



For Sub-Lease: Medical/Dental Suite

920 Northgate Drive, Suite 10, San Rafael, CA

- Dental Office
- Lots of Light
- Heat and Air Conditioning
- Restroom
- Reception Room

Offering Summary

Total Available Sq Ft:	756 +/- sf
Initial Base Rent:	\$3.99 psf
Lease Type:	Mod. Gross
*SubLease through:	6/26/26
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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Building/Space Description:

A single story dental/office building, with 8 suites ranging in size from 566 sq.ft. to 1,540 +/- sq.ft. Most suites are currently occupied by dentists. Suite 10 consists of 3 private offices, a private restroom and an inviting recetion area.

Location Description:

This medical office complex is located in North San Rafael with easy access off Freitas Parkway exit of Highway 101. Just north of Marin Civic Center, adjacent to the Northgate Shopping Center.

Space Information/Features:

Total Available Square Feet:	756 +/- sq. ft. (owner is source)
Divisible/Can Add:	No
Views:	Garden, courtyard and surrounding hills
Kitchen:	No
Number of Parking Spaces:	43 shared spaces under building (6:1000)

Building Information/Features:

Total Building Square Feet:	7,126 +/- sq. ft.
Year Constructed:	1965
Zoning/Permitted Uses:	O (Office)
Fire Sprinklers:	No
Elevator Services:	No
Heating & Air Conditioning:	Yes
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 Information:

Minimum Lease Term:	*Sub-Lease expires 6/30/26. Longer term possible w/landlord
Initial Base Rent:	\$3.99 psf
Lease Type:	Modified Gross
Tenant Expenses:	Electrical, Interior Janitorial, water (Increases in taxes and insurance over the base year) Utility/Common Area reimbursements \$351.59/mo



