



## For Lease: Office/Retail Suites

245 Sir Francis Drake Blvd., San Anselmo, CA

- Prime Downtown Location
- Open Floor Plan
- High Ceilings
- Excellent Window Line

### Offering Summary

<b>Available Sq Ft:</b>	<b>824 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$2.73 psf</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>Min. Lease Term:</b>	<b>3 Years</b>
<b>Available:</b>	<b>Now</b>



Contact:  
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**HL Commercial Real Estate**  
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245 Sir Francis Drake Blvd., San Anselmo, CA 94960

## Building/Space Description:

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This seldom offered prime retail/office space, a former yoga studio, has high ceilings and an excellent window line. There are shared restrooms. Tenant responsible for electric and interior janitorial. There is no water in unit.

## Location Description:

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This highly visible property is located in heart of downtown San Anselmo, around the corner from shops, restaurants, the Town Hall and Marin Coffee Roasters.

## Space Information/Features:

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Total Available Square Feet:	824 +/- sq. ft. (The owner is source, agent has not verified square footage)
Can Add:	Yes
Parking:	Street parking only

## Building Information/Features:

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Total Building Square Feet:	12,861 +/- sq. ft.
Year Constructed:	1922 +/-
Zoning/Permitted Uses:	<a href="#">C-2 (Central Commercial District)</a>
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
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:

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Minimum Lease Term:	3 years
Initial Base Rent:	\$2.73 per sq. ft. (\$2,250/mo)
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	Garbage, interior janitorial, gas & electric Landlord pays water & common area expenses



