



For Lease: Office Suite

255 Sir Francis Drake Blvd., San Anselmo, CA

- Prime Downtown Location
- Reception Area
- 2 Private Offices

Offering Summary

Available Sq Ft:	611 +/- sf
Initial Base Rent:	\$1,500/mo.
Lease Type:	Mod. Gross
Min. Lease Term:	1 Year
Available:	Now



Contact:
Mark Cooper
 (415) 608-1036
mark@hlcre.com
 Lic# 01814831



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

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255 Sir Francis Drake Blvd., San Anselmo, CA 94960

Building/Space Description:

This space has 2 private offices and an open area and reception. Tenant responsible for electric and janitorial. There are shared restrooms. No water in unit.

Location Description:

This highly visible property is located in heart of downtown San Anselmo, surrounded by shops and restaurants and across from the Town Hall and next to Marin Coffee Roasters.

Space Information/Features:

Total Available Square Feet: 611 +/- sq. ft.
(The owner is source, agent has not verified square footage)

Parking: Street parking only

Building Information/Features:

Total Building Square Feet: 12,861 +/- sq. ft.
Year Constructed: 1922 +/-
Zoning/Permitted Uses: [C-2 \(Central Commercial District\)](#)
Fire Sprinklers: No
Heating & Air Conditioning: Yes, heating only
Flood Zone Designation: Zone AE (An Area Inundated by 100-year flooding)
This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

Lease Terms:

Minimum Lease Term: 1 year
Initial Base Rent: \$1,500/mo
Base Rent Increases: 3% per annum
Lease Type: Modified Gross
Tenant Expenses: Tenant pays electric



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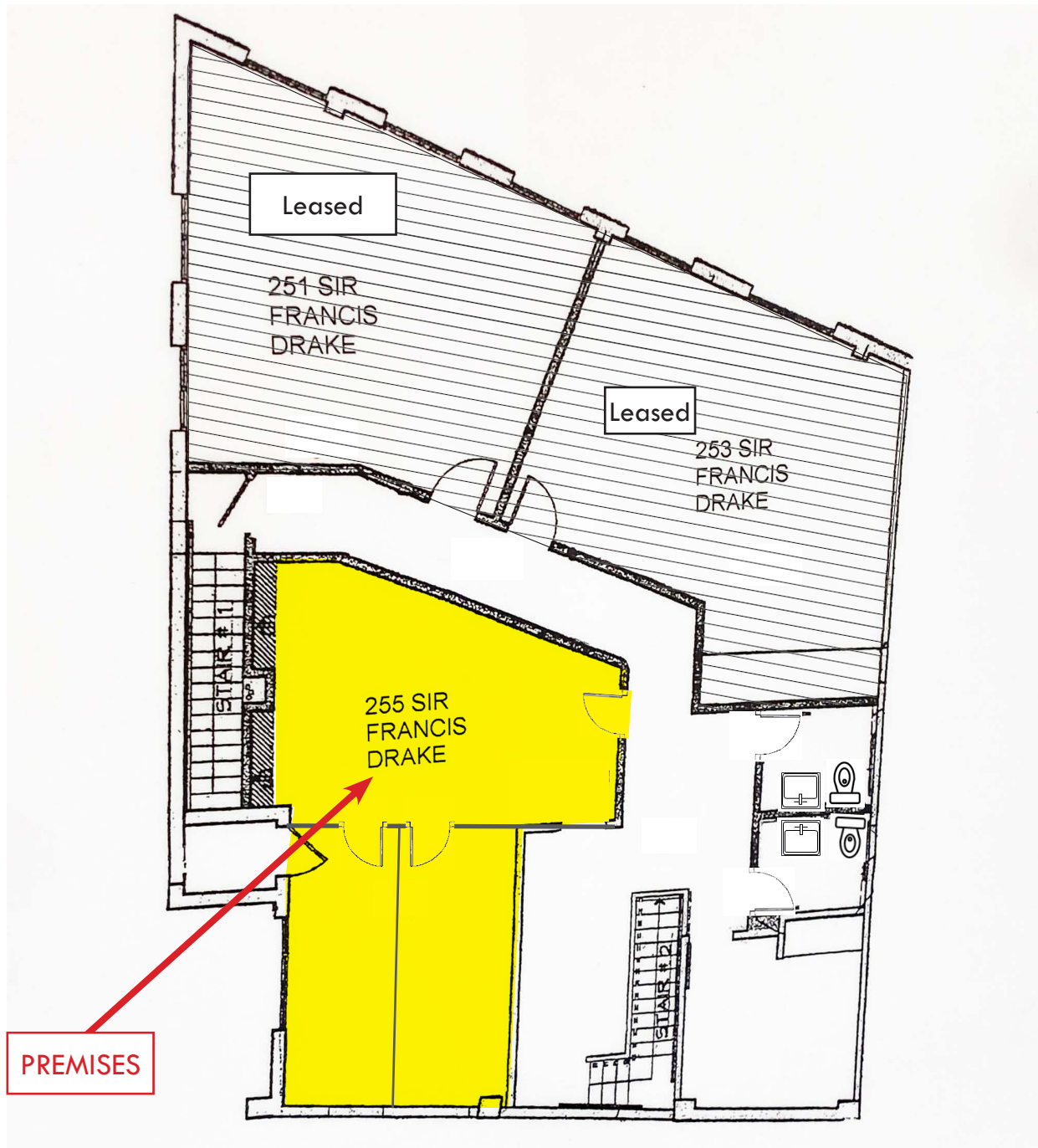
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