



For Lease: Small Downtown Offices

1005 A St., San Rafael, CA

- Operable Windows
- Air Conditioning Available
- Excellent Downtown Location
- Close to Hwy. 101
- Private Office

Offering Summary

Available Sq Ft:	258 - 1,105 +/- sf
Initial Base Rent:	\$690 - \$2,928/ mo.
Lease Type:	Full Service
Min. Lease Term:	1-5 Years
Available:	Now

Contact:

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

For Lease: Small Downtown Offices

1005 A St., San Rafael, CA 94901

Building/Space Description:

Full service small offices in the middle of San Rafael downtown. Starbucks Coffee Shop on ground floor. Operable windows, elevator served, with views overlooking Downtown from most offices. Individual air conditioners in most offices.

Location Description:

Located on the corner of A Street and Fourth Street in the heart of downtown San Rafael. Close proximity to banks, restaurants and services. Easy access to Highway 101.

Space Information/Features:

Total Available Square Feet: 258 - 1,105 +/- sq. ft.

Suite #	Size (+/- sf)	Rent/Mo.	View
207	527	\$1,449.00	A Street
215	258	\$750.00	4th Street
301	290	\$798.00	A Street
308	345	\$690.00	Rafael Theater Side Wall
405	1,105	\$2,928.00	Over Rafael Theater Roof

Building Information/Features:

Total Building Square Feet: 15,297 +/- sq. ft.
Year Constructed: 1955 +/-
Parking: Available in several nearby city lots and street
Zoning/Permitted Uses: [4SRC \(Fourth Street Retail Core\)](#), retail + upstairs offices
Fire Sprinklers: No
Elevator Served: Yes
Heating & Air Conditioning: Yes
Flood Zone Designation: Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Minimum Lease Term: 1 - 5 years
Initial Base Rent: \$690 - \$2,928 per month
Load Factor: 27.5%
Lease Type: Full Service
Tenant Lease Expenses: Phone and internet