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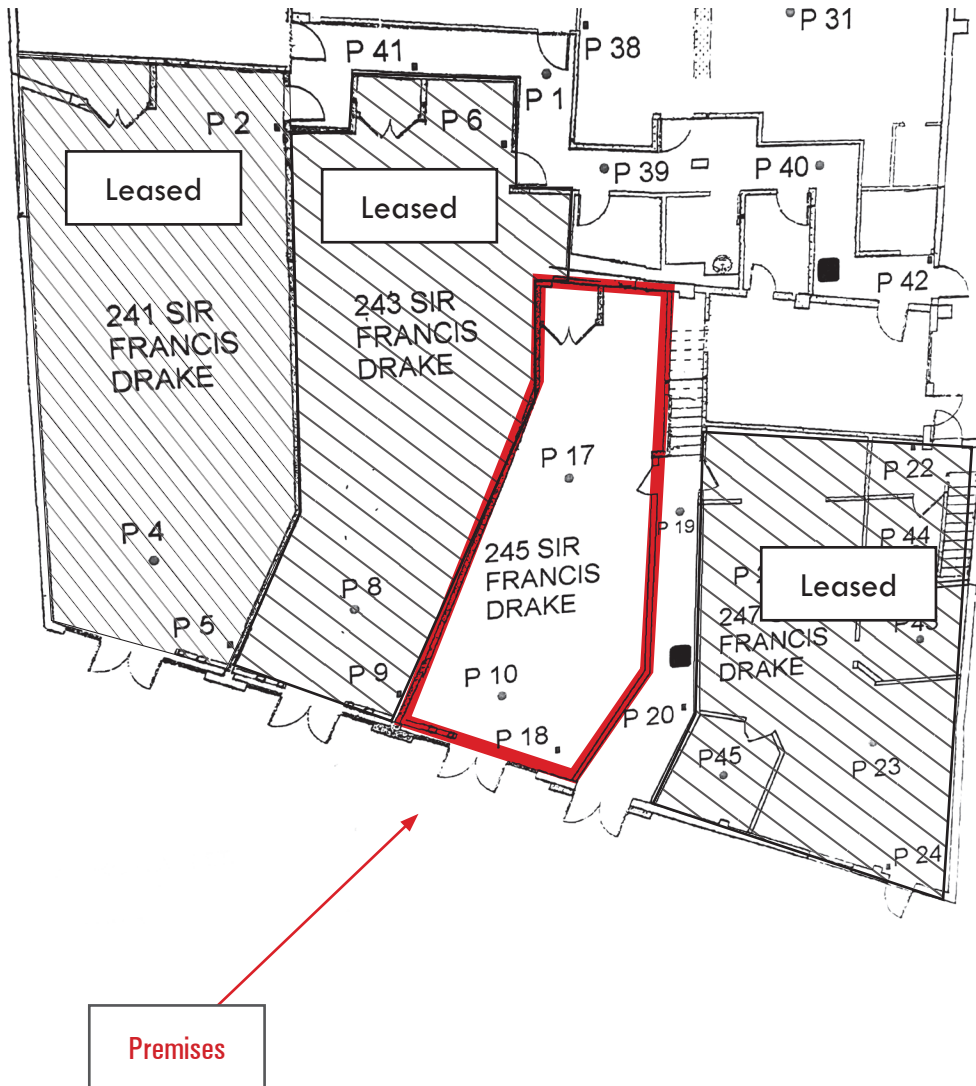
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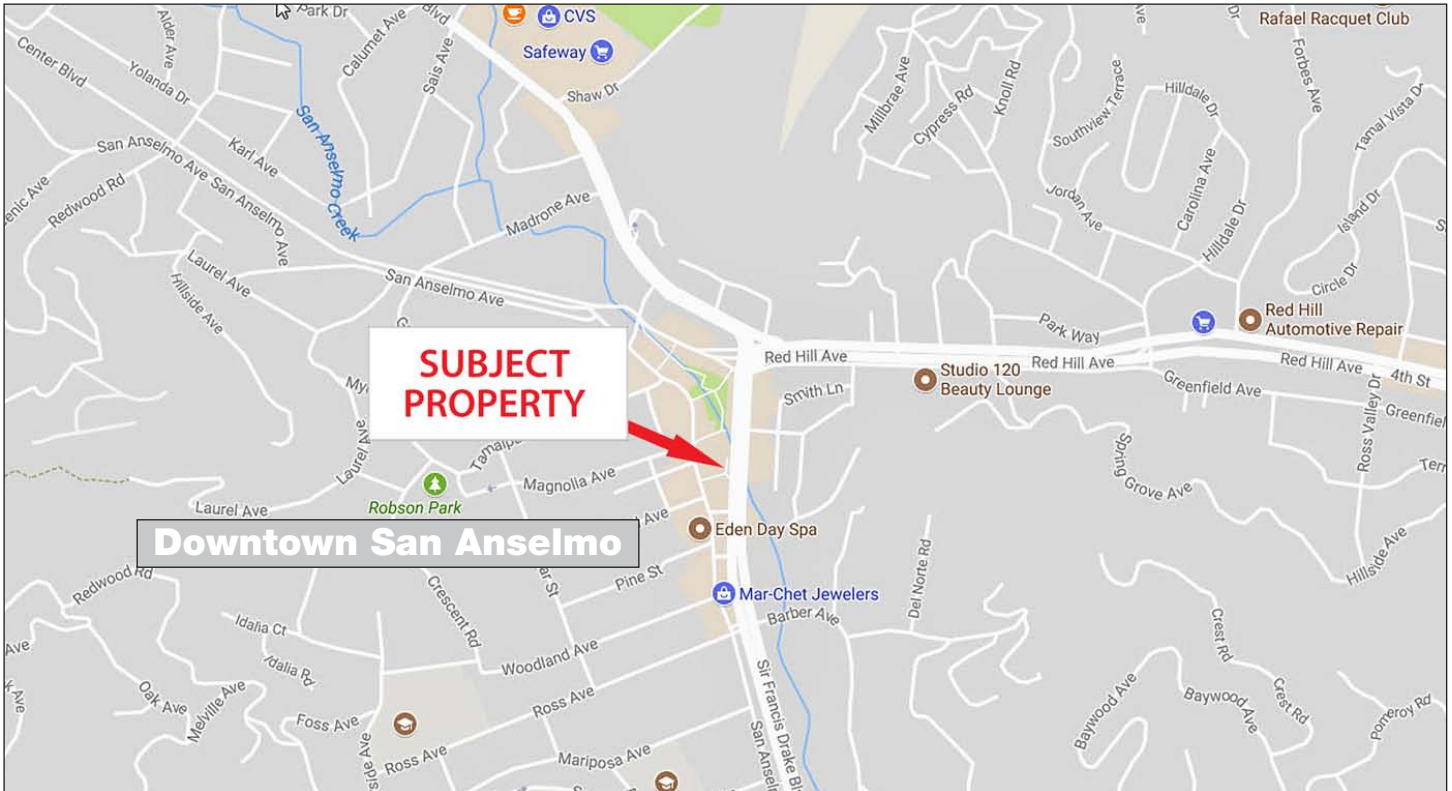
