



## 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**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
DRE#: 01814831

**Max Dostal**  
(415) 755-0506  
[max@hlcre.com](mailto:max@hlcre.com)  
Lic#: 02120541



**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.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:	<a href="#">T4MS 60/80</a> (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 file; or an area protect 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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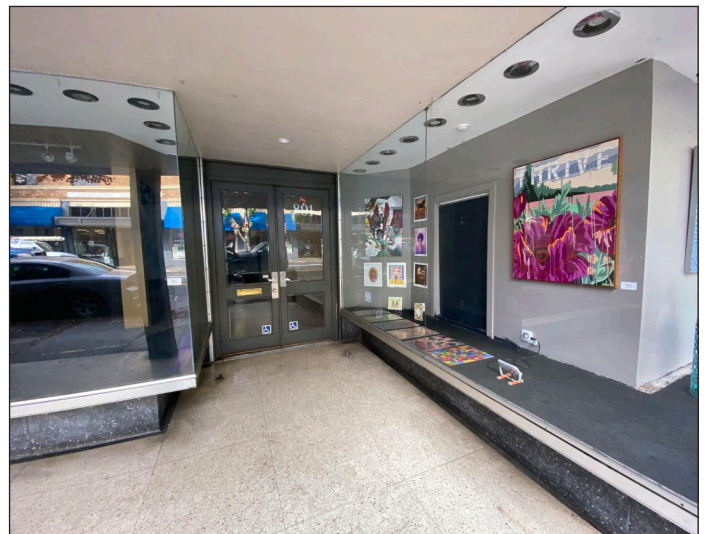


