



For Lease: San Rafael Office/Retail Space

891 Fourth Street, Unit A, San Rafael, CA

- High Ceilings
- Display Windows
- 2200 sq. ft. Retail Space
- Private Restroom

Offering Summary

| | |
|------------------------|--------------|
| Total Available Sq Ft: | 2,200 +/- sf |
| Initial Base Rent: | \$1.75 psf |
| Lease Type: | Mod. Gross |
| Lease Term: | 1 - 5 Years |
| Available: | Now |

Contact:

Mark Cooper **Max Dostal**
(415) 608-1036 (415) 755-0506
mark@hlc.com max@hlc.com
DRE#: 01814831 Lic#: 02120541



HL Commercial Real Estate

70 Mitchell Blvd., Suite 202
San Rafael, CA 94903

www.hlc.com

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For Lease: San Rafael Office/Retail Space

891 Fourth St., Unit A, San Rafael, CA 94901

Building/Space Description:

This corner, well travelled property is comprised of 2200 sq. ft. of high ceilings, retail space, and a beautiful new restroom. Can be used for office, retail, R&D or storage.

Location Description:

This building is located in San Rafael on 4th Street, the main street of downtown San Rafael.

Space Information/Features:

| | |
|------------------------|--|
| Available Square Feet: | 2,200 +/- Sq. Ft. (The owner is source. Agent has not verified square footage.) |
| Retail Type: | Street |
| Signage: | Yes |
| Parking: | Street |

Building Information/Features:

| | |
|--|---|
| Total Building Square Feet: | 5,004 +/- sq. ft. |
| Year Constructed: | 1908 |
| Zoning Designation: | <u>T4MS 60/80</u> (see pg. 52 for uses) |
| Fire Sprinklers: | No Heating & Air Conditioning: |
| Heat- ing | |
| 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:

| | |
|----------------------|--|
| Lease Term: | 1 - 5 Years |
| Initial Base Rent: | \$1.75 psf (\$3850/month) |
| Base Rent Increases: | 3% per annum |
| Lease Type: | Modified Gross |
| Tenant Expenses: | Gas, electricity, water, gas & trash removal |

Contact:

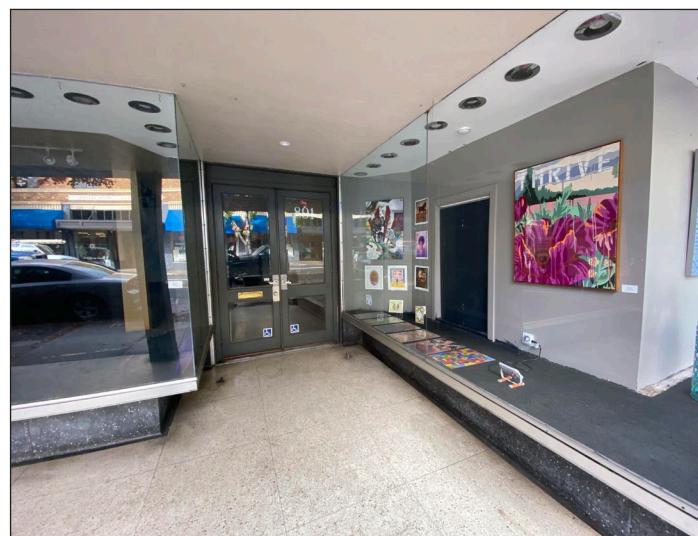
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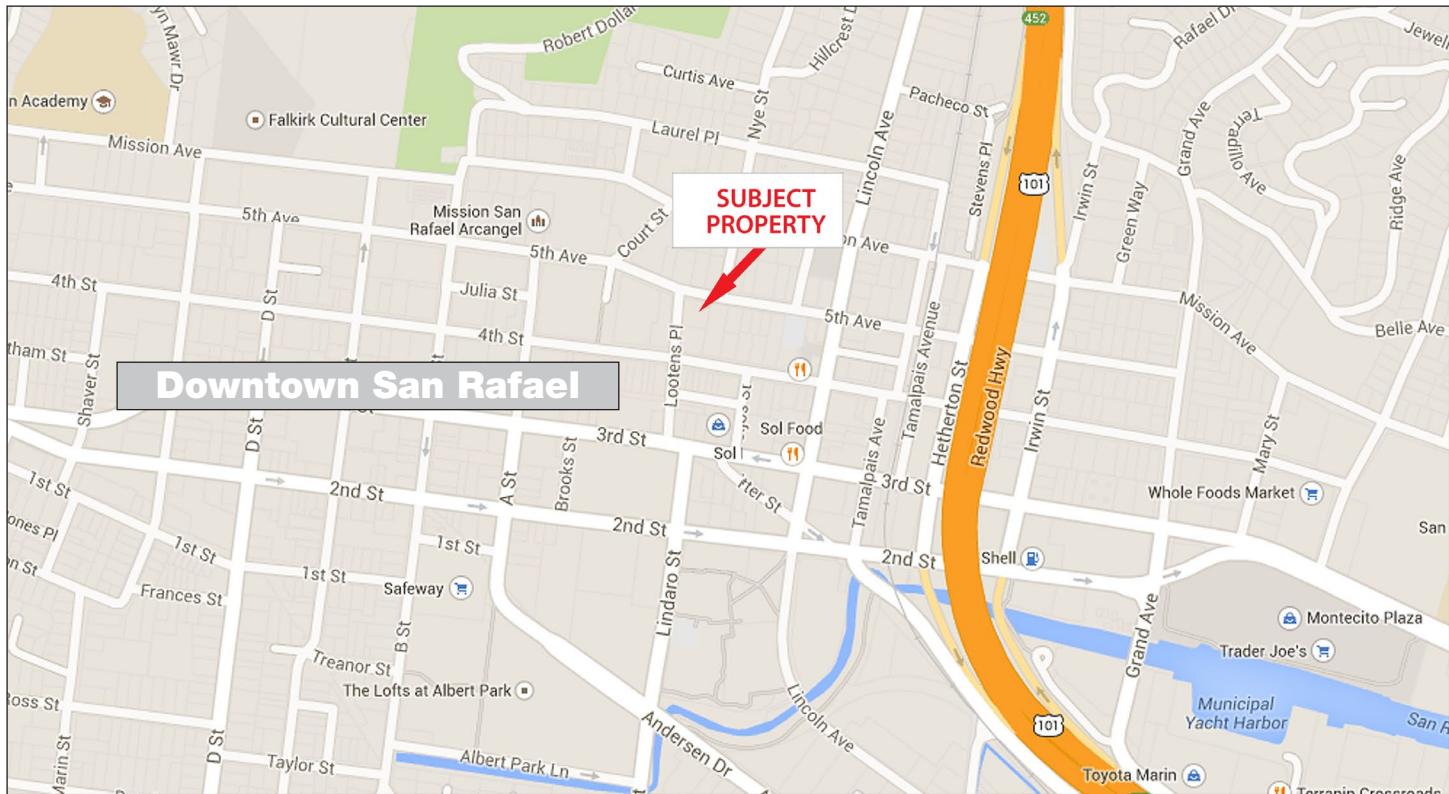