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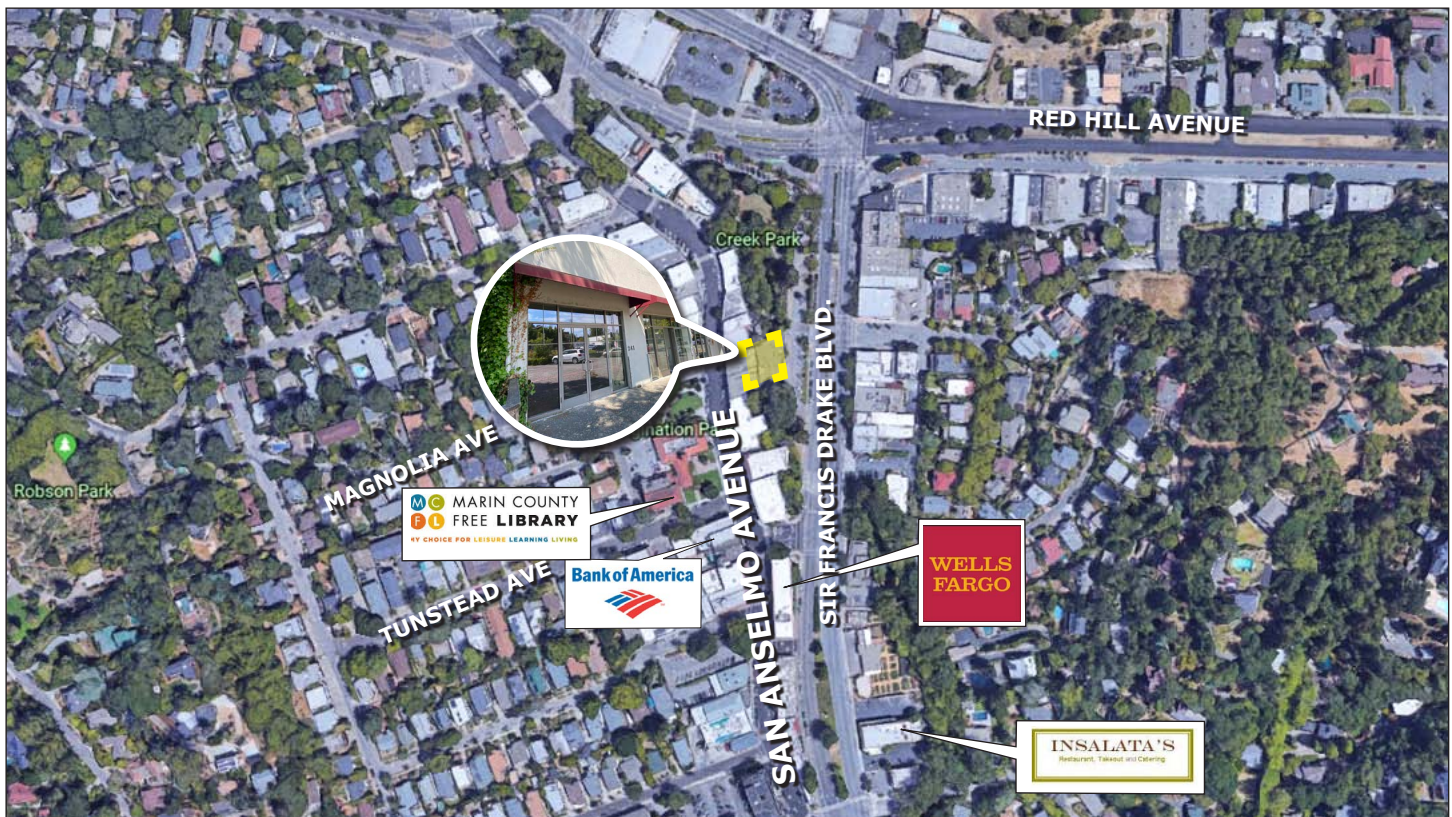
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