



For Lease: San Rafael Office/Retail Space

1938 Fourth Street, Ste. A, San Rafael, CA

- High Ceilings
- Skylight
- Hardwood Floors
- 3 Interior Offices

Offering Summary

Available Sq Ft:	1,518 +/- sf
Initial Base Rent:	\$1.80 psf
Lease Type:	Mod. Gross
Lease Term:	3 - 5 Years
Available:	NOW

Contact:

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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
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For Lease: San Rafael Office/Retail Space

1938 Fourth St., Ste. A, San Rafael, CA 94901

Property Description:

This property with 22 +/- sq. ft. of retail storefront, is currently configured with three-workstation/offices, a kitchen, 2 restrooms and a storage room. Can be used for office or retail and owner will remodel to suit.

Location Description:

This building is located in San Rafael on the "Miracle Mile". The Miracle Mile is a major east/west arterial that extends from 4th Street, the main street of downtown San Rafael.

Space Information/Features:

Total Available Square Feet:	1,518 +/- sq. ft.
Retail Type:	Street
Divisible:	No
Signage:	Yes
Parking:	14 spaces on site, unreserved and shared

Building Information/Features:

Total Building Square Feet:	12,936 +/- sq. ft.
Year Constructed:	1946 +/-
Zoning Designation:	C/O (Commercial/Office District)
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Minimum Lease Term:	3 - 5 Years
Initial Base Rent:	\$1.80 psf (\$2732.40/mo)
Base Rent Increases:	3 % per annum
Lease Type:	Modified Gross
Tenant Expenses:	Gas, electric, interior janitorial, garbage

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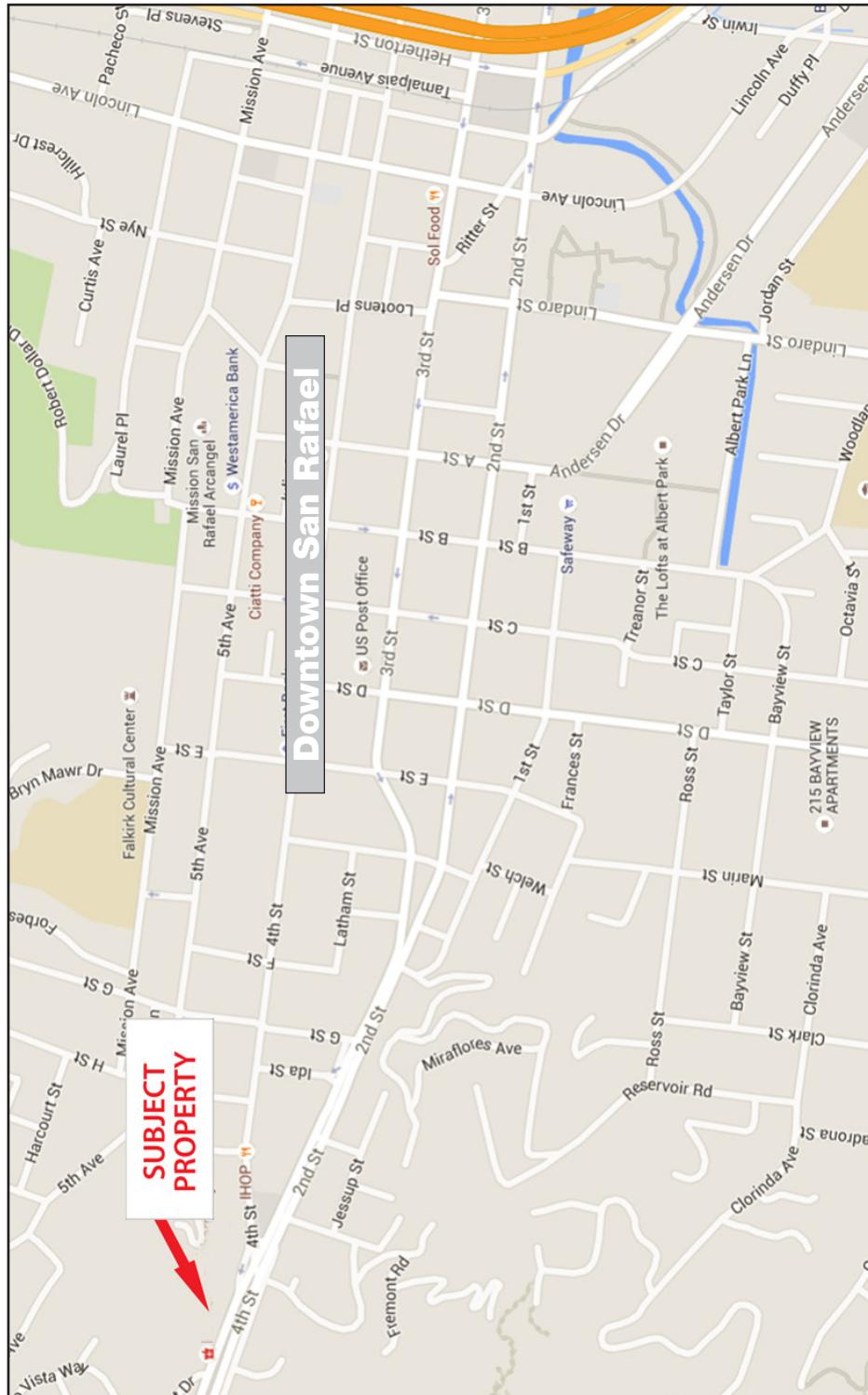


