



## For Lease: Office Suite

35 Mitchell Blvd., Suite 4A, San Rafael, CA

- Shared Conference Room
- Private Bathroom
- Heat and Air Conditioning
- 2 Private Offices
- Free Parking 4:1000 Ratio
- Medical Use Permitted

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>520 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$2.00 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:

**Joe Morrison**  
(415) 446-4211  
[joe@hlcre.com](mailto:joe@hlcre.com)  
Lic#: 02067309

**Bob Knez**  
(415) 971-8866  
[bob@hlcre.com](mailto:bob@hlcre.com)  
Lic#: 00640535



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

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## Property Description:

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This suite offers two private offices, a private bathroom, and HVAC for tenant comfort and convenience. Ample parking is available on-site, ensuring ease of access. Tenants will also enjoy the building's proximity to a variety of amenities, including restaurants, cafes, and shopping centers, making it a highly desirable 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:	520+/- sq. ft.
Divisible/Can Add:	No
Views:	Courtyard and surrounding hills
Bathrooms:	Yes - Private and shared
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 Terms:

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Minimum Lease Term:	Two years
Initial Base Rent:	\$2.00 psf/mo + 4%/yr. increases
Lease Type:	Modified Gross
Tenant Expenses:	Electricity, phone, data, janitorial, & HVAC chg. (\$.07/sf/mo)

