



For Lease: Ground Floor Office Suite

4340 Redwood Highway, Ste. B-52, San Rafael, CA

- 3 Private Offices
- Reception Area
- Conference Room
- Kitchenette & Restroom
- Plenty of Free Parking

Offering Summary

Total Available Sq Ft:	1,399 +/- sf
Initial Base Rent:	\$2.15 psf
Lease Type:	Mod. Gross
Lease Term:	3 - 5 Years
Available:	Now



Contact:
Mark Cooper
 (415) 608-1036
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HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
www.hlcre.com

For Lease: Ground Floor Office Suite

4340 Redwood Highway (La Plaza), Ste. B-52, San Rafael, CA 94903

Building/Space Description:

This office suite is comprised of a spacious reception area, three private offices, a conference room, a storage room, kitchenette and two-stall bathroom. It is part of a ten-building campus that surrounds a garden courtyard, with ample parking.

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:	1,399 +/- sq. ft.
Views:	Courtyard gardens
Kitchen:	Yes
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:

Lease Terms:	Three - Five Years
Initial Base Rent:	\$2.15 psf
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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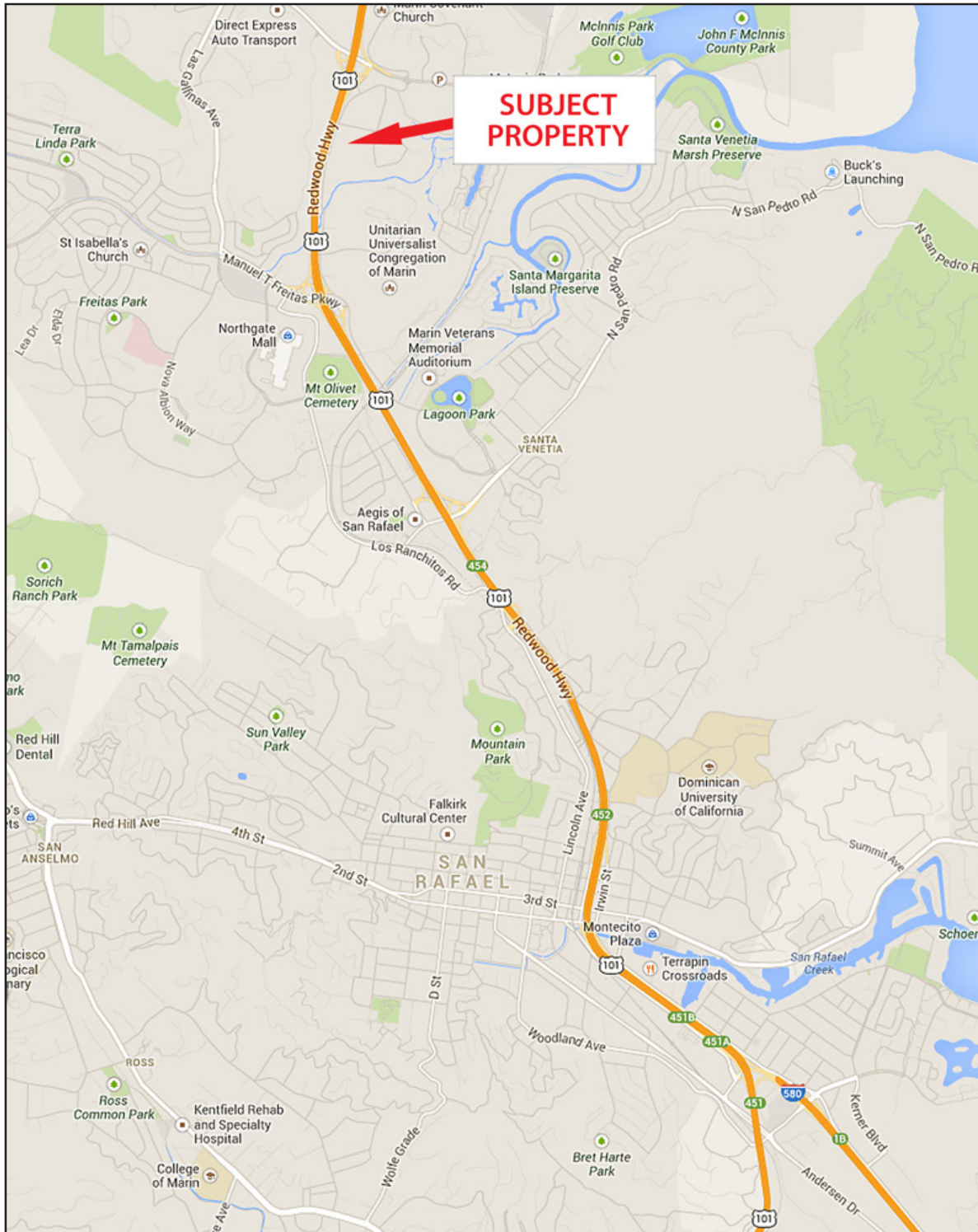
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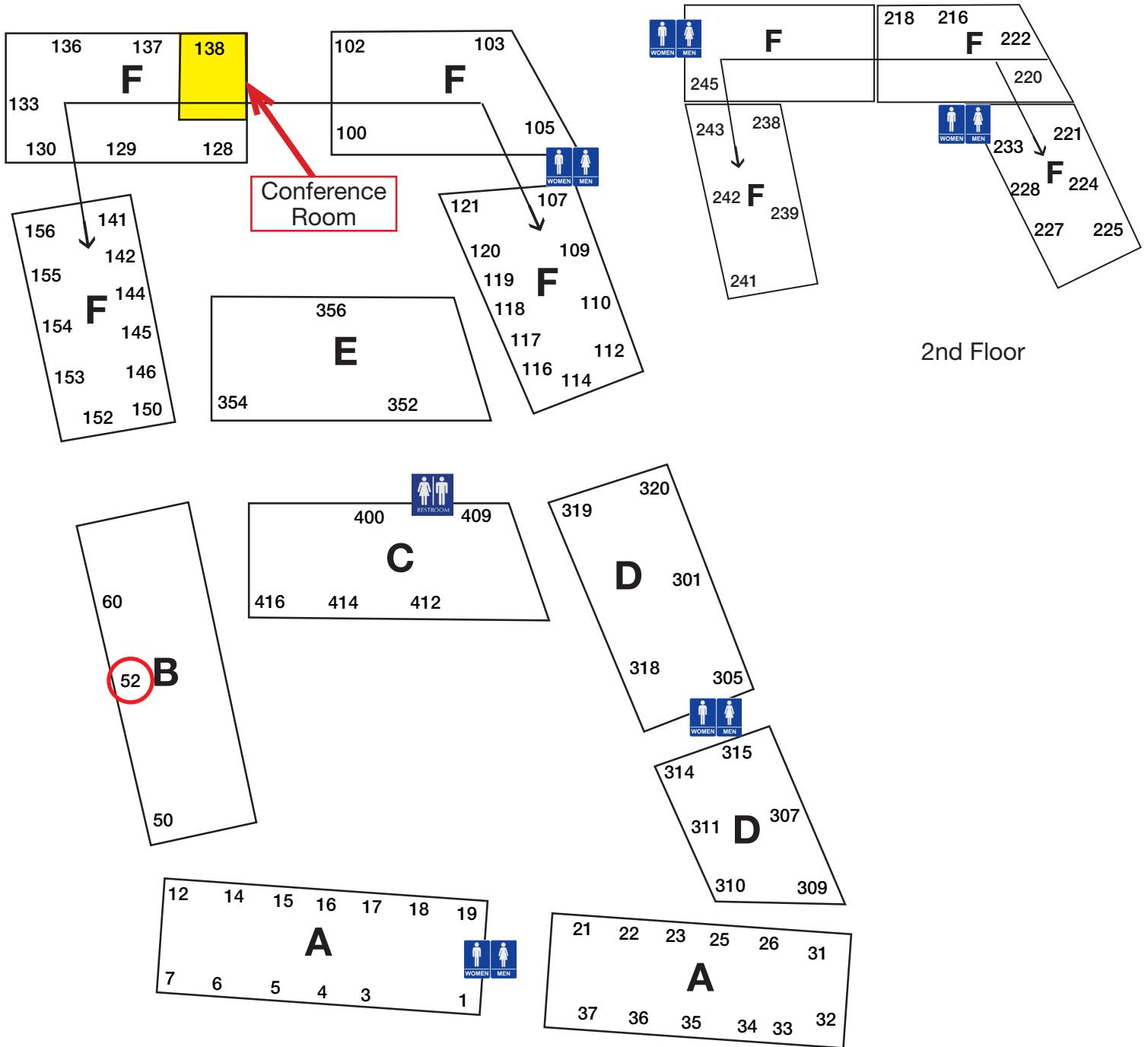
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[Click here to View in Google Maps](#)

