



For Lease: La Plaza Office Suites

4340 Redwood Highway, Ste. D-309, San Rafael, CA

- Ground Floor
- Shared Conference Room
- Heat and Air Conditioning
- Two Private Offices & Storage
- Plenty of Free Parking

Offering Summary

Total Available Sq Ft:	776 +/- sf
Initial Base Rent:	\$1,746/mo.
Lease Type:	Mod. Gross
Preferred Lease Term:	Two Years
Date Space Available:	Now

Contact:

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

For Sublease: Office Suite

4340 Redwood Highway (La Plaza), Ste. D-309, San Rafael, CA 94903

Building/Space Description:

Campus style offices in a five-building complex with ample parking. Suites range in size from 423 sq. ft. to 1,399 sq. ft. Shared conference room. Some spaces feature private restrooms, kitchenettes or storage.

Location Description:

South of Lucas Valley Road, east of the 101 Freeway on the Redwood Highway frontage road.

Space Information/Features:

Total Available Square Feet:	776 +/- sq. ft.
Can Add:	Some units can be combined to create larger sq.ft.
Views:	Courtyard and surrounding hills
Kitchen:	Yes - in select units
Number of Parking Spaces:	343 unreserved on site

Building Information/Features:

Building/Project Name:	La Plaza Office Complex
Total Building Square Feet:	76,000 +/- sq. ft.
Year Constructed:	1972
Zoning/Permitted Uses:	O (Office)
Fire Sprinklers:	No
Elevator Services:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the SFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

Lease Information:

Minimum Lease Term:	Two Year Preferred
Initial Base Rent:	\$1,746/mo.
Lease Type:	Modified Gross
Tenant Expenses:	Janitorial, Increase over base year RE Taxes. Tenants also pay \$0.20/ sq.ft./mo. utility charge which includes gas, electricity and trash.

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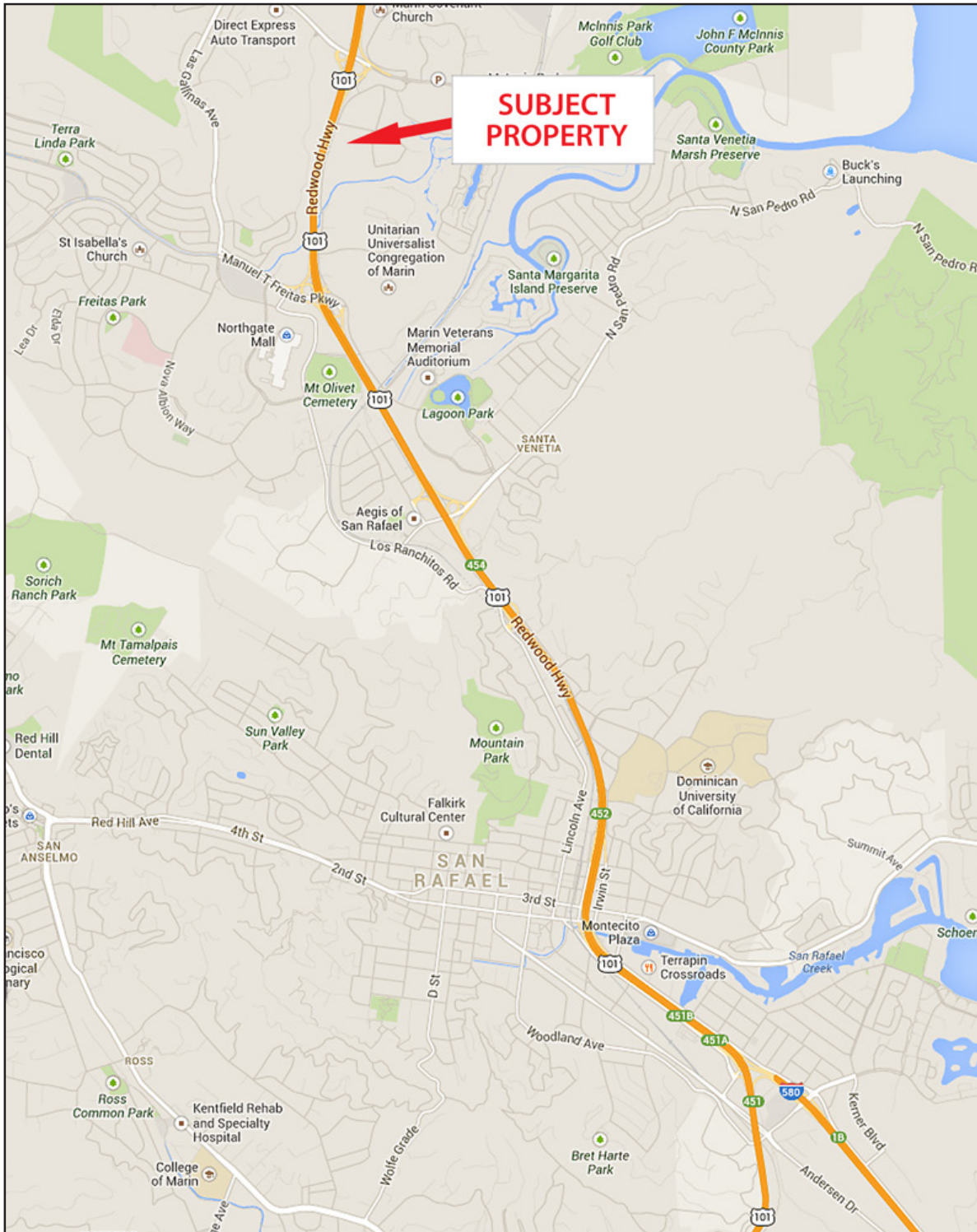