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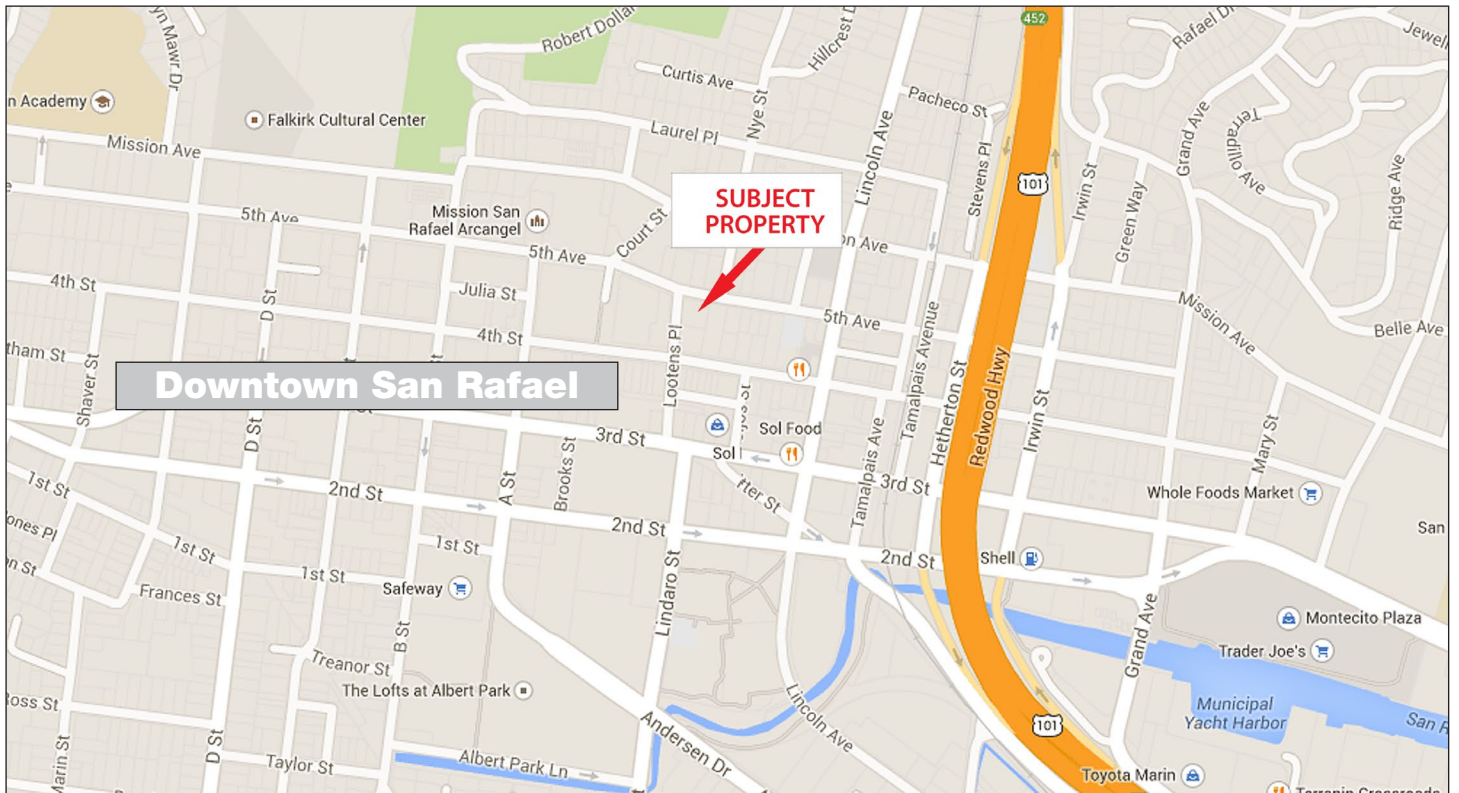
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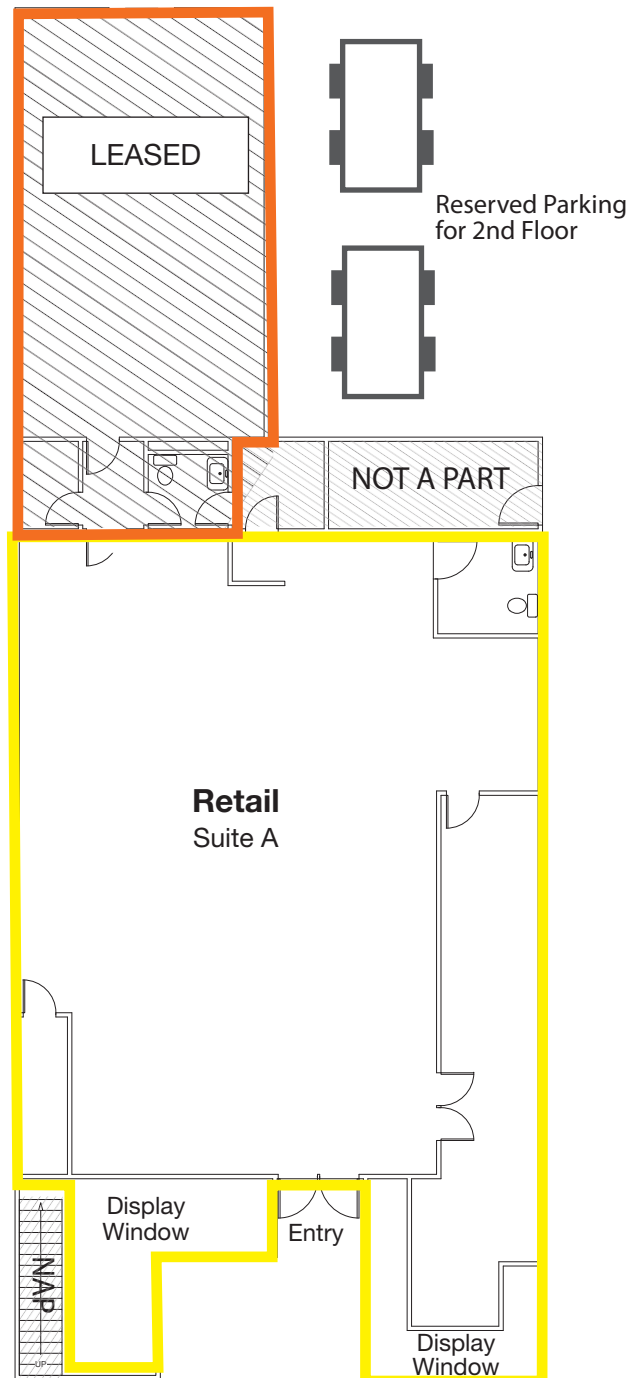
[Click here to View in Google Maps](#)



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Site Plan Not to Scale

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Fourth Street

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