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2nd Floor

Redwood Highway

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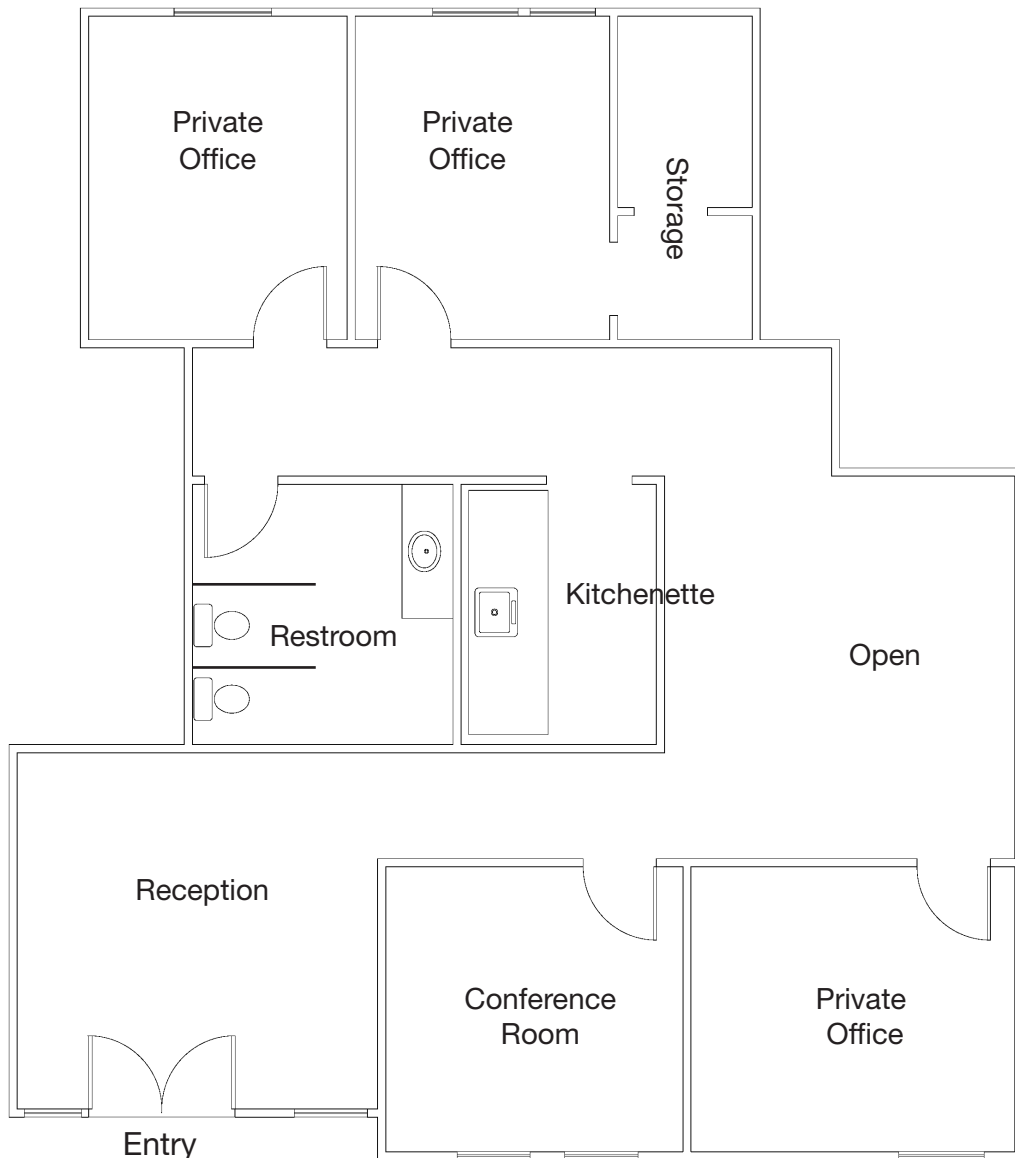
Suite B-52

Size: 1,399 +/- Rentable sq. ft.

Monthly Rent: \$3,008.00

Monthly Utilities: \$279.80

Floor Plan



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.