



## For Lease: Downtown Office Space

1615 5th Avenue, San Rafael, CA

- Excellent Downtown Location
- Single Tenant
- 13 Parking Spaces
- Monument Signage
- Stunning Interior

Contact:

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### Offering Summary

<b>Available Sq Ft:</b>	<b>3,300 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$2.25 psf</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>Min. Lease Term:</b>	<b>3 - 5 Years</b>
<b>Available:</b>	<b>May 1, 2024</b>



**HL Commercial Real Estate**  
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# For Lease: Downtown Office Space

1615 5th Avenue, San Rafael, CA 94901

## Building/Space Description:

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Attractive two-story office building with 10 private offices, two bathrooms, en-suite kitchen, conference room and reception area. Operable windows.

Remodeled and upgraded in 2012.

## Location Description:

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This property is located in downtown San Rafael at the corner of 5th Avenue and F Street. Short distance to all amenities including banks, restaurants and personal services.

## Space Information/Features:

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Total Available Square Feet:	3,300+/- sq. ft.
Divisible:	No
Coffee Sink:	Yes
Signage:	Yes, monument
Parking:	13 spaces on site - mostly tandem

## Building Information/Features:

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Total Building Square Feet:	3,300 +/- sq. ft.
Year Constructed:	1928 +/- (upgraded in 1960s)
Zoning/Permitted Uses:	<u>T4N 40/50</u> (T4 Neighborhood) (see pg. 28 in link)
Fire Sprinklers:	No
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 mile; or an area protected by levees from 100-year flooding.

## Lease Information:

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Minimum Lease Term:	3-5 Years
Initial Base Rent:	\$2.25 /rsf
Lease Type:	Modified Gross
Tenant Expenses:	Gas, electrical, garbage, interior maintenance, interior janitorial