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For Sublease: Office Suite

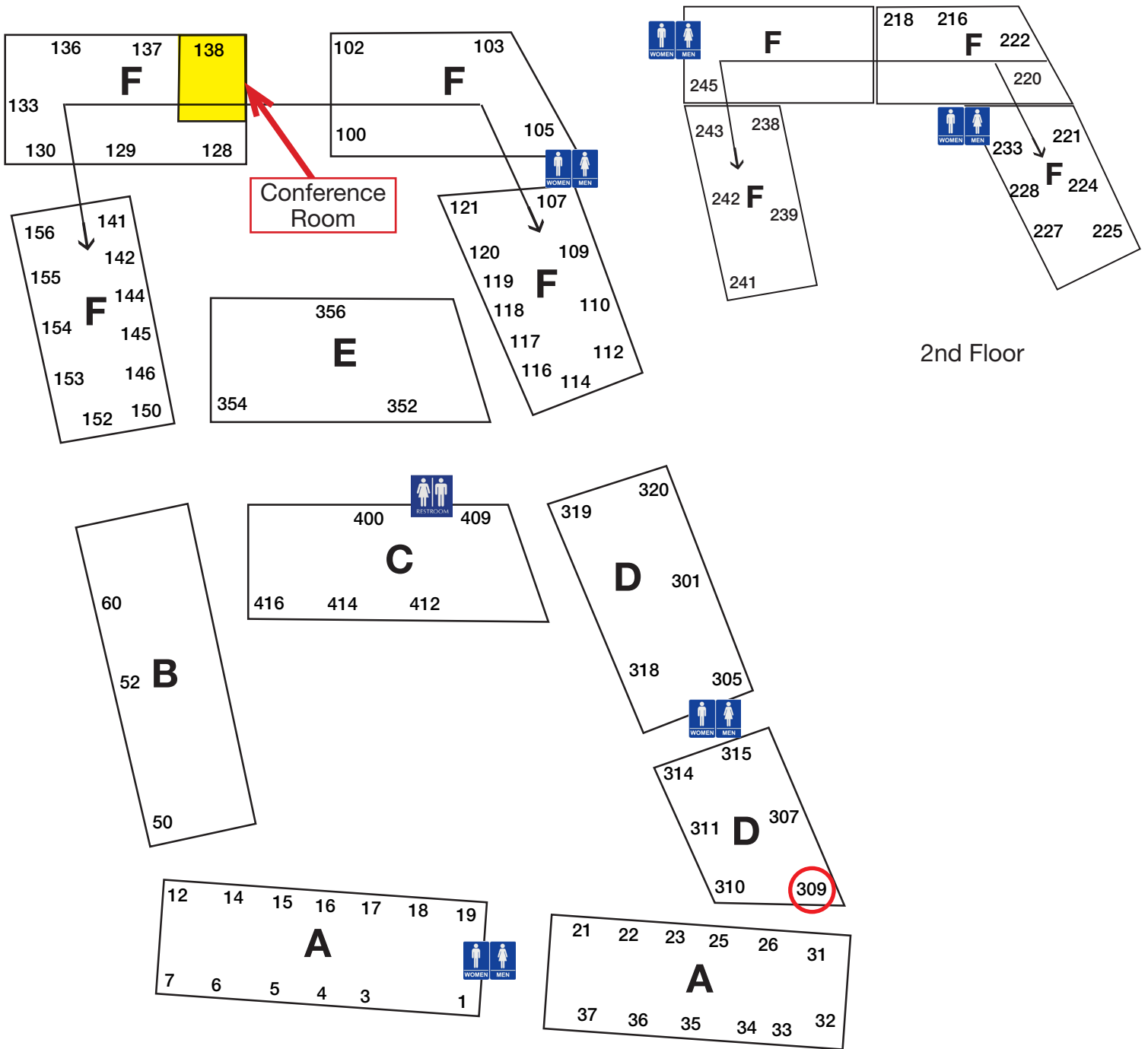
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[Click here to View in Google Maps](#)

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La Plaza Building Layout

Redwood Highway

For Sublease: Office Suite

4340 Redwood Highway (La Plaza), Ste. D-309, San Rafael, CA 94903

Suite D-309

Size: 776 +/- Rentable sq. ft.

Monthly Rent: \$1,746.00

Monthly Utilities Charge: \$155.02

Floor Plan

