



## For Lease: Office Suites

35 Mitchell Blvd., Suite 5A, San Rafael, CA

- Shared Conference Room
- Kitchenette & Storage
- Heat and Air Conditioning
- 5 Private Offices
- Free Parking 4:1000 Ratio
- Medical Use Permitted

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>1,331 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$1.85 psf</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>Minimum Lease Term:</b>	<b>2 Years</b>
<b>Date Space Available:</b>	<b>Now</b>

Contact: **Bob Knez**  
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**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

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## Building/Space Description:

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This space features 5 private offices, a reception area/waiting room, a wet bar, and storage, including HVAC ensuring utmost convenience for tenants. Tenants will appreciate the ample parking available on-site. Enjoy proximity to a wealth of amenities, including restaurants, cafes, shopping centers, and more, making it an attractive location.

## Location Description:

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East of Highway 101 and off the Redwood Highway frontage road, 25 Mitchell Blvd in San Rafael. This strategically situated property offers easy access to major transportation routes accessibility for your business. With nearby amenities and a thriving business environment.

## Space Information/Features:

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Total Available Square Feet:	1,331+/- sq. ft.
Divisible/Can Add:	No
Views:	Courtyard and surrounding hills
Kitchenettes:	Yes - in select units
Number of Parking Spaces:	100 unreserved on site, first come basis

## Building Information/Features:

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Building/Project Name:	Northgate Industrial Park
Total Building Square Feet:	28,480 +/- sq. ft.
Year Constructed:	1968
Zoning/Permitted Uses:	O: Office District
Fire Sprinklers:	Yes
Elevator Services:	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 Information:

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Minimum Lease Term:	Two years
Initial Base Rent:	1.85 psf/mo + 4%/yr. increases
Lease Type:	Modified Gross
Tenant Expenses:	Electricity, phone, data, janitorial, & HVAC chg. (\$.07/sf/mo)

