



For Lease: Montecito Plaza 2nd Floor Office Space

361 3rd St., Suite F, San Rafael, CA 94901

- Abundant Parking
- Medical Use Permitted
- Kitchenette
- Conference Room

Offering Summary

Available Sq. Ft.:	1,308 +/- sf
Initial Base Rent:	\$3.00 psf
Lease Type:	Mod. Gross
Lease Term:	2 - 5 Years
Available:	NOW

Contact:

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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

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Property Description:

This office suite is located on the second floor of Montecito Plaza Shopping Center in San Rafael, CA. Permitted for medical use, the suite includes a private office, a conference room, and a kitchenette. Montecito Plaza is San Rafael's most successful retail center, featuring anchor tenants such as Trader Joe's, Petco, and Rite Aid. The suite offers convenient access to these amenities and ample parking for tenants and visitors.

Location Description:

Montecito Plaza is conveniently located right off Highway 101, accessible via the 2nd Ave exit from San Francisco or the Mission Ave exit from Novato. The surrounding area provides a variety of services, shops, and restaurants, enhancing convenience for tenants and clients alike.

Space Information/Features:

Total Available Square Feet:	1,308 +/- sq. ft.
Divisible:	No
Parking:	523 Spaces, unassigned/unreserved

Building Information/Features:

Total Building Square Feet:	212,483 +/- sq. ft.
Year Constructed:	1957 +/- (remodeled in 1999)
Zoning Designation:	T5N 40/60
Elevator:	Yes
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone AE (An area inundated by 100-year flooding.)

Lease Terms:

Lease Term:	2 -5 Years
Initial Base Rent:	\$3.00 per sq. ft. (\$3,924/mo)
Base Rent Increases:	4 % per annum
Lease Type:	Modified Gross
Tenant Expenses:	Utilities, Increases over Base Year property taxes and insurance, telephone, internet, and janitorial inside the premises.

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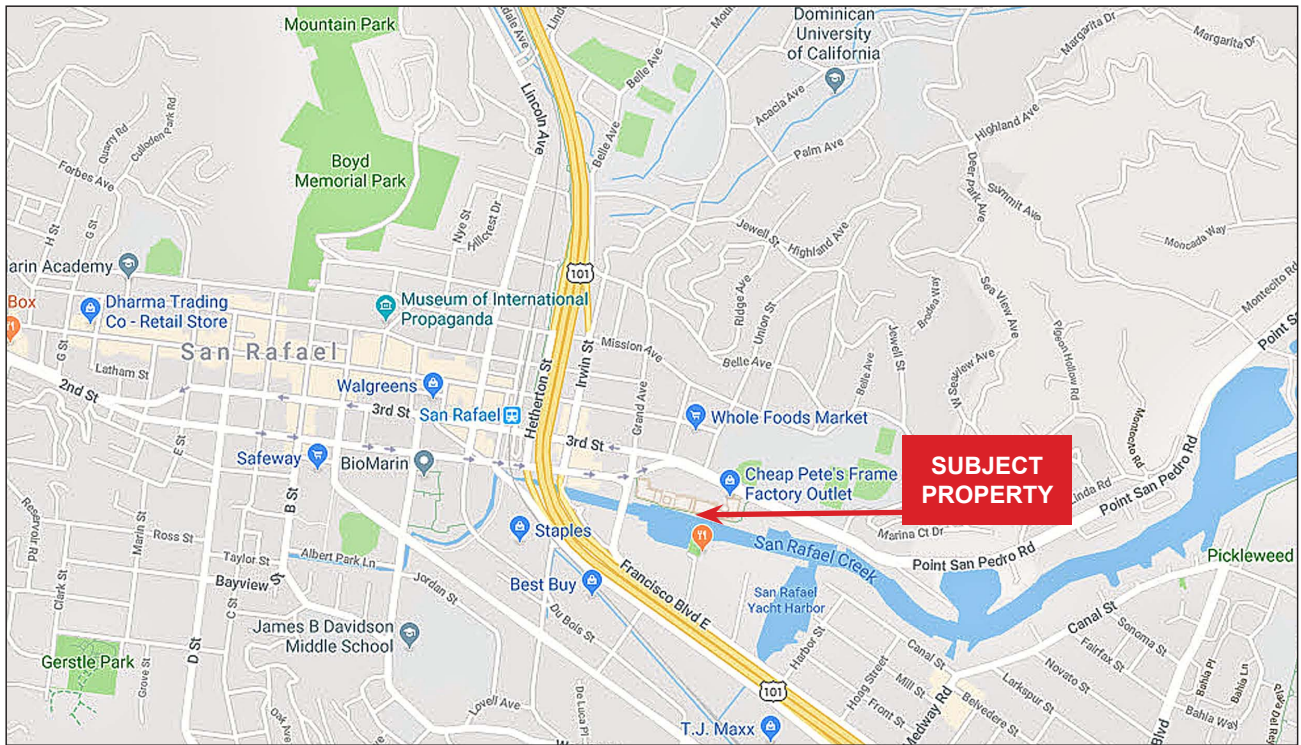
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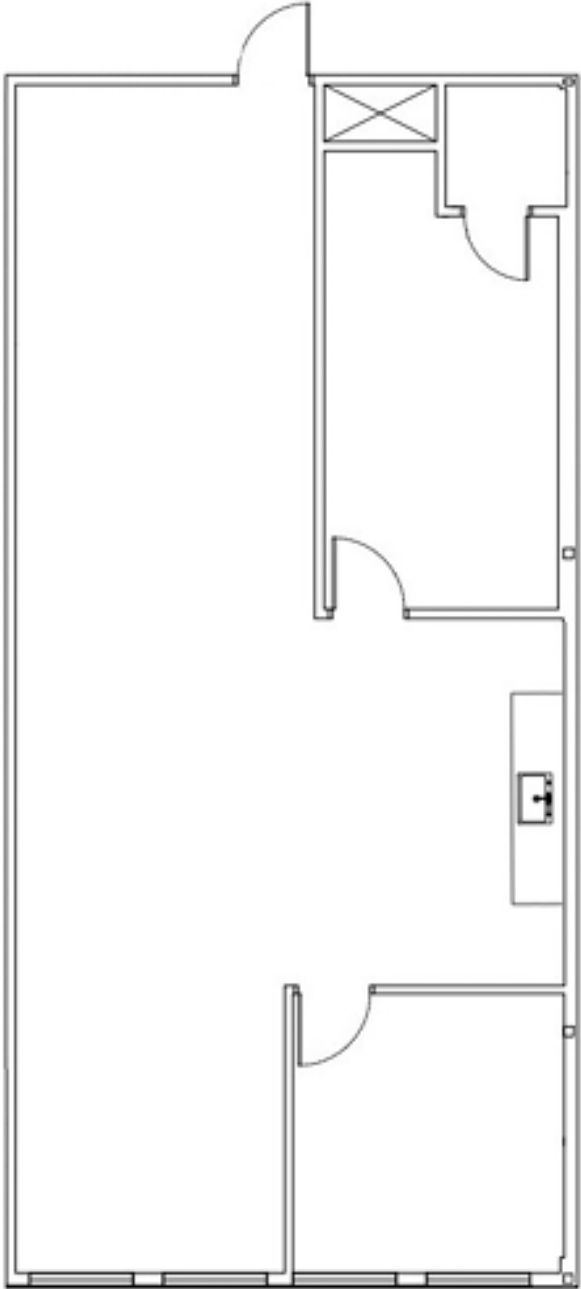


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Floor Plan Not to Scale
For Illustration Only

3rd Street

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