



Price Reduced!



For Lease: Downtown Office

1017 E Street, Suite D, San Rafael, CA

- Excellent Downtown Location
- 2 Reserved Parking Spaces
- Monument Signage
- One Large Room + Bathroom

Offering Summary

Available Sq Ft:	700+/- sf
Initial Base Rent:	\$2.50 \$2.05 psf
Lease Type:	Mod. Gross
Min. Lease Term:	3 - 5 Years
Available:	Now

Contact:

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HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
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For Lease: Downtown Office

1017 E Street, Suite D, San Rafael, CA 94901

Building/Space Description:

Attractive first-floor office suite with one large room plus bathroom. Operable windows. Building exterior has been recently repainted. Separately metered.

Location Description:

This property is located in downtown San Rafael between 4th St. and 5th Ave., close to all amenities including banks, restaurants and personal services. Seven blocks from the SMART Train/Transit Center.

Space Information/Features:

Total Available Square Feet:	700 +/- sq. ft. (owner is source, agent has not verified square footage)
Divisible/Can Add:	No
Number of Parking Spaces:	2 Reserved, on site

Building Information/Features:

Total Building Square Feet:	3,950 +/- sq. ft.
Year Constructed:	1974 +/-
Zoning/Permitted Uses:	5/MR/O (5th/Mission Residential/Office)
Fire Sprinklers:	No
Heating & 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:	3 - 5 Years
Initial Base Rent:	\$ 2.05 psf (\$1,435/mo)
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Pays:	Gas, Electrical, Garbage, Interior Maintenance, Interior Janitorial

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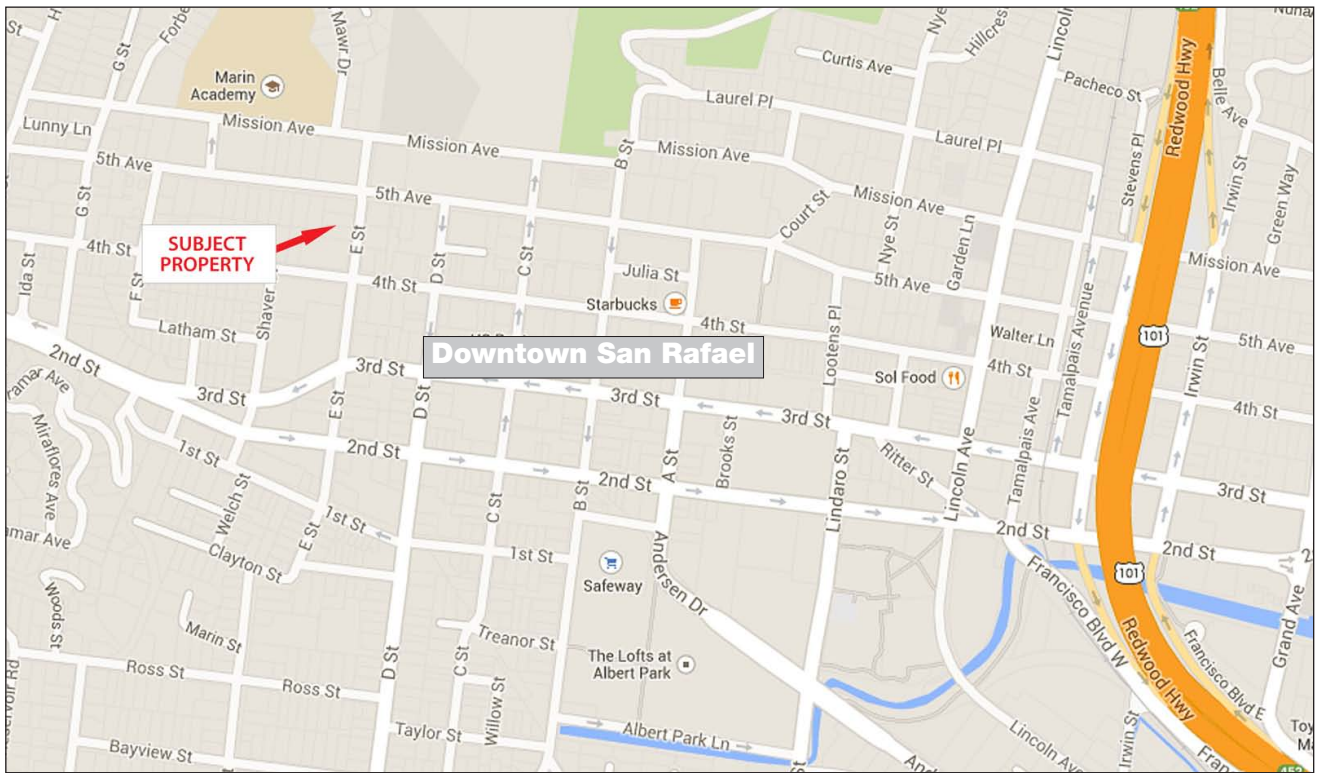
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