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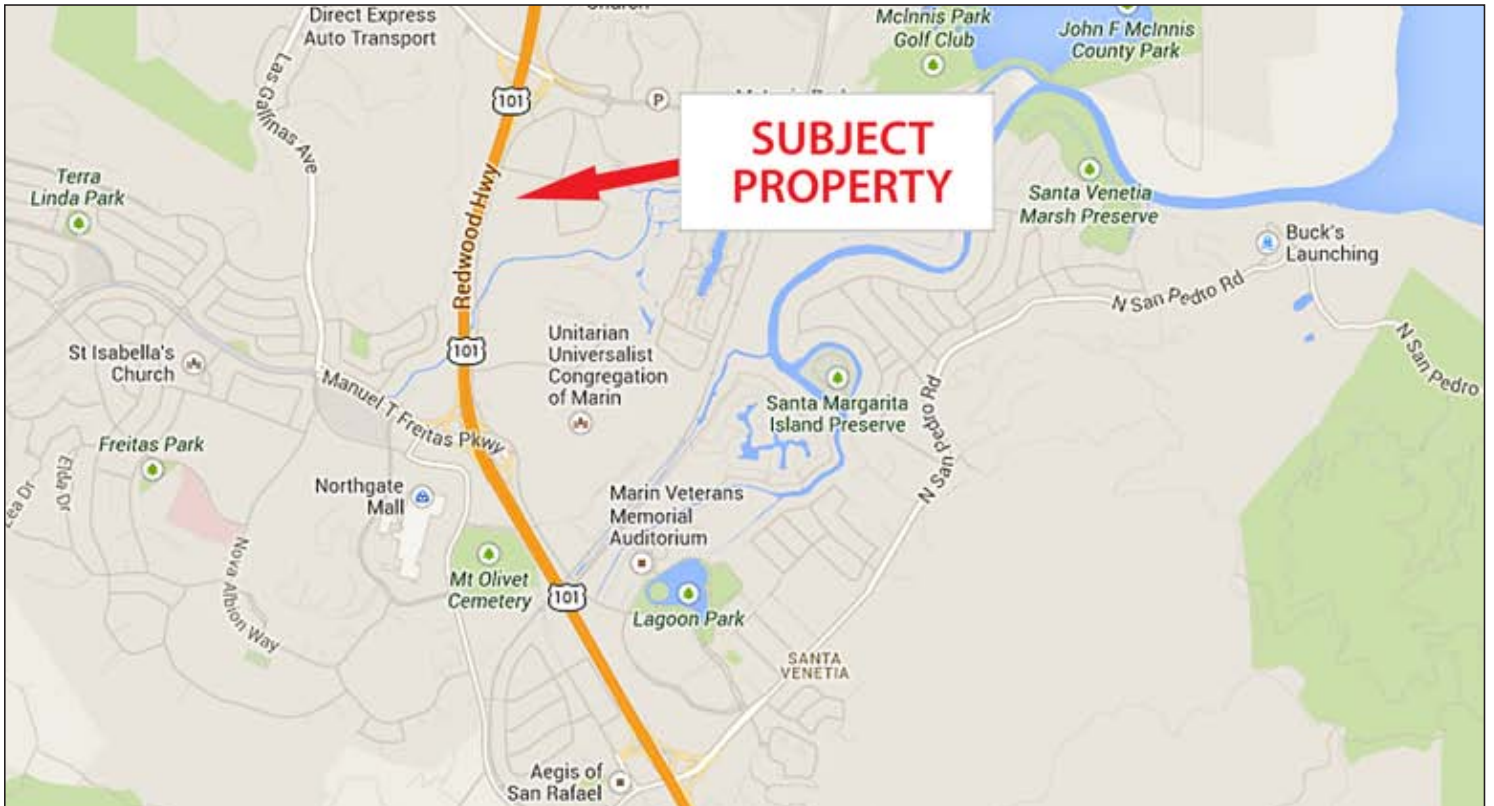
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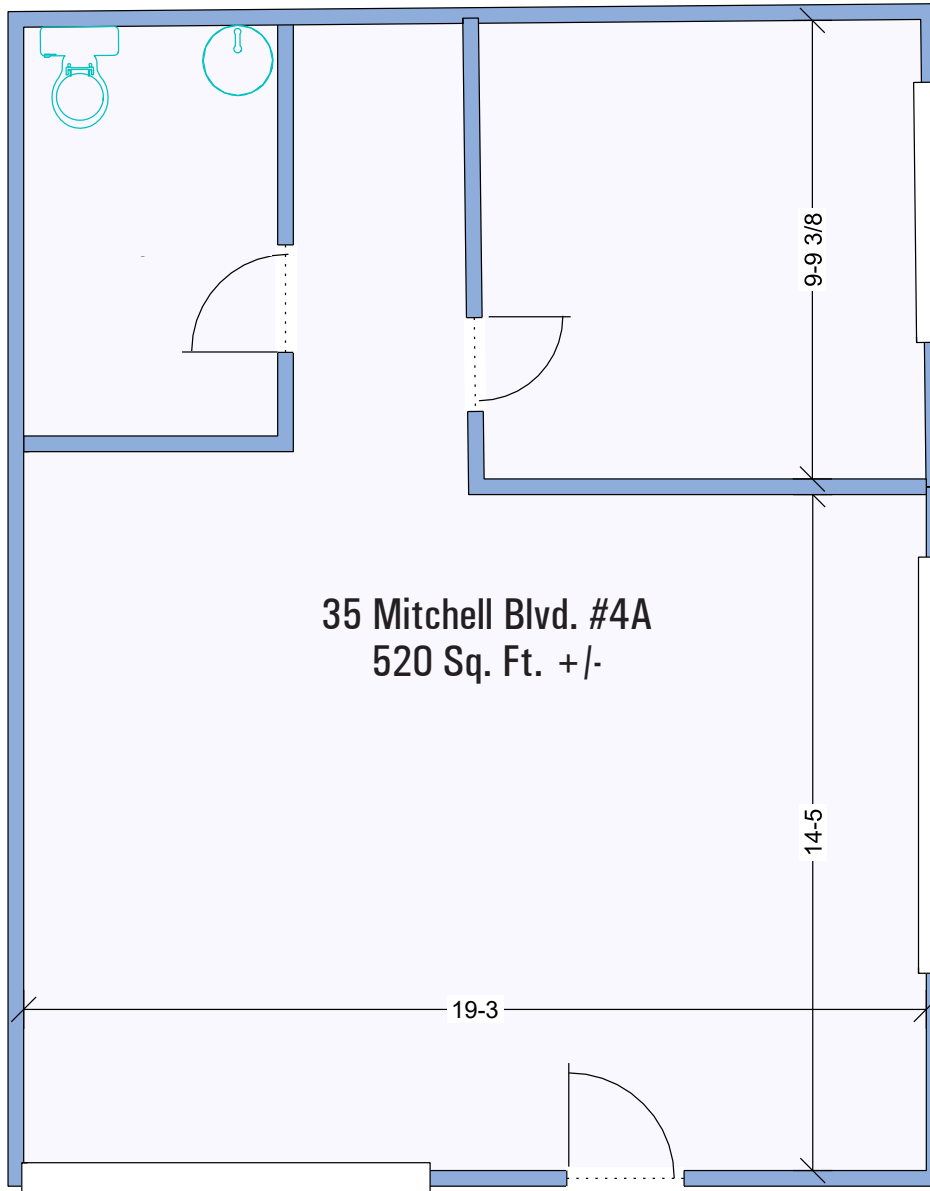
[Click here to View in Google Maps](#)

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## FLOOR PLAN OF PREMISES



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[www.hlcre.com](http://www.hlcre.com) Floor Plan Not to Scale