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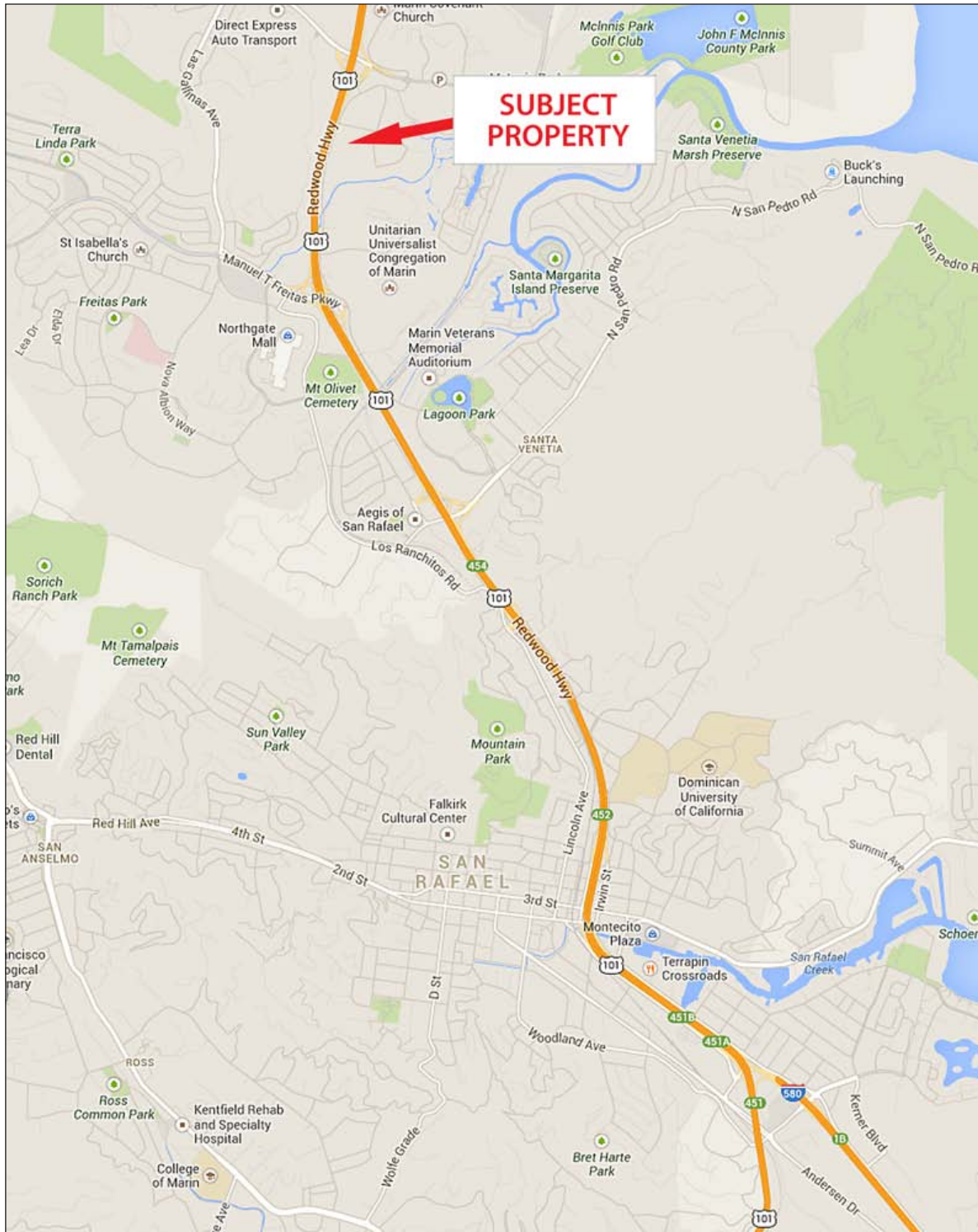
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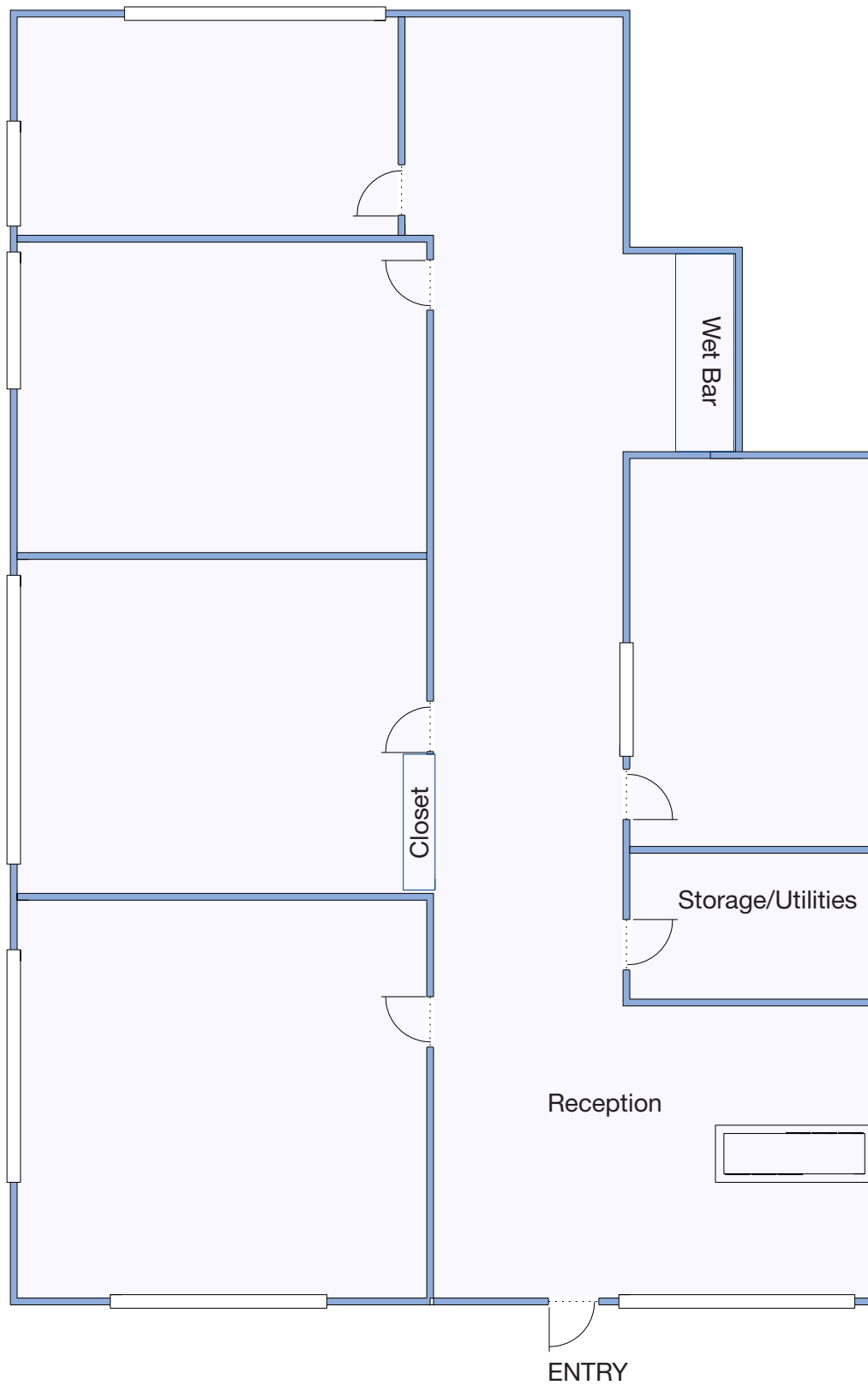
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Floor Plan not to Scale  
For Illustration Only