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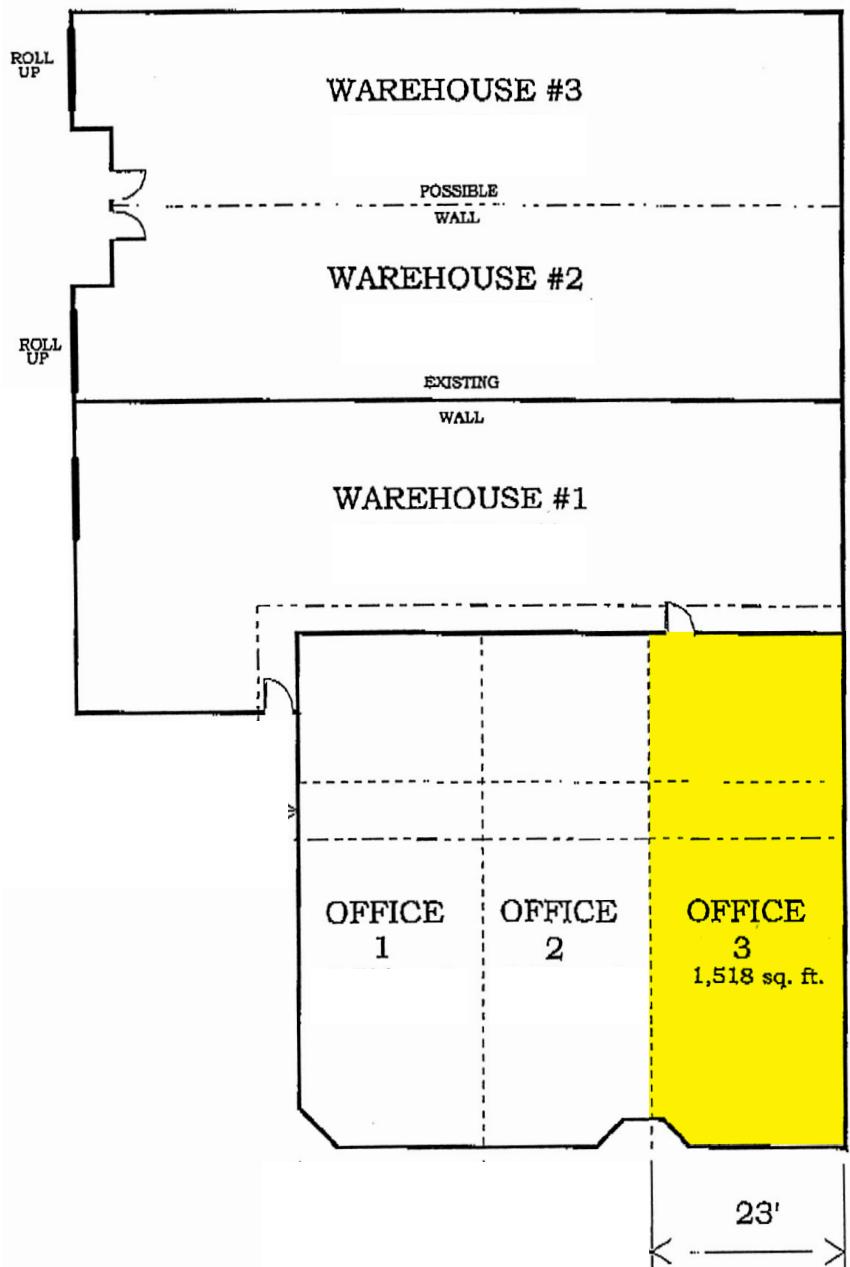
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[Click here to View in Google Maps](#)

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Fourth Street

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Floor Plan

