



For Lease: Vineyard Office Suite

4302 Redwood Hwy., Suite 300B, San Rafael, CA

- 3 Private Offices
- Natural Light
- Lobby Area
- Conference Room
- Desirable Vineyard Business Park

Offering Summary

Available Sq Ft:	1,404 +/- sf
Initial Base Rent:	\$1.85 psf
Lease Type:	Mod. Gross
Lease Term:	1 - 5 Years
Available:	Now

Contact:

Joe Morrison
(415) 366-0022
joe@hlcre.com
Lic#: 02067309

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



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

For Lease: Terra Linda Office Suite

4302 Redwood Hwy., Suite 300B, San Rafael, CA 94903

Property Description:

This office suite features three private offices—one of which is equipped with a 250-volt outlet—along with a conference room, lobby area, kitchenette, and restroom. The space offers high ceilings, abundant natural light, and ample parking.

Location Description:

This property is conveniently located in Central Marin, near the Northgate Mall and Marin County Civic Center, with easy access to both to Highway 101 and Interstate 580.

Space Information/Features:

Total Available Square Feet:	1,404 +/- sq. ft. (tax records are source, agents have not verified square footage)
Divisible:	No
Kitchenette:	Yes
Parking Ratio:	3:1000 sq ft for the Vineyard, all unassigned

Building Information/Features:

Building/Project Name:	The Vineyard
Total Building Square Feet:	2,900 +/- sq. ft.
Year Constructed:	2004 +/-
Zoning/Permitted Uses:	PD (Planned Development 1828)
Documents:	CC & R's
Permitted Uses:	Professional, administrative, general offices and related uses
Fire Sprinklers:	Yes
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 Terms:

Minimum Lease Term:	One to Five Years
Initial Base Rent:	\$1.85 per square foot, plus 3% annual increase
Lease Type:	Modified Gross
Tenant Expenses:	Telephone, internet, trash removal, janitorial service. Tenant also reimburses landlord for 50% of Monthly Association Fee, and gas, electricity and water, services which are shared with adjacent space.

Contact:

Joe Morrison
(415) 366-0022
joe@hlcre.com
Lic#: 02067309

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



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

For Lease: Terra Linda Office Suite

4302 Redwood Hwy., Suite 300B, San Rafael, CA 94903



Contact:

