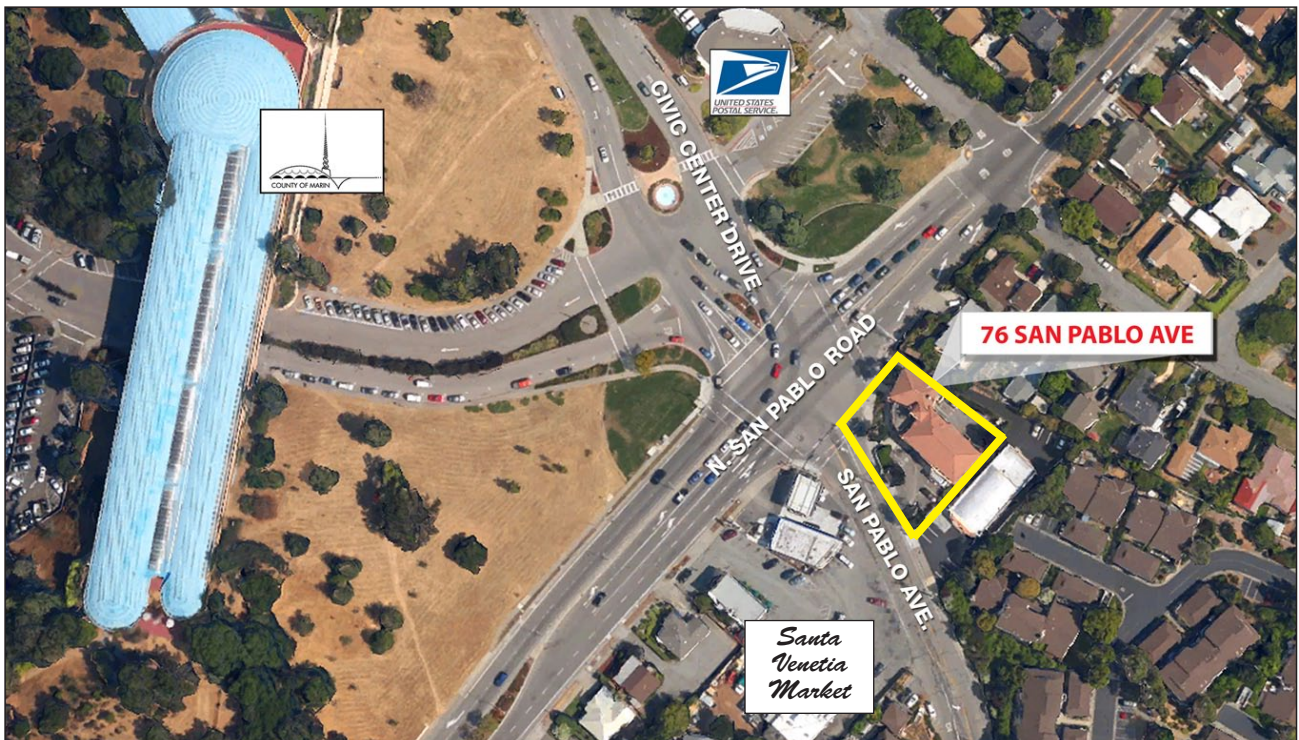


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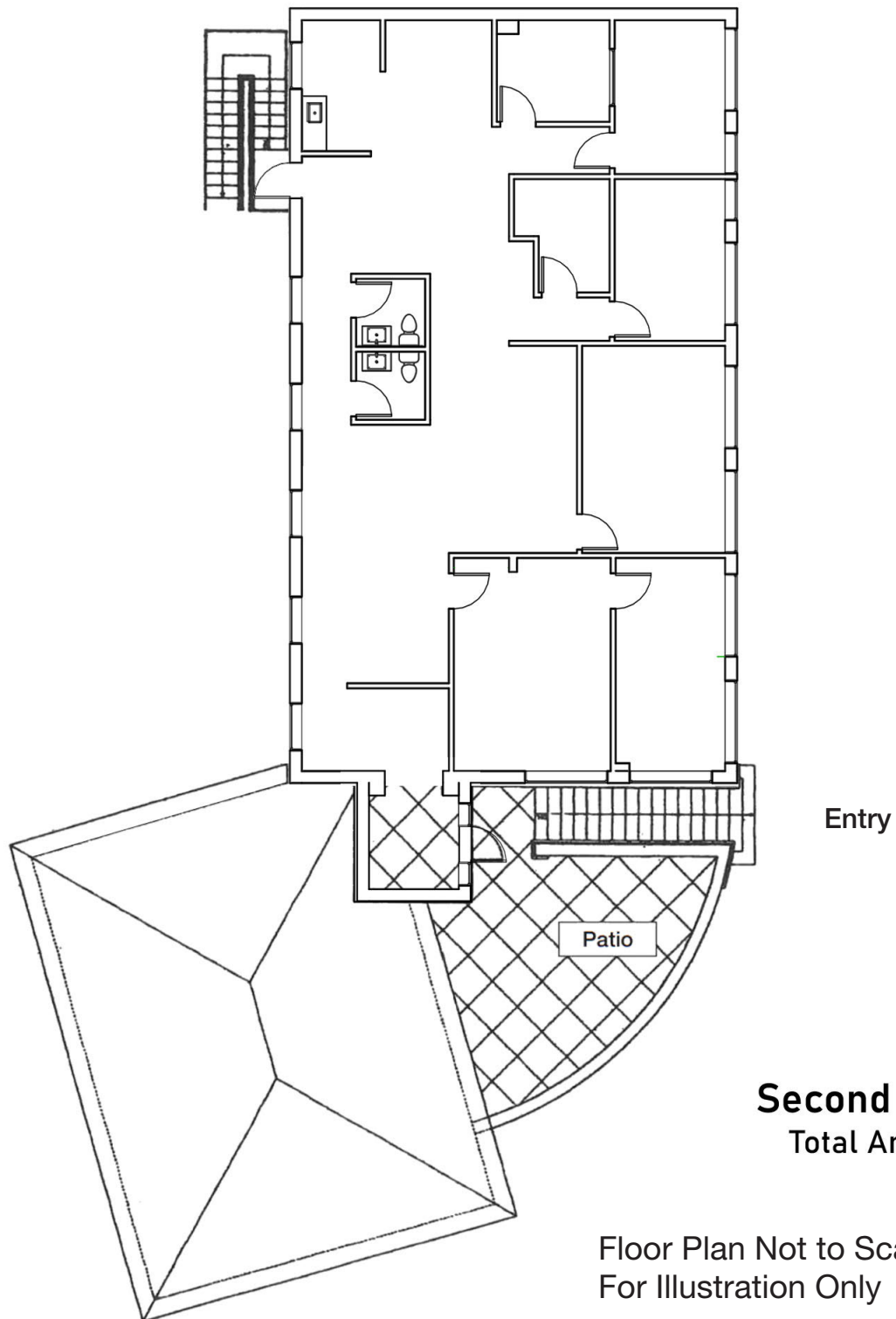
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## Second Floor Plan

Total Area: 2565 ft<sup>2</sup>

Floor Plan Not to Scale  
For Illustration Only