



## For Lease: Bel Marin Keys Office/Warehouse

8 Commercial Blvd., Suite B, Novato, CA

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

Contact:

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### 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               |



**HL Commercial Real Estate**  
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# For Lease: Office/Warehouse

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

## Property Description:

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:

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:

|                                 |                   |
|---------------------------------|-------------------|
| 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:

|                                                                                                                                                                                                                              |                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 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:

|                          |                                                               |
|--------------------------|---------------------------------------------------------------|
| 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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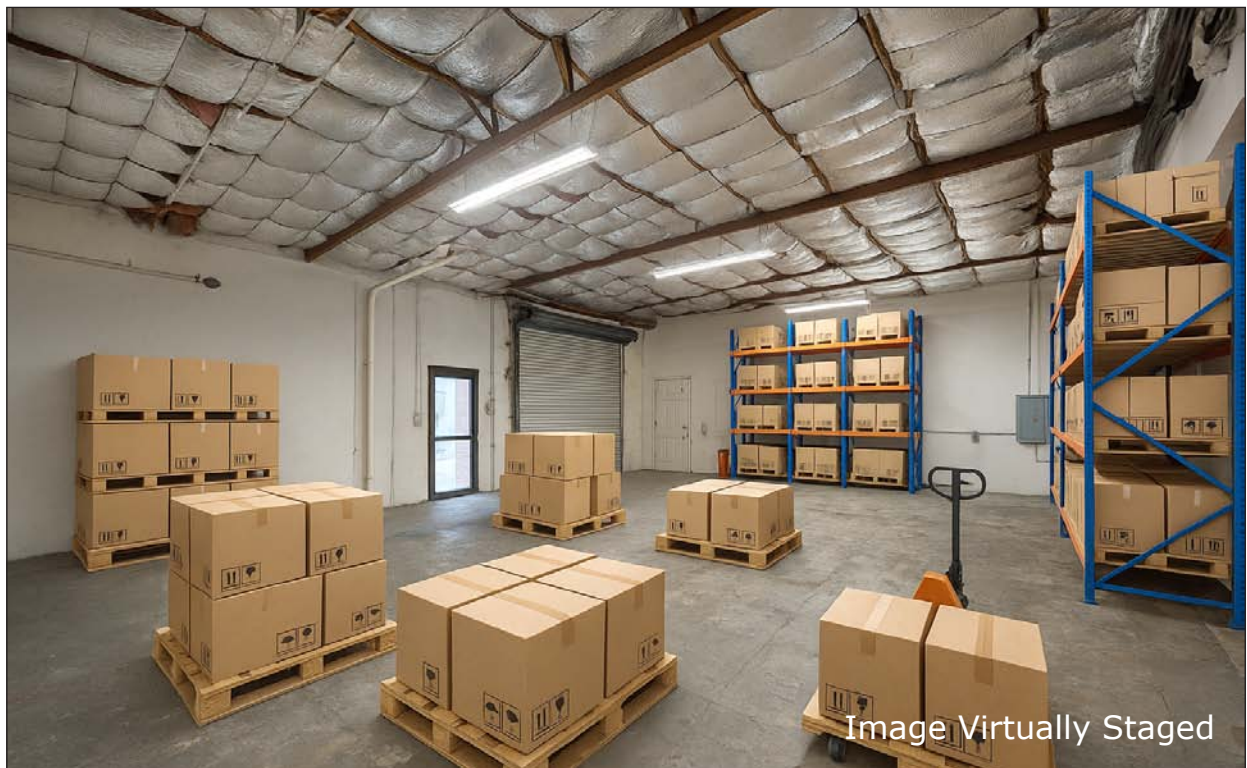


