



## For Lease: San Rafael Retail Spaces

1121 Fourth Street, San Rafael, CA

- High Ceilings
- Heat and Air Conditioning
- Great Location
- ADA Restroom
- Store Front
- 2 Private Offices

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>1,389 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$2.75 psf</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>Lease Term:</b>	<b>3 - 5 Years</b>
<b>Available:</b>	<b>Now</b>



Contact:  
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# For Lease: San Rafael Office/Retail Space

1121 Fourth St., San Rafael, CA 94901

## Building/Space Description:

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This amazing property has great storefront visibility, high ceilings, 2 private offices, track lighting and a new ADA restroom.

## Location Description:

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This building is located in San Rafael on 4th Street, the main street of downtown San Rafael.

## Space Information/Features:

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Available Square Feet:	1,389 +/- Sq. Ft. (The owner is source. Agent has not verified square footage.)
Retail Type:	Street
Signage:	Yes
Parking:	Street

## Building Information/Features:

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Total Building Square Feet:	19,175 +/- sq. ft.
Year Constructed:	1920 +/-
Zoning Designation:	<a href="#">T4MS 60/80</a> (see pg. 52 for uses)
Fire Sprinklers:	Fire Alarm
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square file; or an area protect by levees from 100-year flooding.

## Lease Information:

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Lease Term:	3 - 5 Years
Initial Base Rent:	\$2.75 psf (\$3820/mo)
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	Gas, electricity, water, gas & trash removal