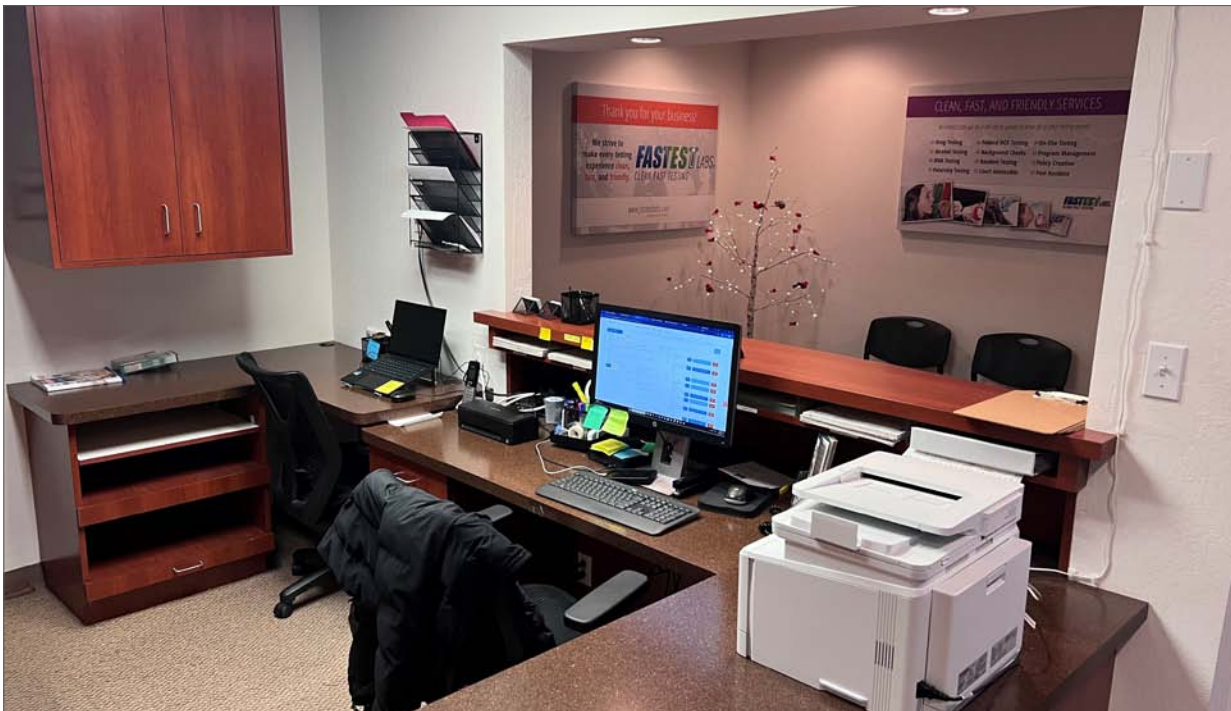
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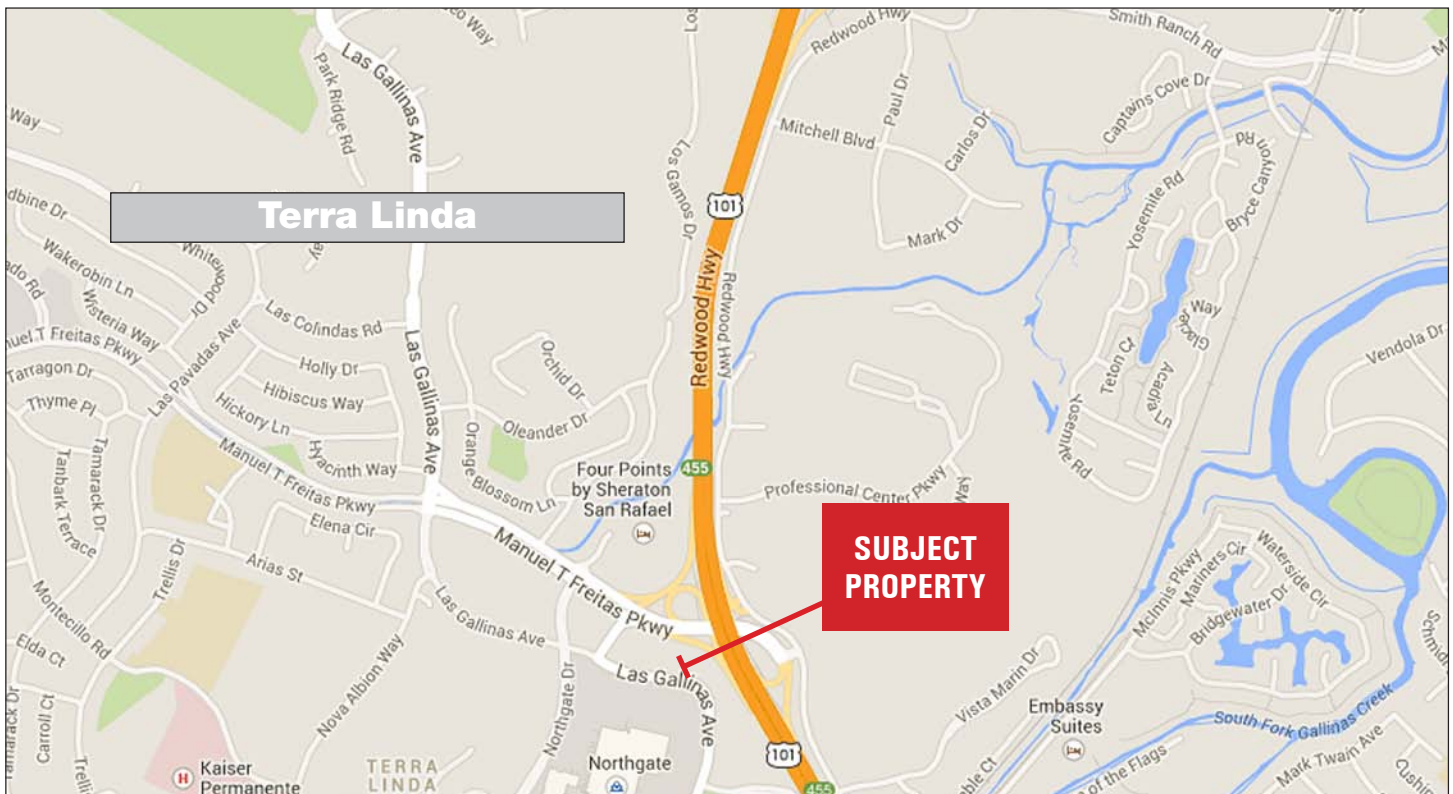
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