



# For Lease: Bel Marin Keys Office/Warehouse

## 8 Commercial Blvd., Ste. B, Novato, CA

- Office/Workspace
- HVAC in Warehouse Area
- 2 Restrooms
- Good Window Line
- Wet Bar
- On-Site Parking

Offering Summary	
Available Sq Ft:	2,890 +/- sf
Initial Base Rent:	\$1.65 psf
Lease Type:	Mod. Gross
CAM Charge:	\$0.15 per sf/mo.
Min. Lease Term:	3 - 5 Year
Available:	Now

Contact:

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# For Lease: Office/Warehouse

8 Commercial Blvd., Ste. B, Novato, CA 94949

## Property Description:

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The ground floor office space includes a private office, work area, wet bar, bathroom. good window line and a patio area. The large warehouse space is heated and air conditioned and has one roll-up door and one man door.

## Location Description:

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This property is located in the Bel Marin Keys Industrial Park. Minutes to Hwy. 101 and Highway 37. Bel Marin Keys is a mix of offices, manufacturing and distribution businesses. Other amenities in the immediate area include restaurants, shops, banks and other business services.

## Space Information/Features:

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Office Space:	778 +/- sq. ft.
Warehouse Space:	2,112 +/- sq. ft.
Total Available Square Feet:	2,890 +/- sq. ft.
Divisible:	No
No. of Warehouse Roll-up Doors:	One
Warehouse Ceiling Height:	Various heights
Warehouse Power:	220 amps 3 phase
Number of Parking Spaces:	8 unreserved

## Building Information/Features:

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Total Building Square Feet:	10,262 rentable square feet (entire project)
Year Constructed:	1975 +/-
Zoning Designation:	PD (Planned Development BMK Industrial Park)
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes (including warehouse area)
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 Terms:

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Minimum Lease Term:	3 - 5 Years
Initial Base Rent:	\$1.65 per sq. ft.
CAM Charge:	\$0.15 per sq. ft./mo.
Base Rent Increases:	3% per year
Increase Over Base Year:	CAM increases 3% per year
Lease Type:	Modified Gross
Tenant Expenses:	CAM, gas, electrical, trash, janitorial, interior maintenance