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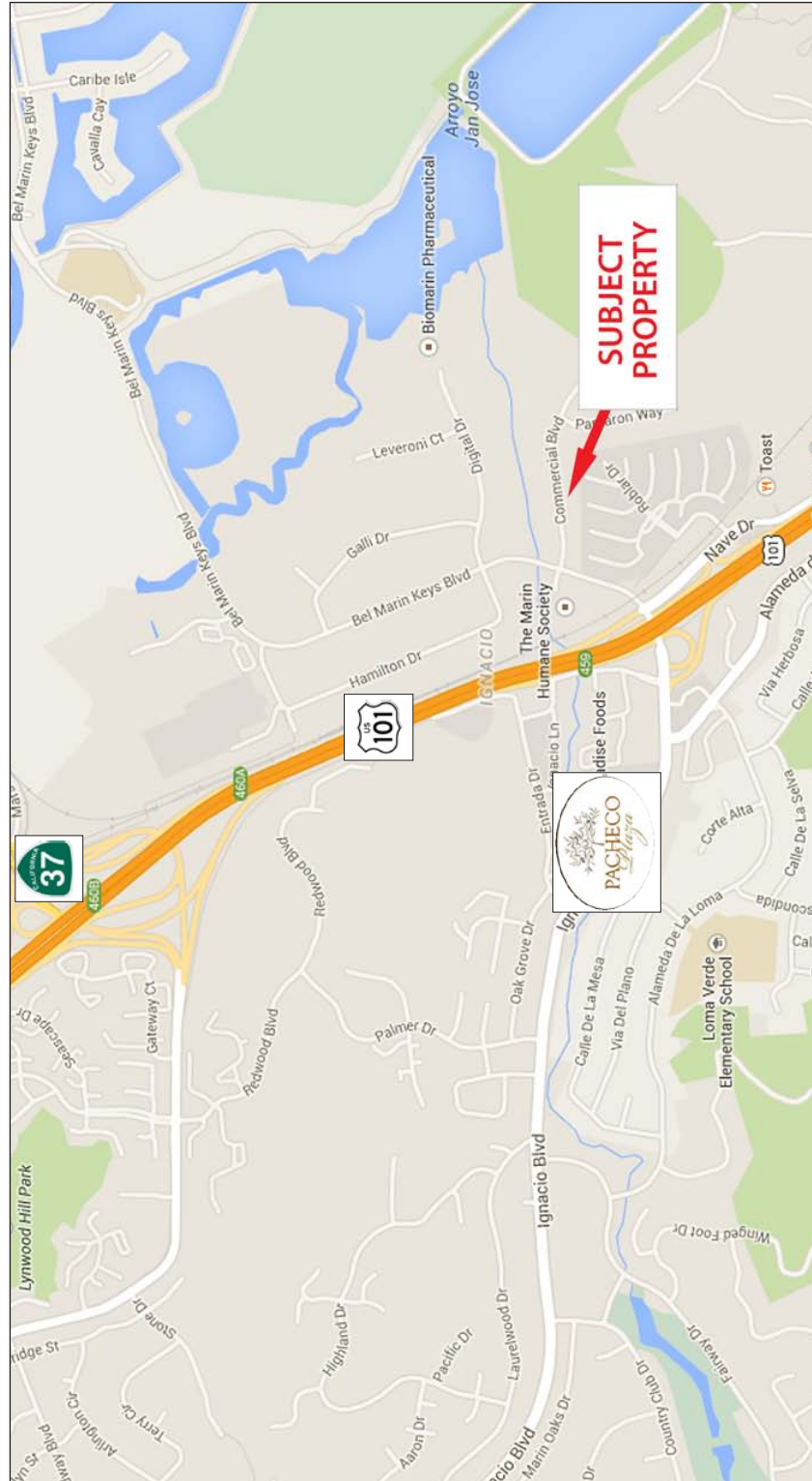
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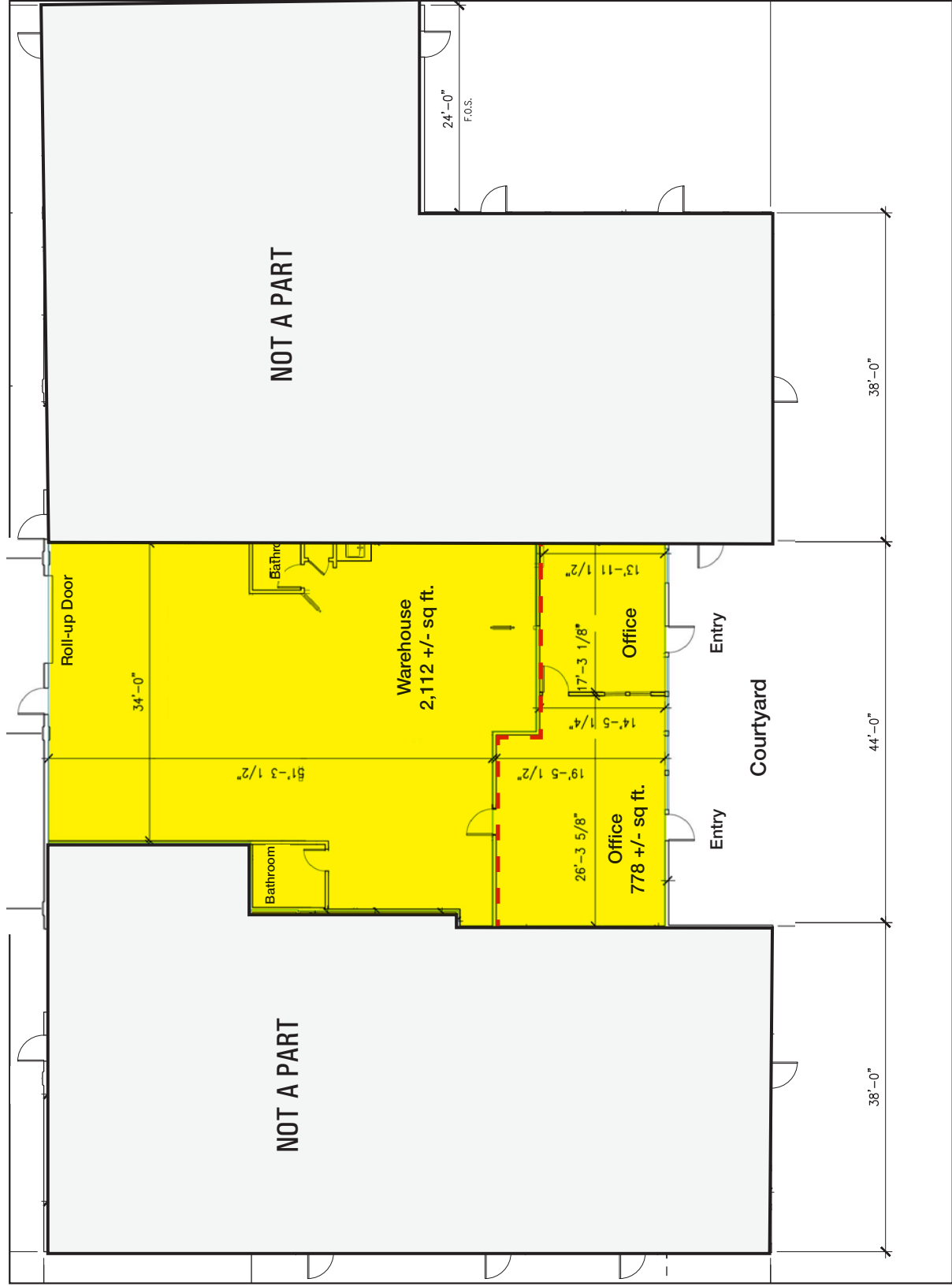