Joe Morrison
(415) 366-0022
joe@hlcre.com
Lic#: 02067309

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

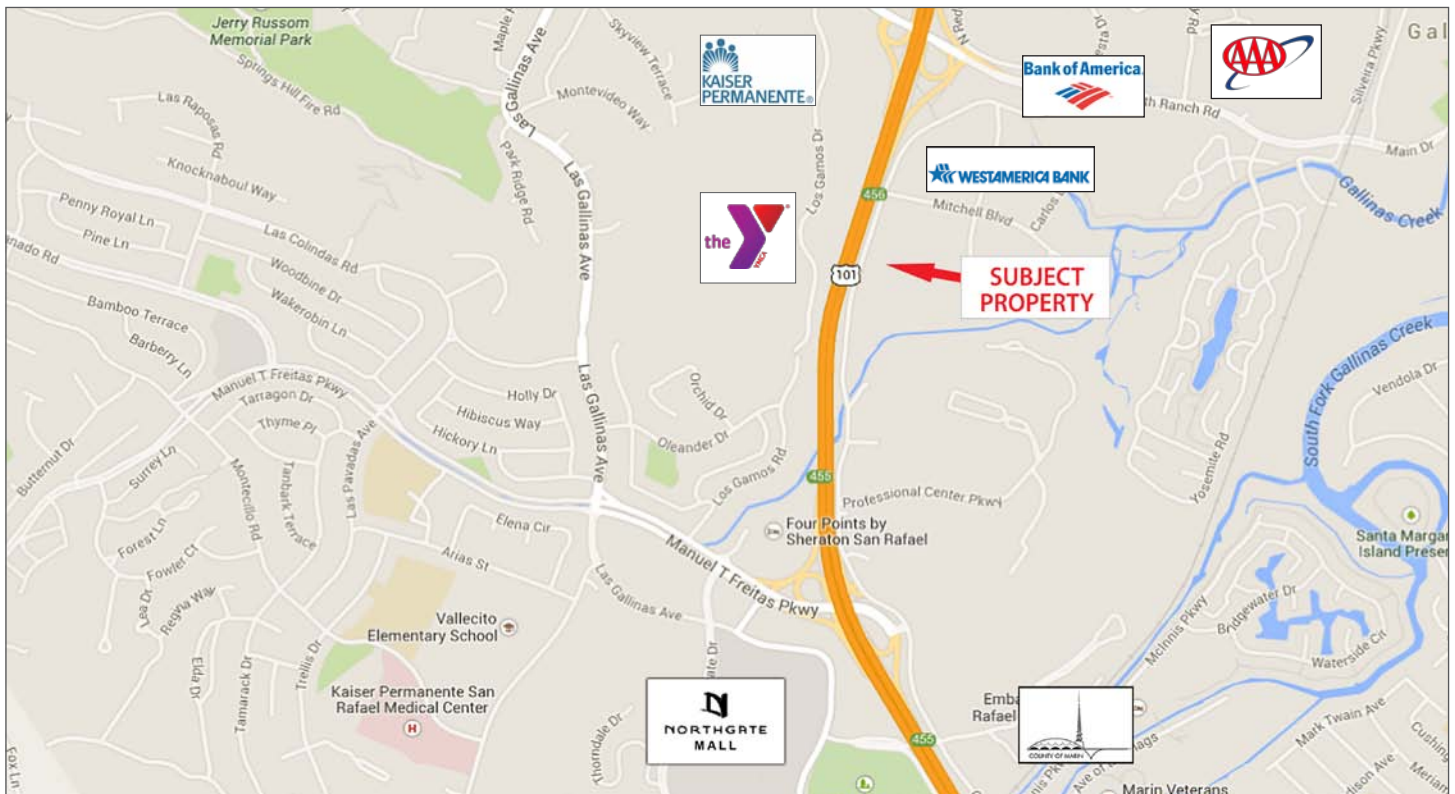


HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

For Lease: Terra Linda Office Suite

4302 Redwood Hwy., Suite 300B, San Rafael, CA 94903



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

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

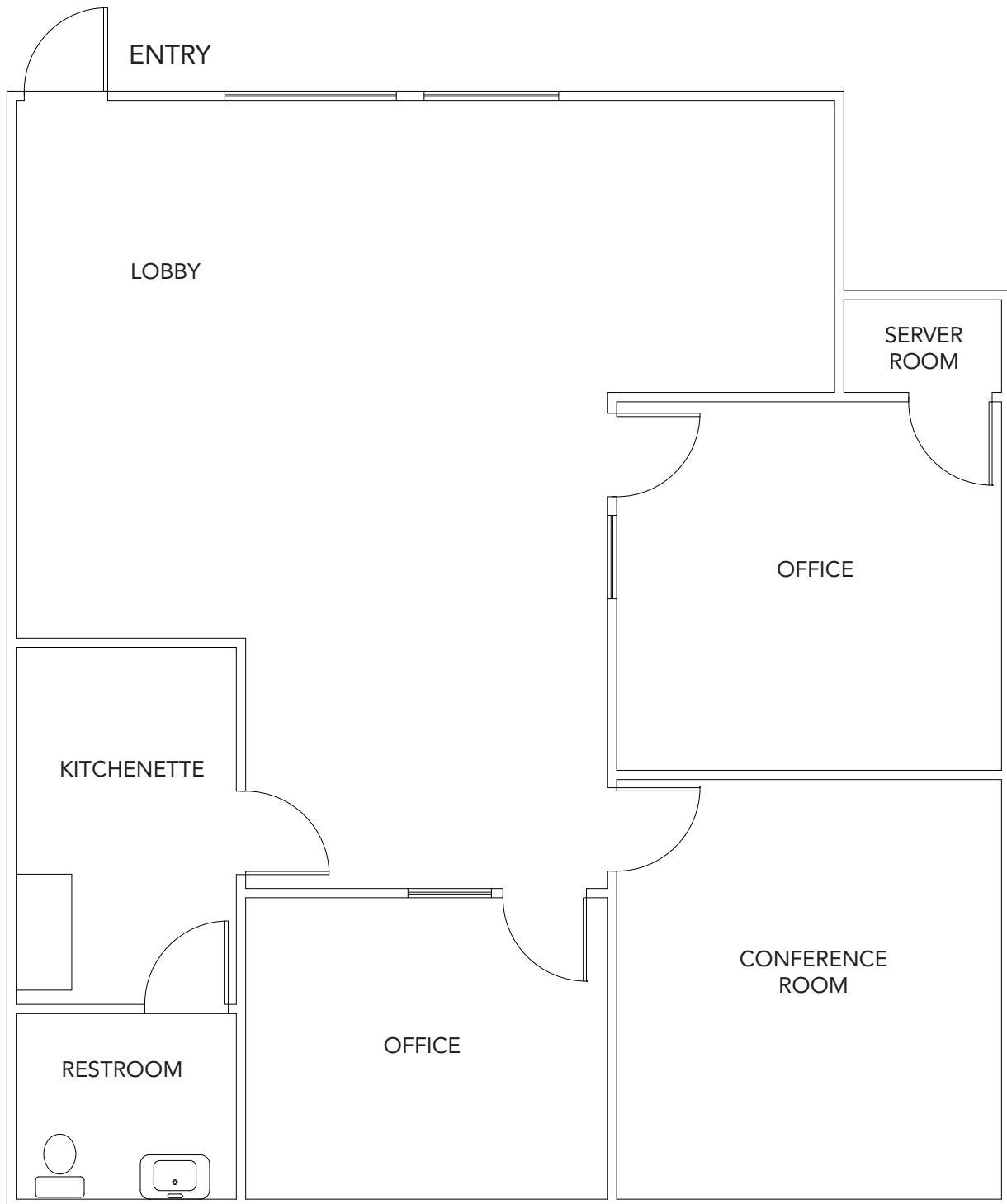
For Lease: Terra Linda Office Suite

4302 Redwood Hwy., Suite 300B, San Rafael, CA 94903



For Lease: Terra Linda Office Suite

4302 Redwood Hwy., Suite 300B, San Rafael, CA 94903



Floor Plan Not to Scale

Redwood Highway