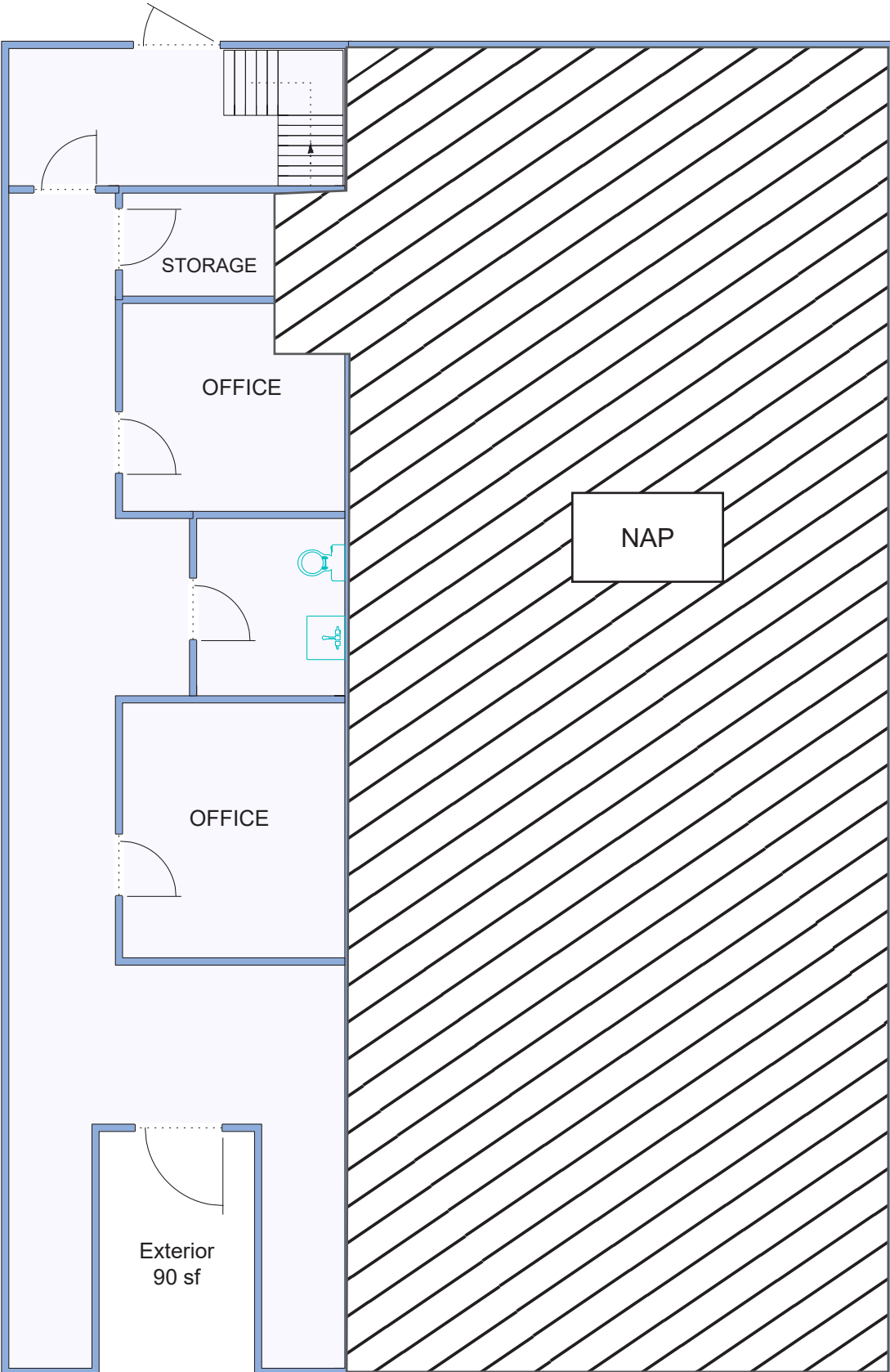
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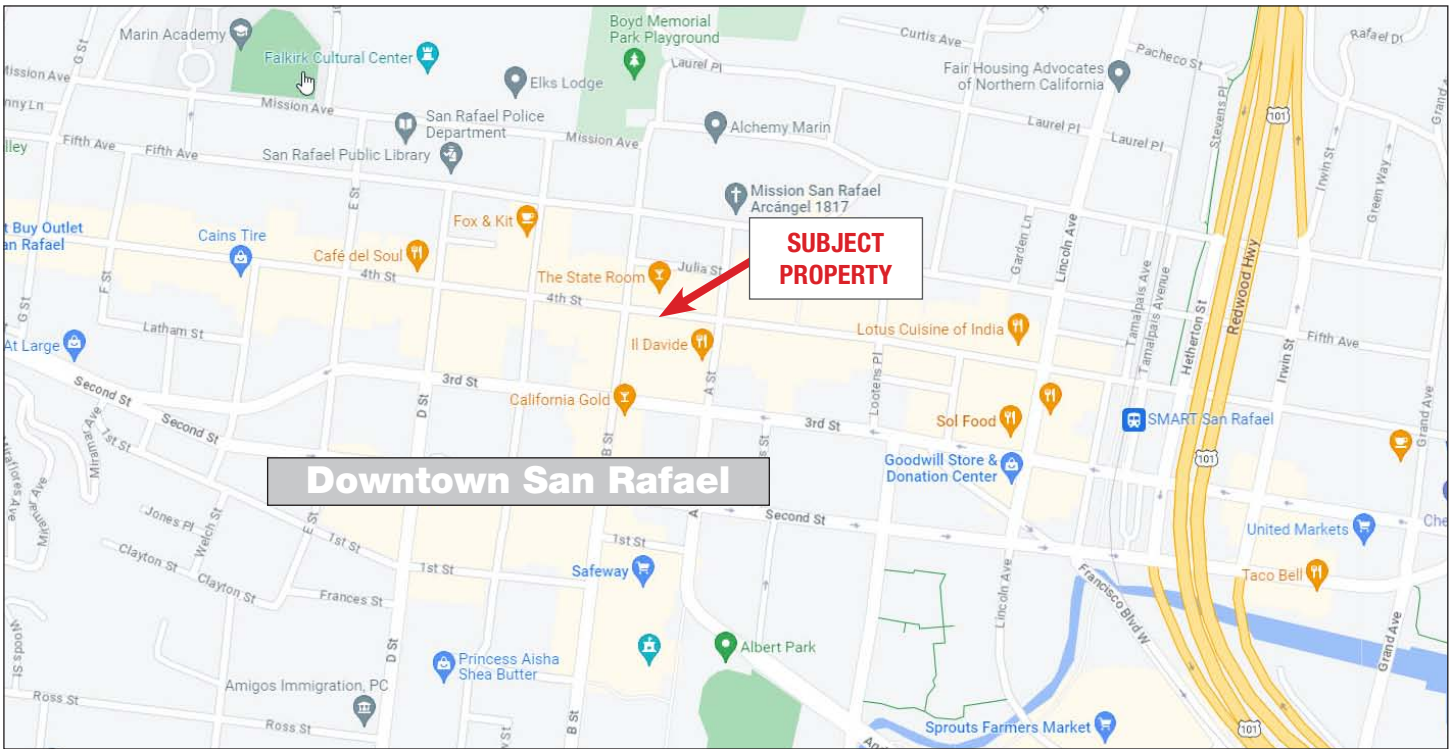
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