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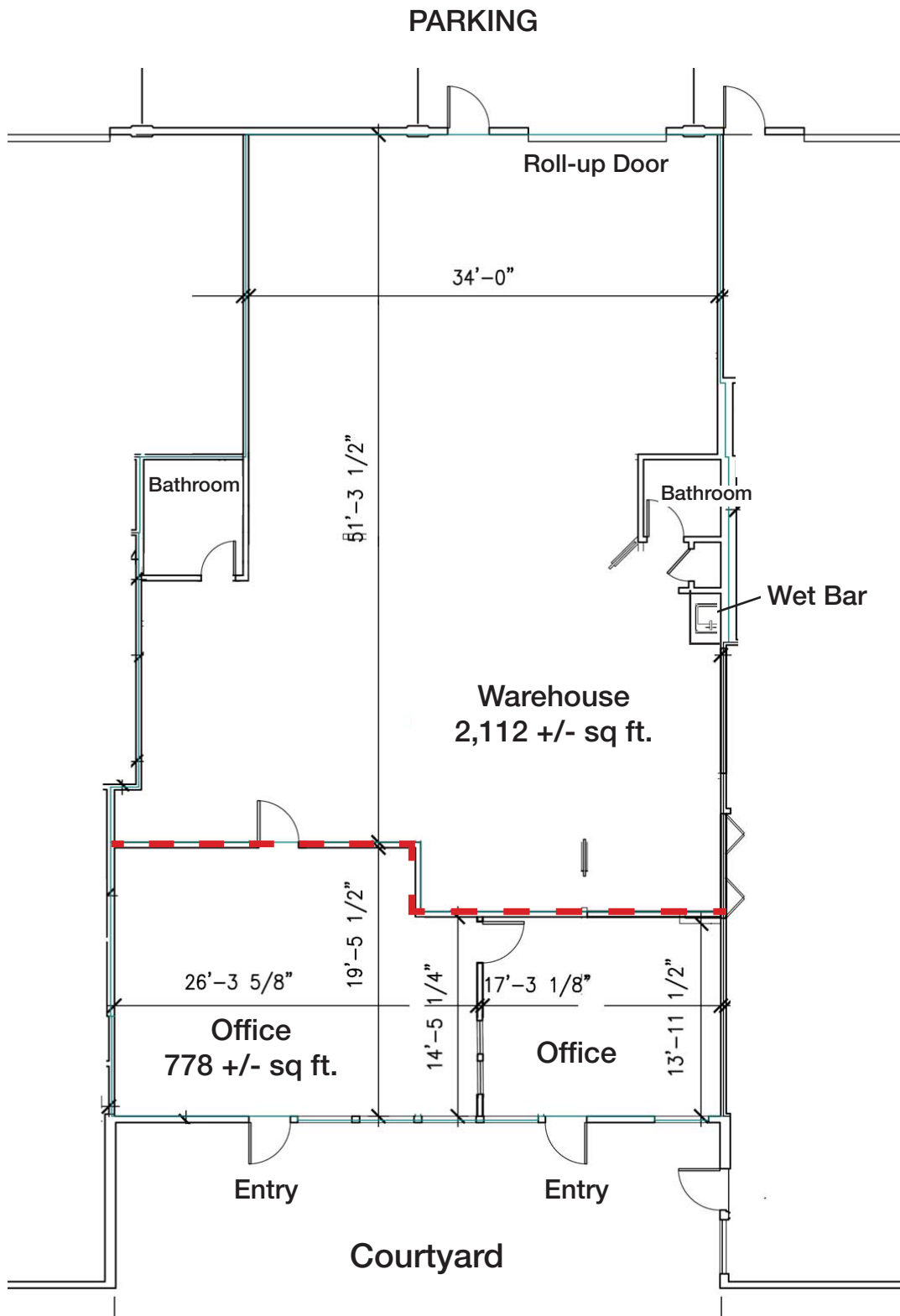
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Floor Plan Not to Scale