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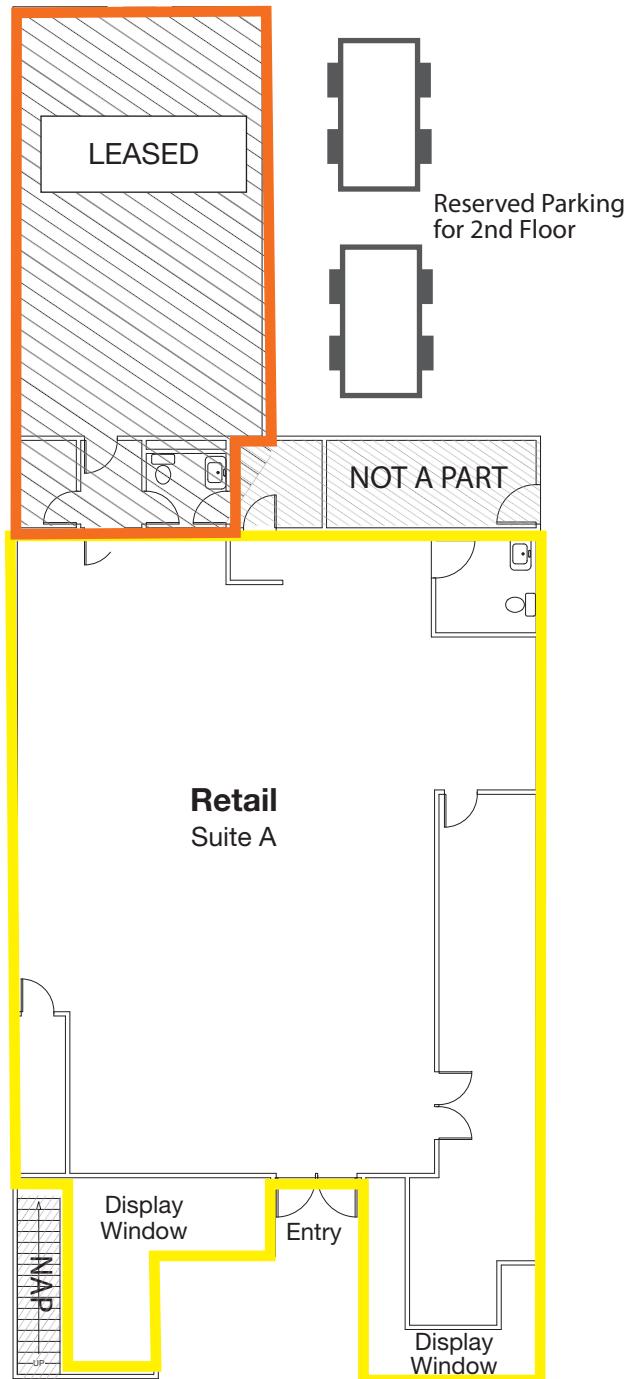
[Click here to View in Google Maps](#)



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Site Plan Not to Scale

Fourth Street