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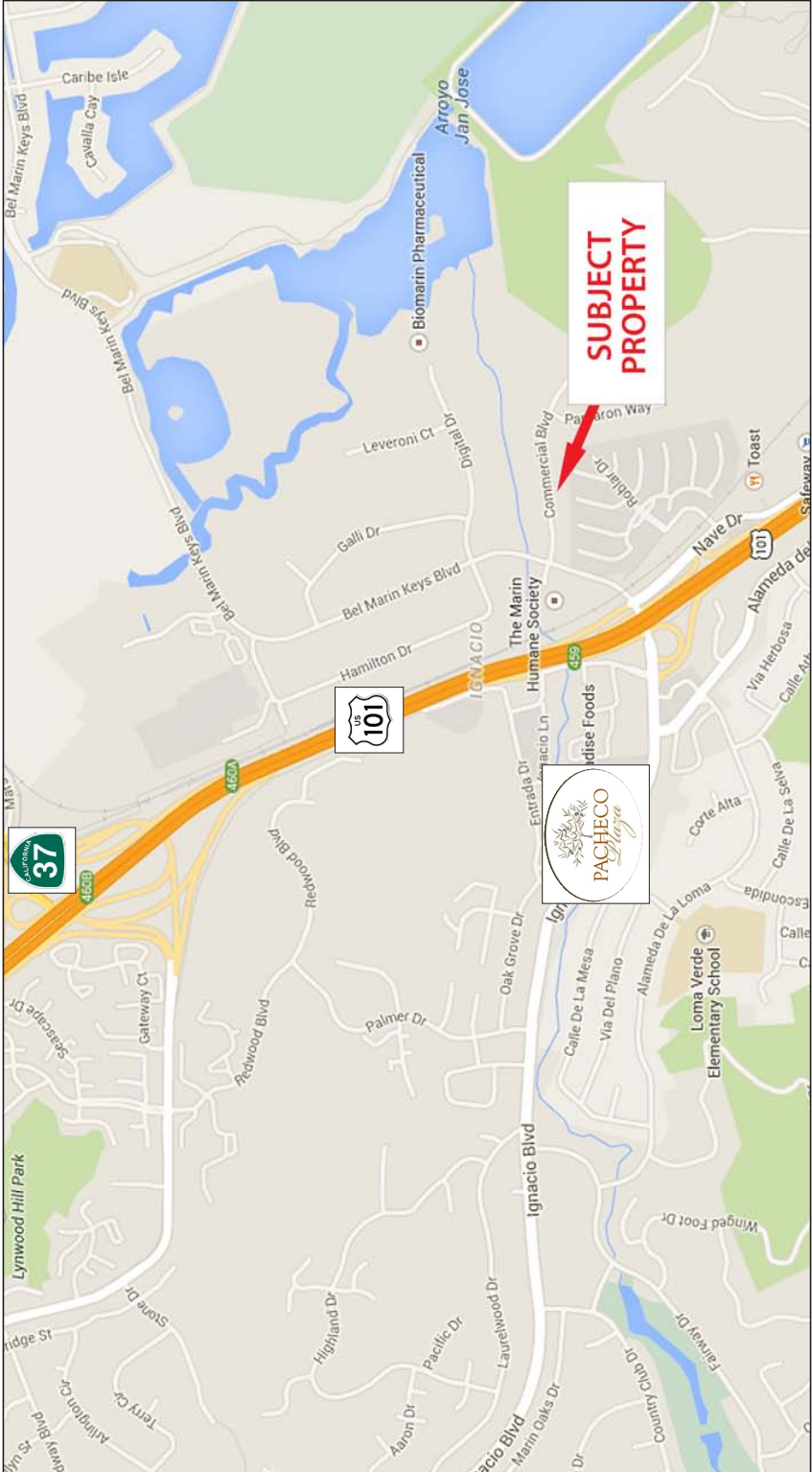
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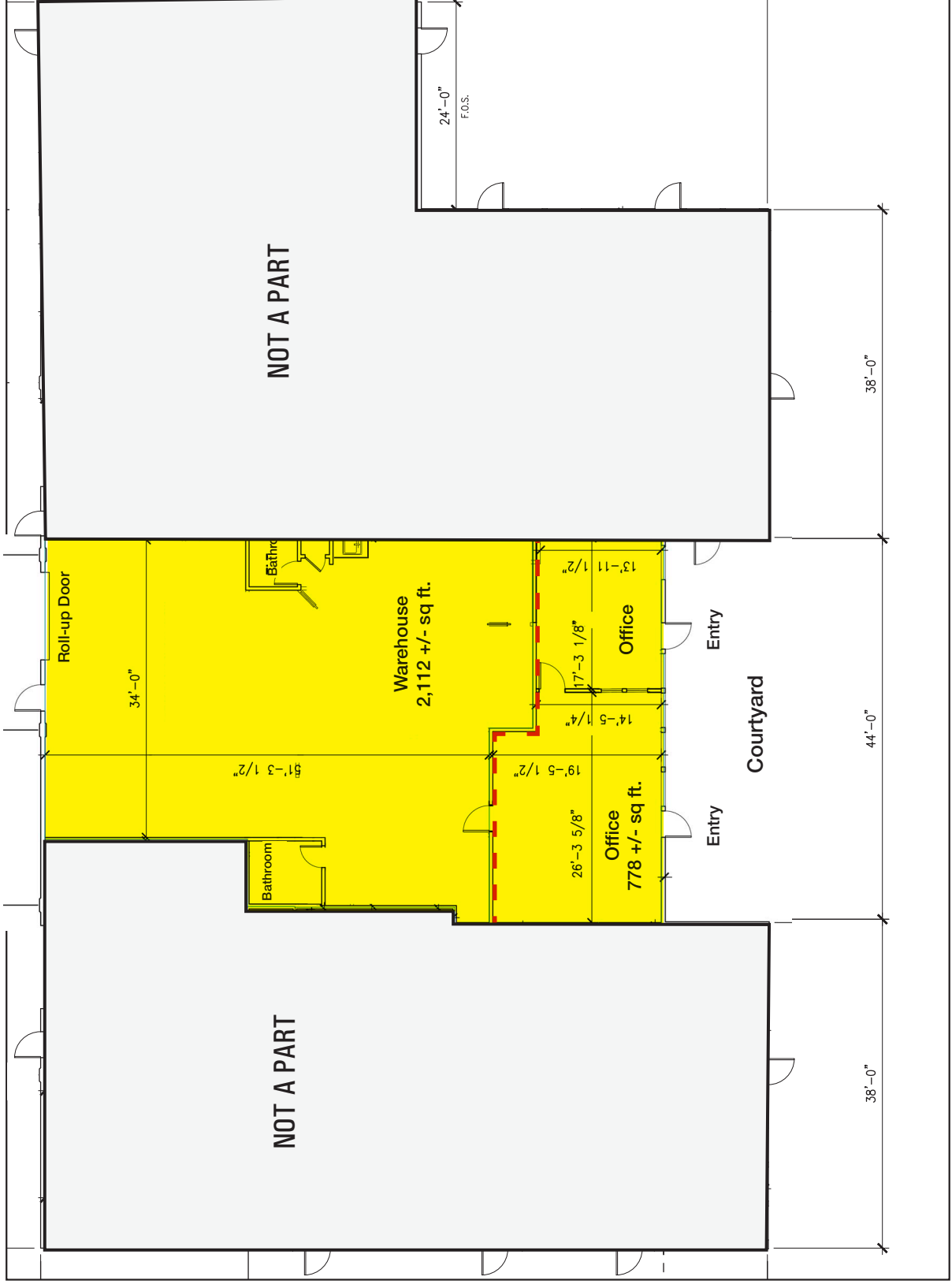