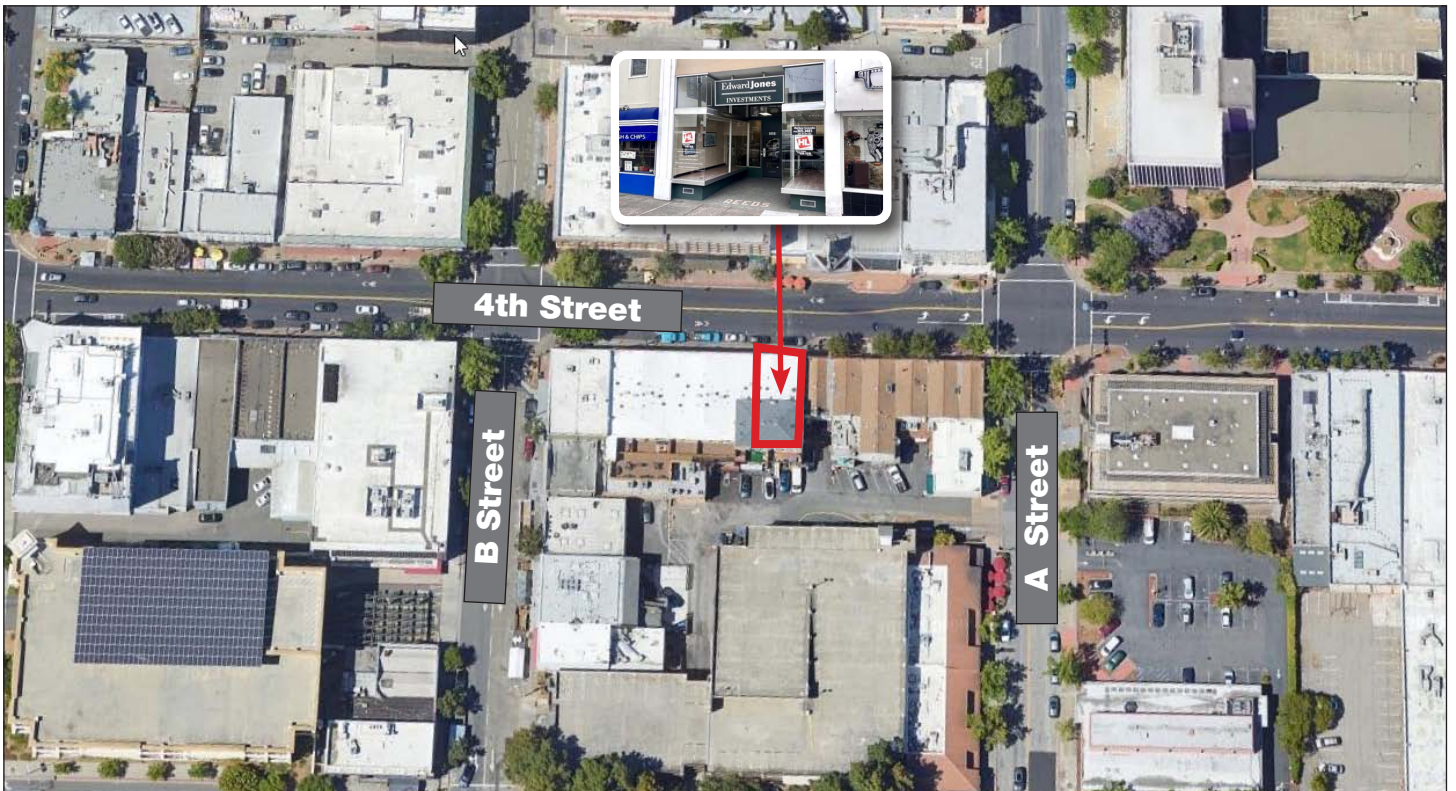


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[Click here to View in Google Maps](#)



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