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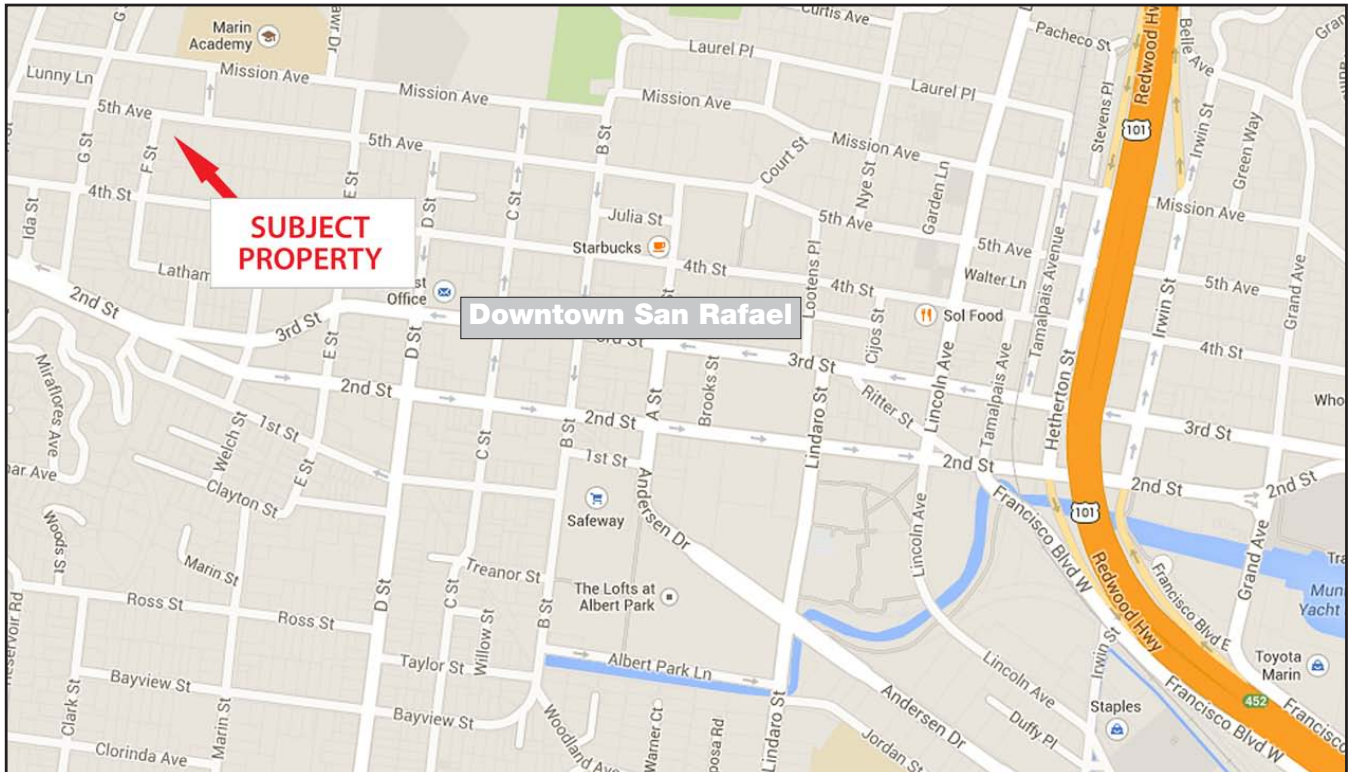
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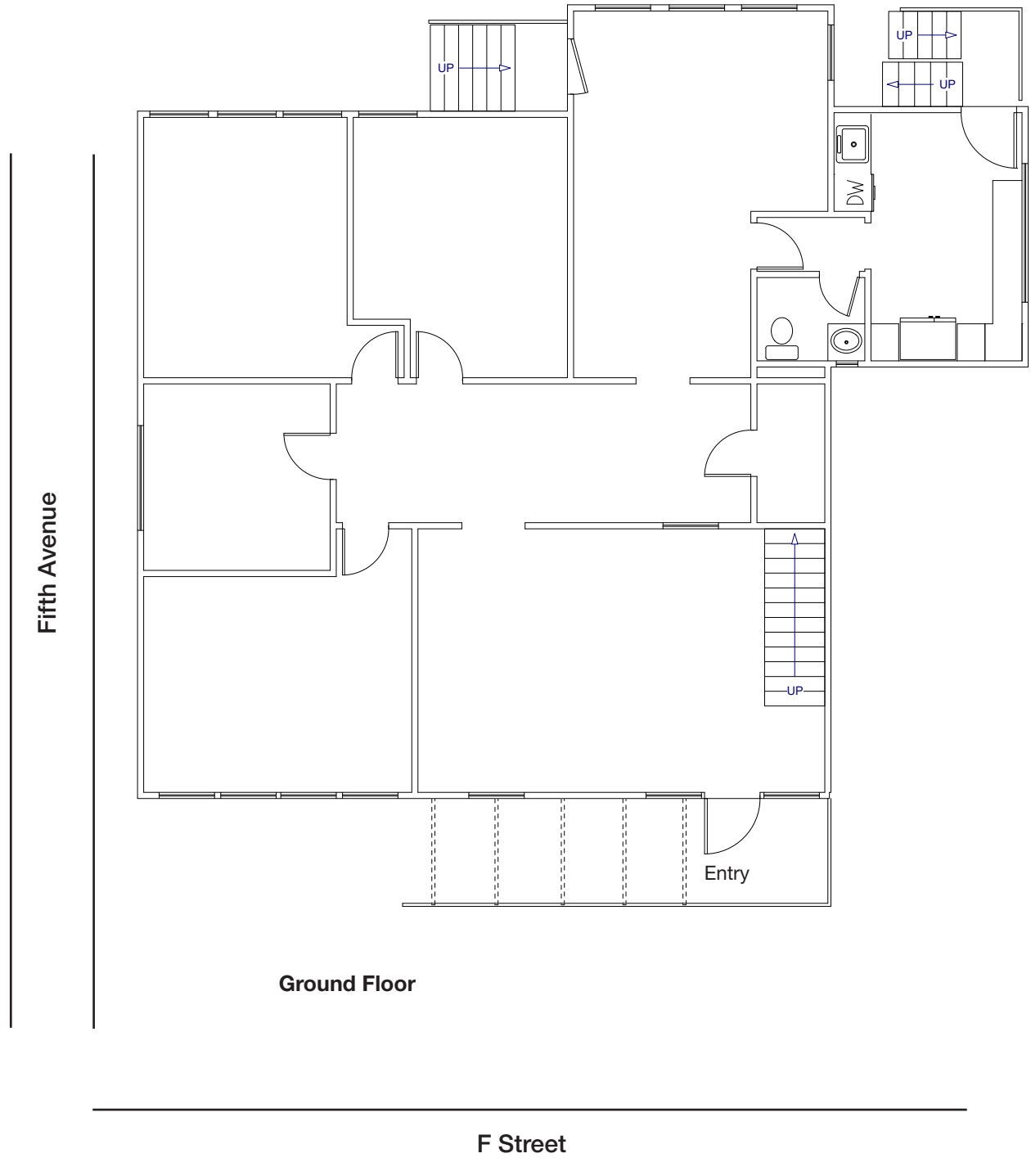
[Click here to View in Google Maps](#)



