



*** 3 Months
FREE!**

For Lease: Medical/Dental Suite

920 Northgate Drive, Suite 7, San Rafael, CA

- Dental Office
- Sterilization Room
- Heat and Air Conditioning
- Restroom
- Reception Room

Offering Summary

Total Available Sq Ft:	756 - 1,512 +/- sf
Initial Base Rent:	\$3.50 psf
Lease Type:	Mod. Gross
Min. Lease Term:	3 Years
Available:	Now

Contact:

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

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Building/Space Description:

A single story dental/office building, with 8 suites ranging in size from 566 sq.ft. to 1,540 +/- sq.ft. Most suites are currently occupied by dentists. The available suite is a dental office with three operatories and a sterilization room.

Location Description:

This medical office complex is located in North San Rafael with easy access off Freitas Parkway exit of Highway 101. Just north of Marin Civic Center, adjacent to the Northgate Shopping Center.

Space Information/Features:

Total Available Square Feet:	756 +/- sq. ft. (owner is source)
Divisible/Can Add:	Yes (possible expansion to next door suite for a total of 1,512 sq.ft.)
Views:	Garden, courtyard and surrounding hills
Kitchen:	No
Number of Parking Spaces:	43 shared spaces under building (6:1000)

Building Information/Features:

Total Building Square Feet:	7,126 +/- sq. ft.
Year Constructed:	1965
Zoning/Permitted Uses:	O (Office)
Fire Sprinklers:	No
Elevator Services:	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:

Minimum Lease Term:	3 Years
Initial Base Rent:	\$3.50 psf (\$2,835.00/mo.)
New Tenant Special:	*3 Months Free on a new lease of three years or more
Lease Type:	Modified Gross
Tenant Expenses:	Electrical, Interior Janitorial Increases in taxes and insurance over the base year

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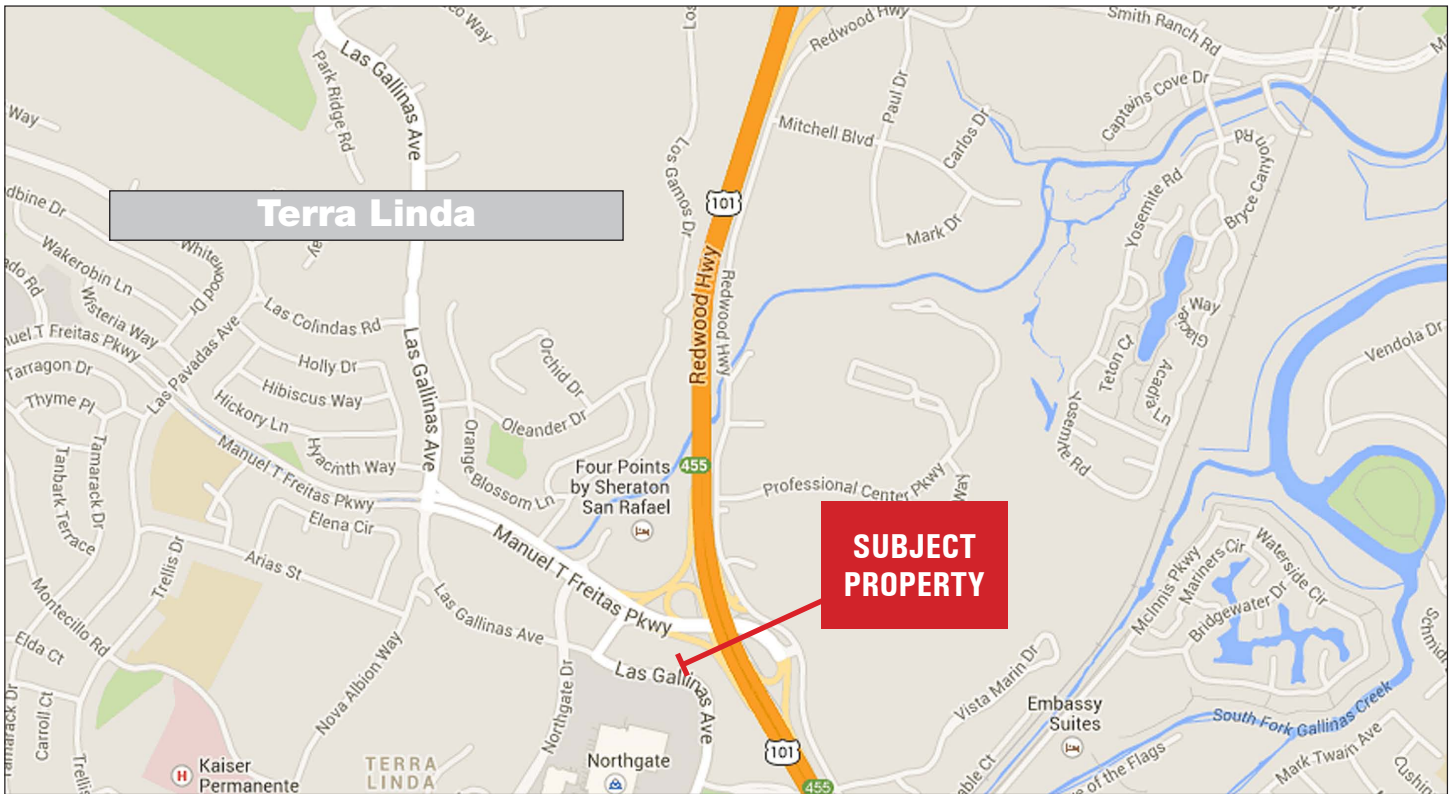
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Floor Plan



Floor Plan not to scale
For Illustration only

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