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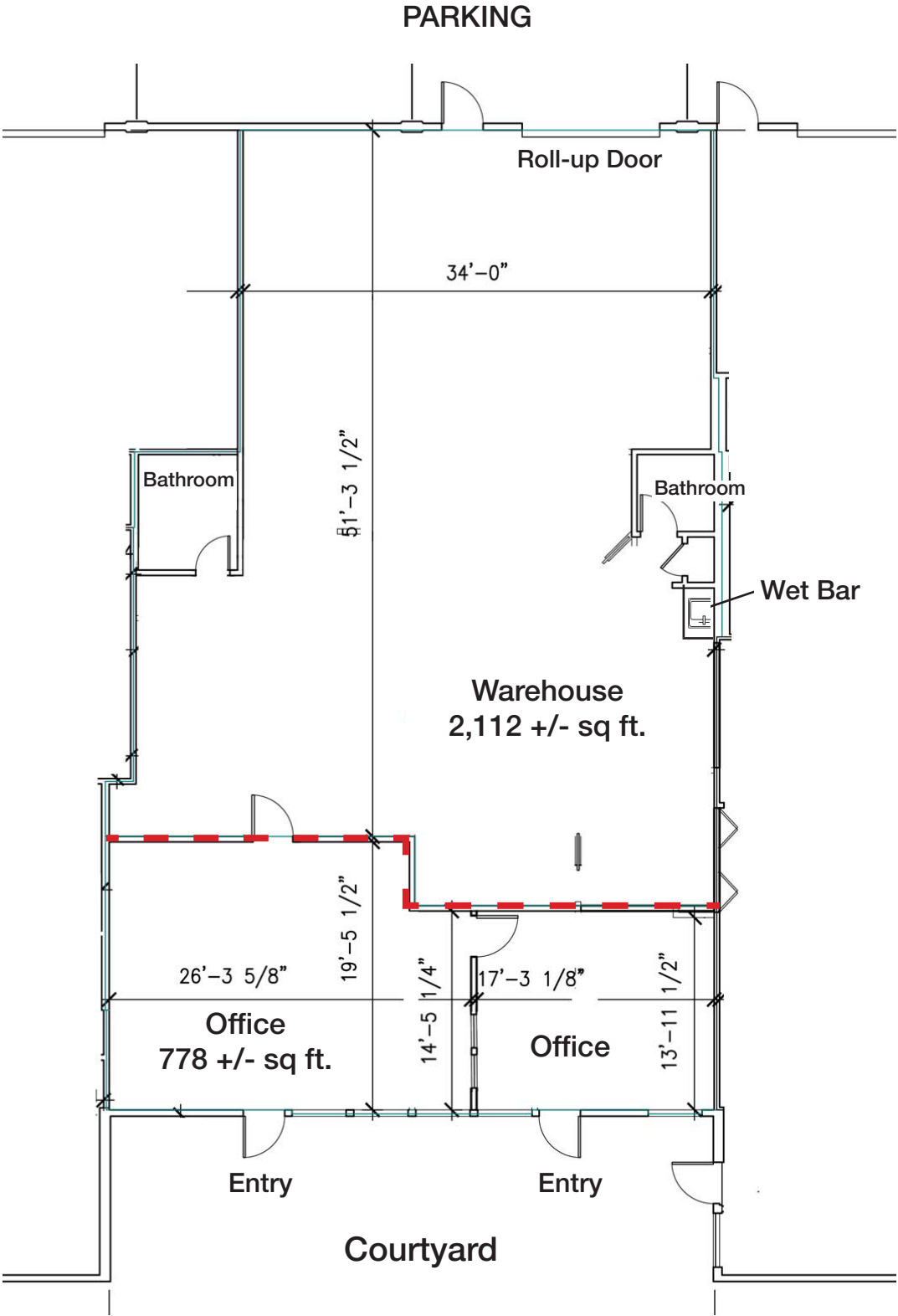
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Floor Plan Not to Scale