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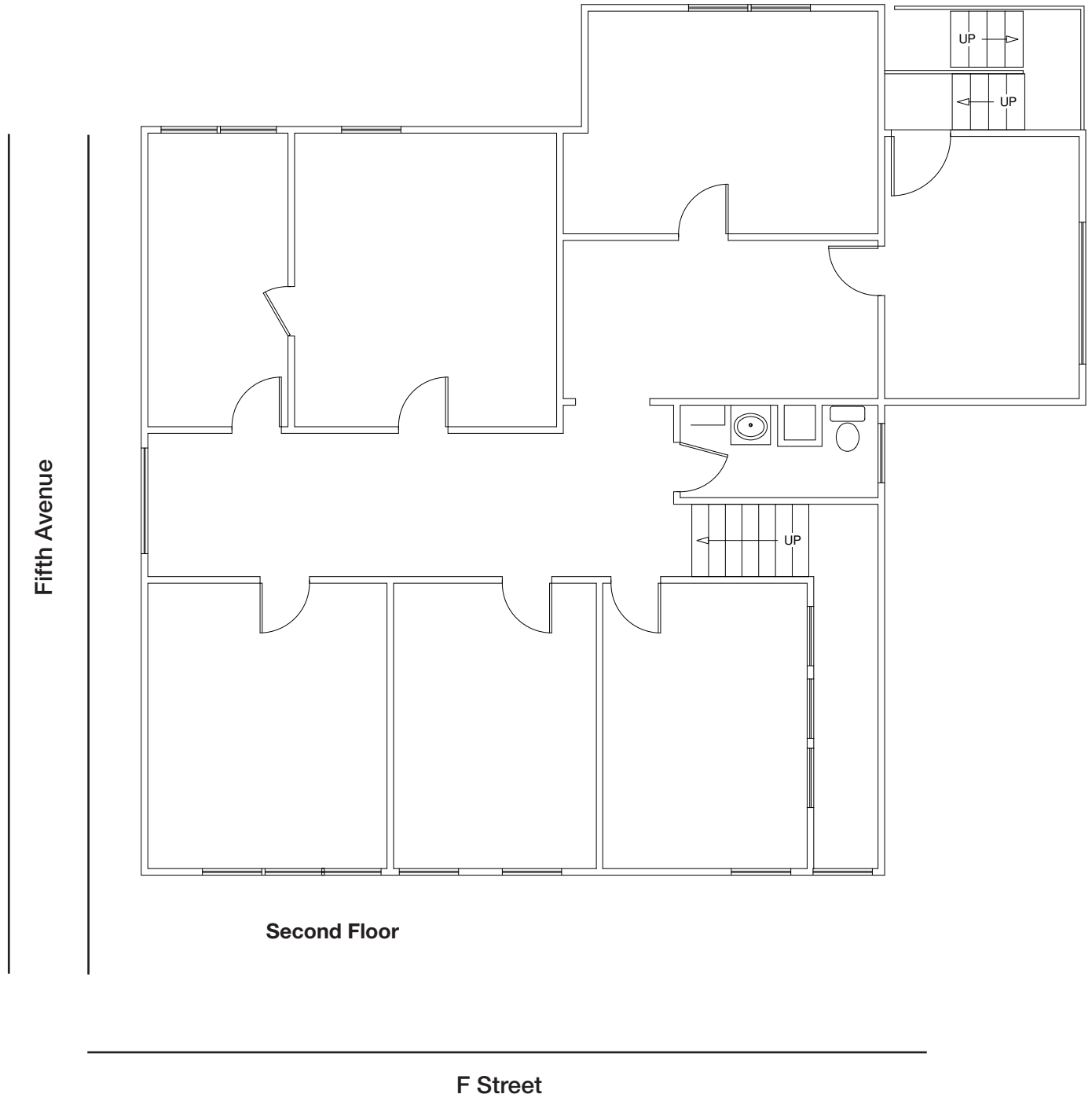
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Second Floor

F Street