



For Lease: Downtown Warehouse Space

615 B Street, Unit 1B, San Rafael, CA

- 2 Roll-up Doors
- Private Offices
- Private Restroom
- Kitchen
- 13' +/- Ceilings in Warehouse

Offering Summary

| | |
|---------------------------|------------------------|
| Available Sq Ft: | 2,760 +/- sf |
| Initial Base Rent: | \$2.00 psf |
| CAM Charge: | \$0.05 psf/ mo. |
| Lease Type: | Mod. Gross |
| Lease Term: | 2 - 5 Years |
| Available: | Now |



Contact:
Mark Cooper
 (415) 608-1036
mark@hlcre.com
 Lic# 01814831



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

For Lease: Downtown Warehouse Space

615 B Street, Unit 1B, San Rafael, CA 94901

Building/Space Description:

This warehouse space includes 2 roll-up doors, private offices, a private restroom and a kitchen.

Location Description:

The property is situated in a very convenient location, just five blocks from Highway 101, Downtown San Rafael and it's transportation center, and adjacent to Safeway Center.

Space Information/Features:

| | |
|-------------------------------|--------------------------------------------------------------------------------|
| Total Available Square Feet: | 2,760 +/- sq. ft. (the owner is source, agent has not verified square footage) |
| Ceiling Clear Height: | 13' +/- Feet |
| Power Available at Sub-Panel: | 100 amp |
| Parking Spaces: | 1 included |
| Number of Roll-up Doors: | Two |
| Warehouse Ceiling Insulated: | No |

Building Information/Features:

| | |
|-----------------------------|-------------------------------------|
| Total Building Square Feet: | 13,800 +/- sq. ft. |
| Year Constructed: | 1958 +/- |
| Zoning/Permitted Uses: | <u>NC (Neighborhood Commercial)</u> |
| Fire Sprinklers: | No |
| Heating & Air Conditioning: | Yes |
| Flood Zone Designation: | Zone AH |

An area inundated by 100-year flooding (usually an area of ponding), for which BFEs have been determined; flood depths from 1-3 feet. NFIP's floodplain management regulation must be enforced and mandatory purchase of flood insurance applies.

Lease Information:

| | |
|----------------------|--------------------------------------------------------------------------------------------------------|
| Minimum Lease Term: | 2 - 5 Years |
| Initial Base Rent: | \$1.63 psf (\$4500.00) |
| CAM Charges: | \$0.05 psf/ month (\$200.30 per month) |
| Base Rent Increases: | 3% per annum |
| Lease Type: | Modified Gross |
| Tenant Expenses: | PG&E, water (approx.\$150/month), garbage, interior maintenance, taxes, insurance over base year (20%) |



