



**Price
Reduced!**



For Lease: Downtown Office

1017 E St., Ste. 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:	\$2.05 \$2.50 psf
Lease Type:	Mod. Gross
Min. Lease Term:	3 - 5 Years
Available:	Now

Contact:

Bob Knez
 (415) 971-8866
bob@hlcre.com
 Lic#: 00640535

Matthew Cerecedes
 (415) 305-3481
matt@hlcre.com
 Lic#: 01841496



HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903-2102
www.hlcre.com

For Lease: Downtown Office

1017 E St., 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

Contact:

Bob Knez
(415) 971-8866
bob@hlcre.com
Lic#: 00640535

Matthew Cerecedes
(415) 305-3481
matt@hlcre.com
Lic#: 01841496



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903-2102
www.hlcre.com

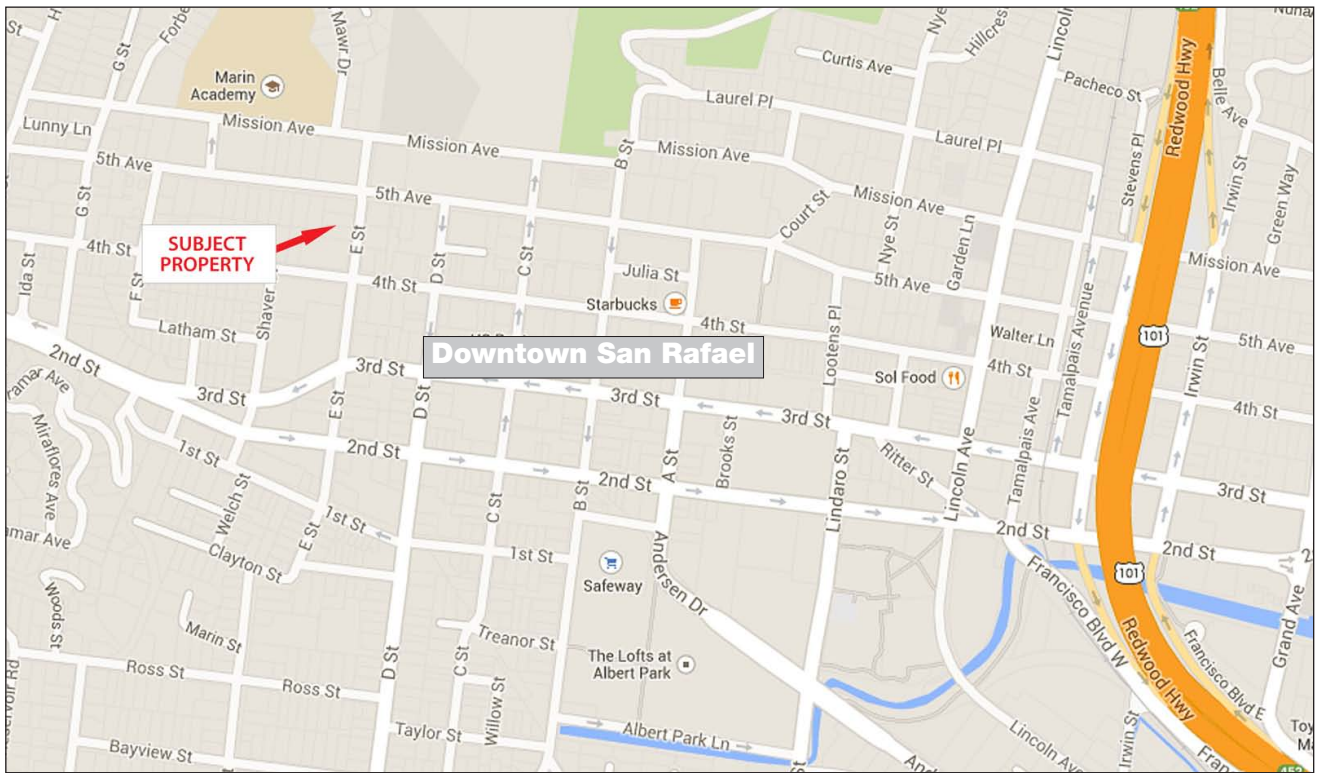
For Lease: Downtown Office

1017 E St., Suite D, San Rafael, CA 94901



For Lease: Downtown Office

1017 E St., Suite D, San Rafael, CA 94901



[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: Downtown Office

1017 E St., Suite D, San Rafael, CA 94901

