



FOR LEASE

# 32 ROSS COMMON

32 Ross Common, Ross, CA 94957



Ces Cecchin  
CA LIC #01763657  
(415) 451-4900 x119  
ces@meridiancommercial.com

711 Grand Ave., Suite 290  
San Rafael, CA 94901  
(415) 451-4900  
[www.meridiancommercial.com](http://www.meridiancommercial.com)

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                |               |
|----------------|---------------|
| Property Type: | Office        |
| Available SF:  | ± 860 SF      |
| Lease Rate:    | \$3.88 psf/mo |
| Lot Size:      | ± 12,000 SF   |
| Year Built:    | 1982          |
| Building Size: | ± 7,300 SF    |
| Zoning:        | CL            |
| APN:           | 073-272-06    |

## LOCATION OVERVIEW

32 Ross Common is located in the heart of the Town of Ross, only steps from the Commons, restaurants, cafe and shops. Ross town offers a very sophisticated and prosperous demographic, in fact one of the most affluent in California. Majority of the tenants are from Ross and neighboring towns and work in a variety of small and specialized service businesses.

Ross Valley and Marin County offer severe restrictions on construction development, resulting in extremely limited inventory growth. The Ross Valley office sub-market has a captive tenant base resulting in consistently low vacancy levels.

## AVAILABILITY

September 1, 2019

## PROPERTY HIGHLIGHTS

- Elegantly designed suite with two rooms
- Suites enjoy high ceilings, architectural detail and natural light
- Suites are elegantly designed with windows and skylights
- Assigned off-street parking
- Ideal for designers, architects, psychologists and creative professionals



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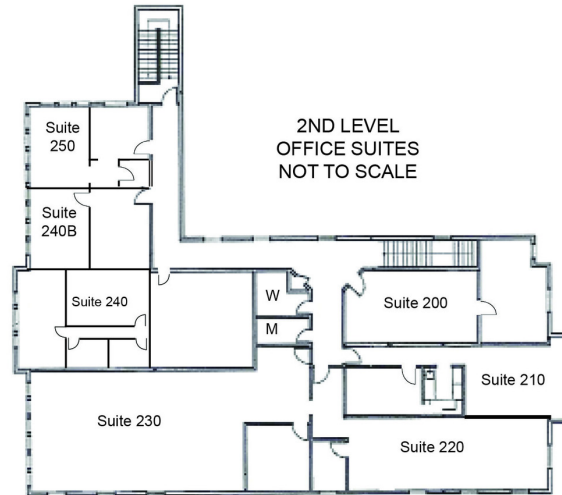
The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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### AVAILABLE SPACES



**TOTAL SPACE:**

860 SF

**LEASE TYPE:**

MG

| SPACE     | SPACE USE     | LEASE RATE        | LEASE TYPE     | SIZE (SF) | TERM            | COMMENTS                                                                                                       |
|-----------|---------------|-------------------|----------------|-----------|-----------------|----------------------------------------------------------------------------------------------------------------|
| Suite 220 | Creative/Loft | \$3,100 per month | Modified Gross | 860 SF    | 36 to 60 months | Large well lit office space with separate kitchenette. Good natural light with operable windows and skylights. |



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**ADDITIONAL PHOTOS**



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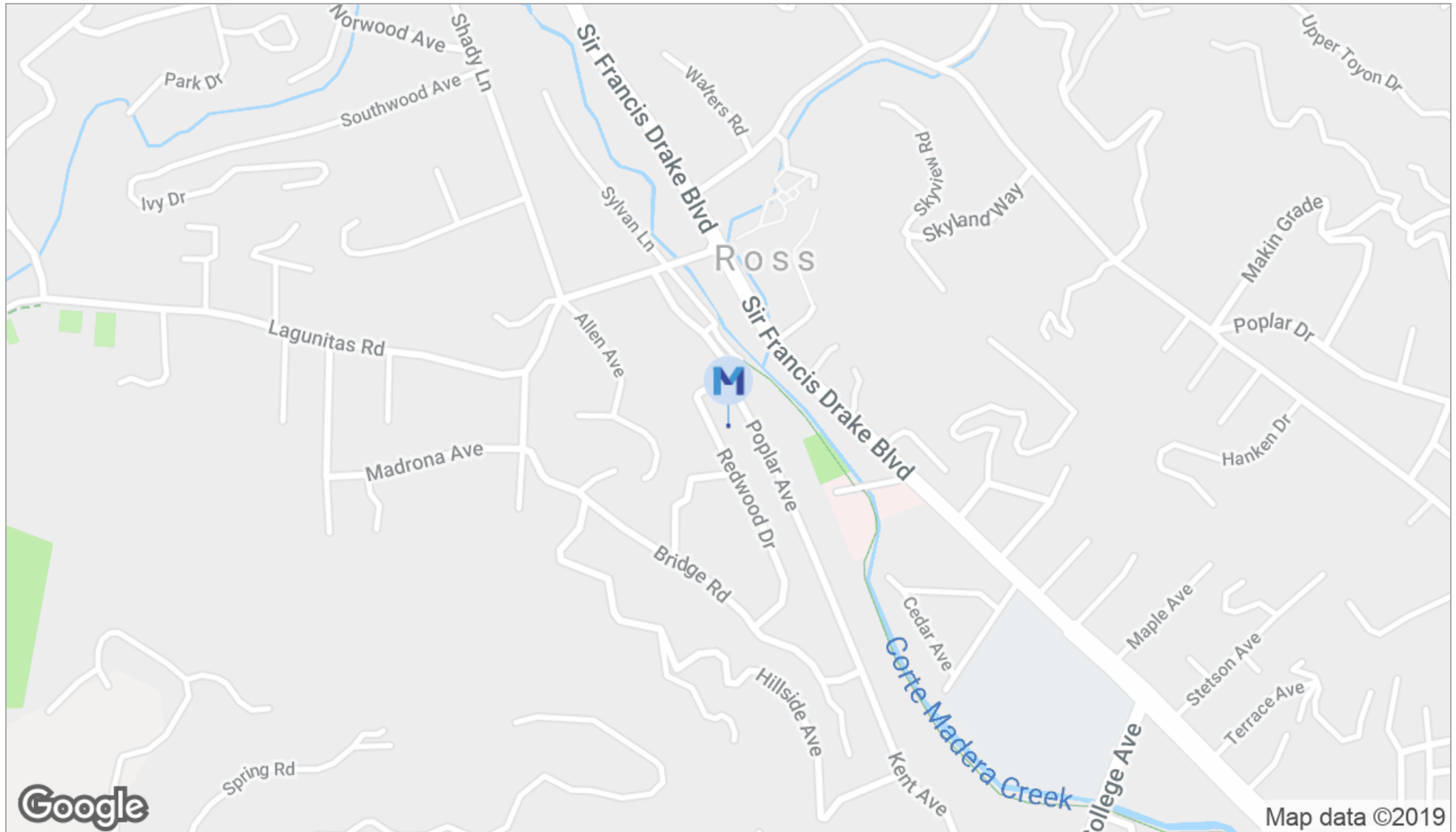
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## LOCATION MAPS



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