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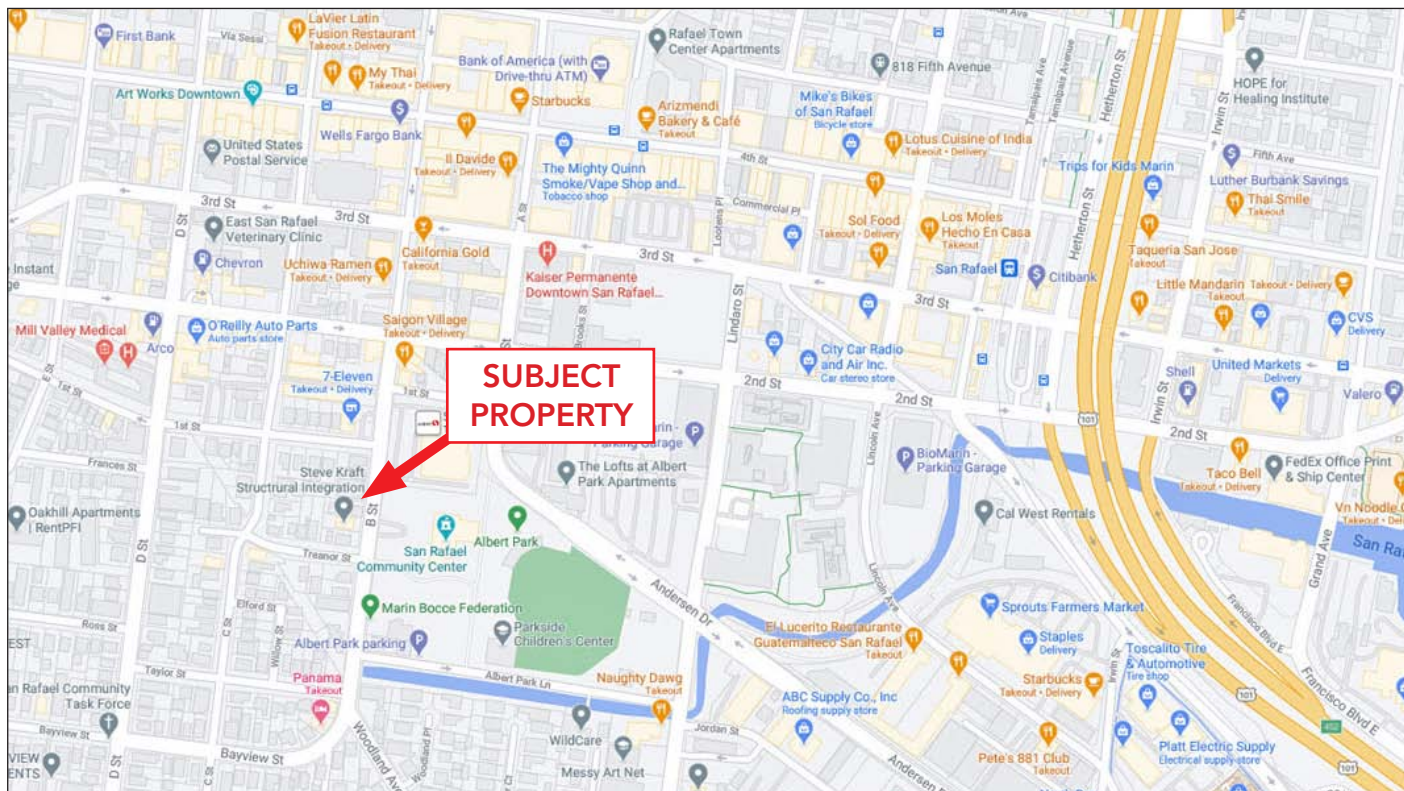
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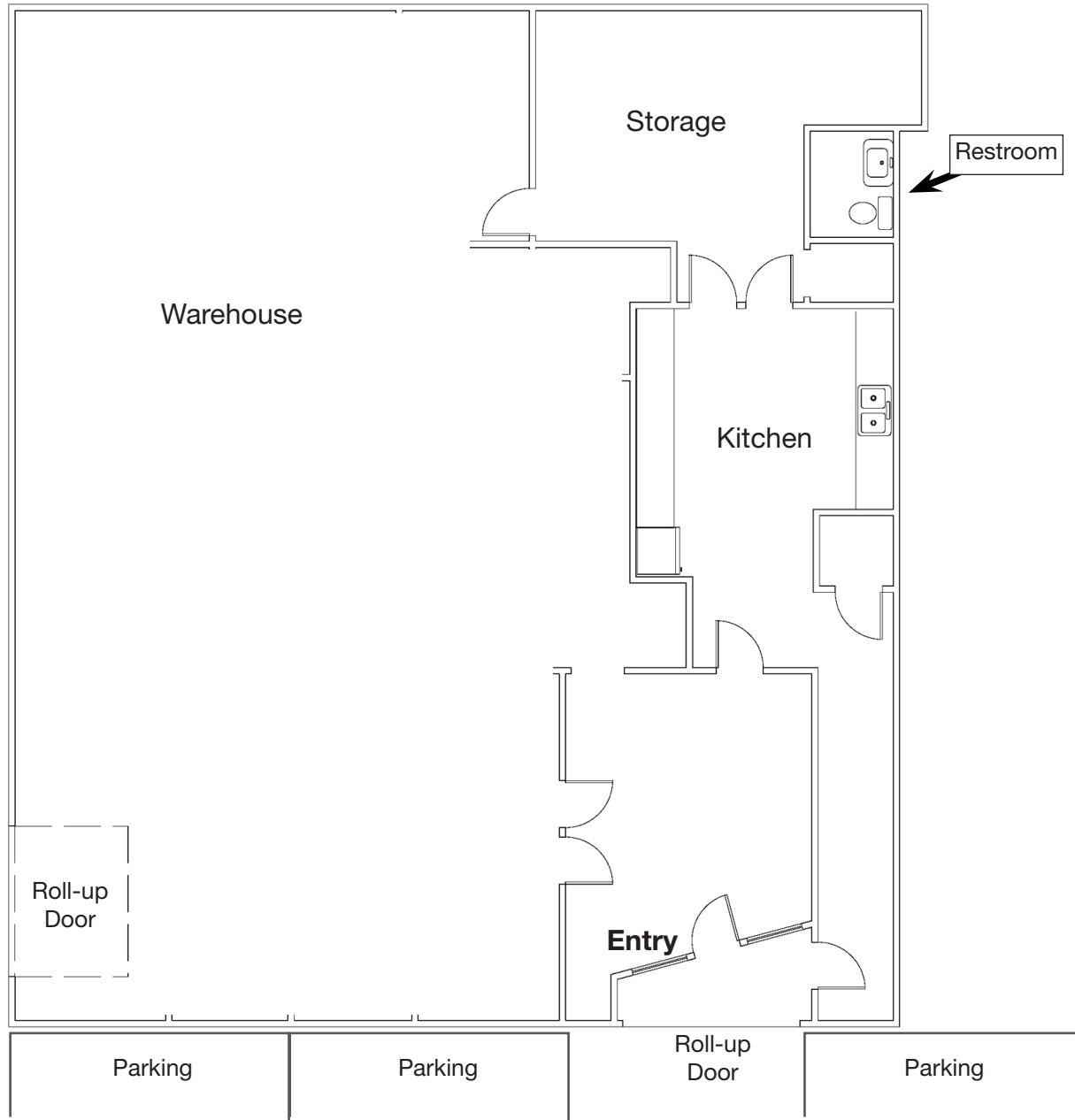
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Floor Plan Not to Scale