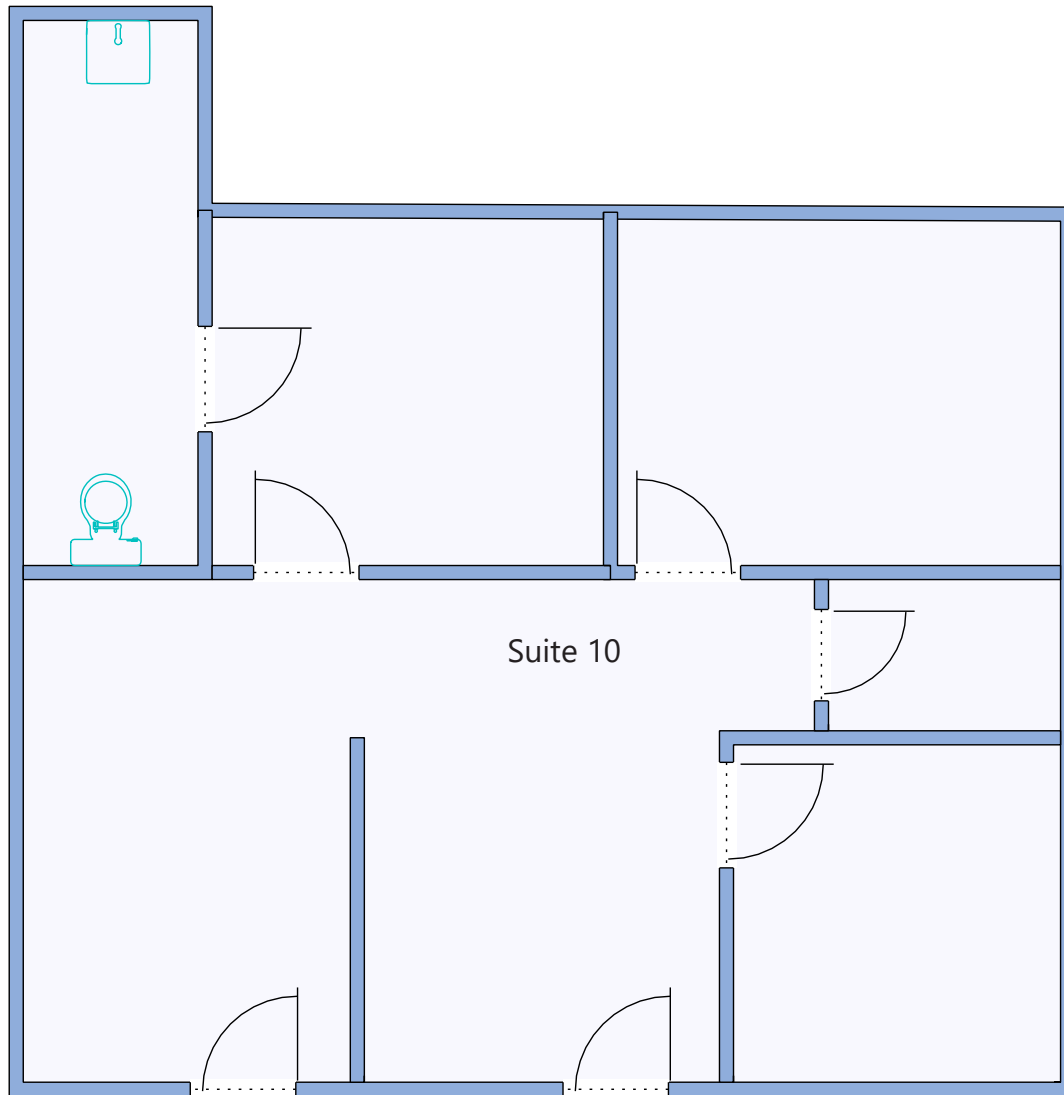
[Click here to View in Google Maps](#)



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Floor Plan Not to Scale
For Illustration Only