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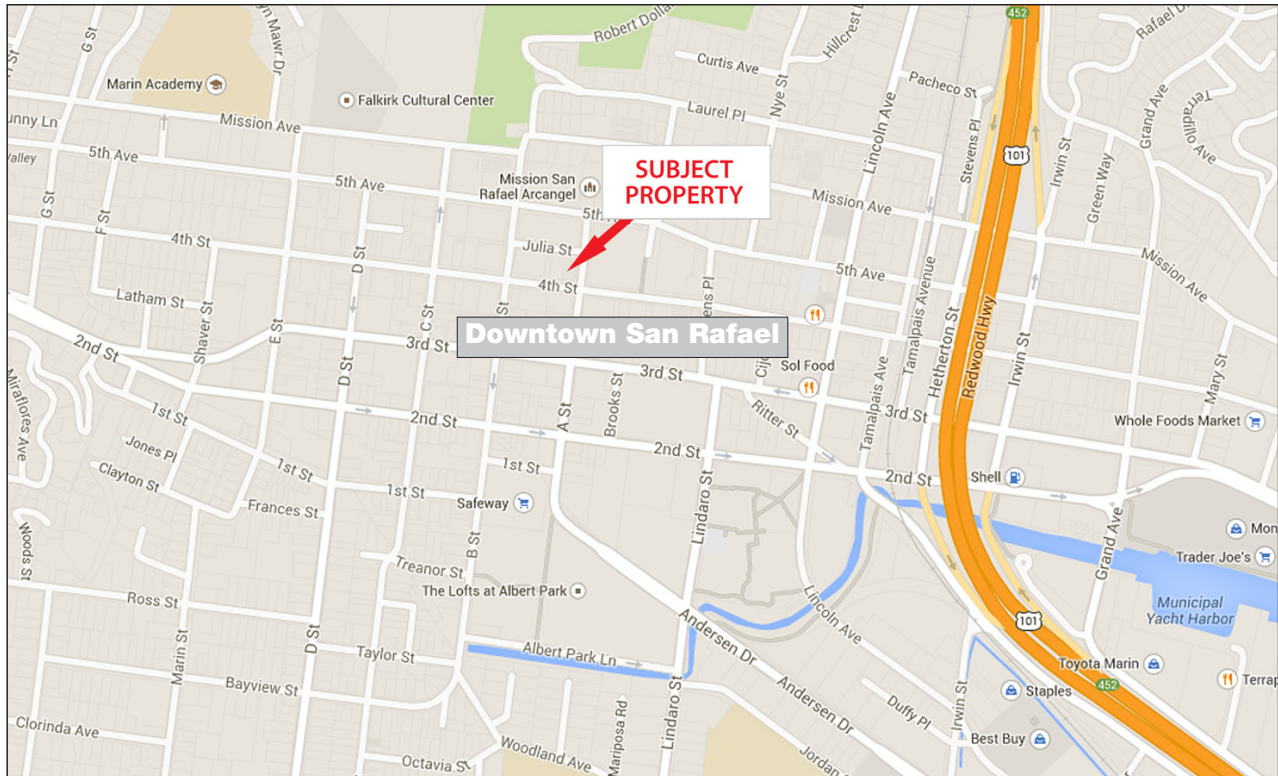
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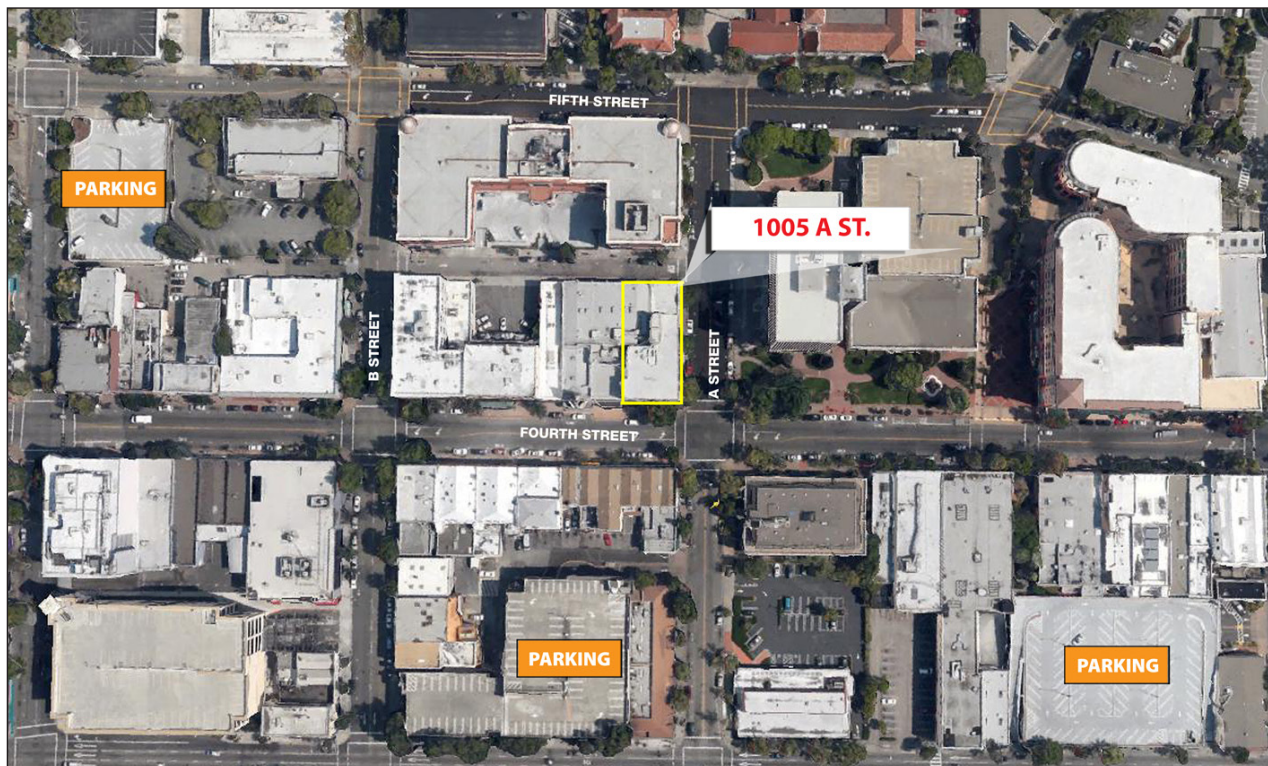
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[Click here to View in Google Maps](#)

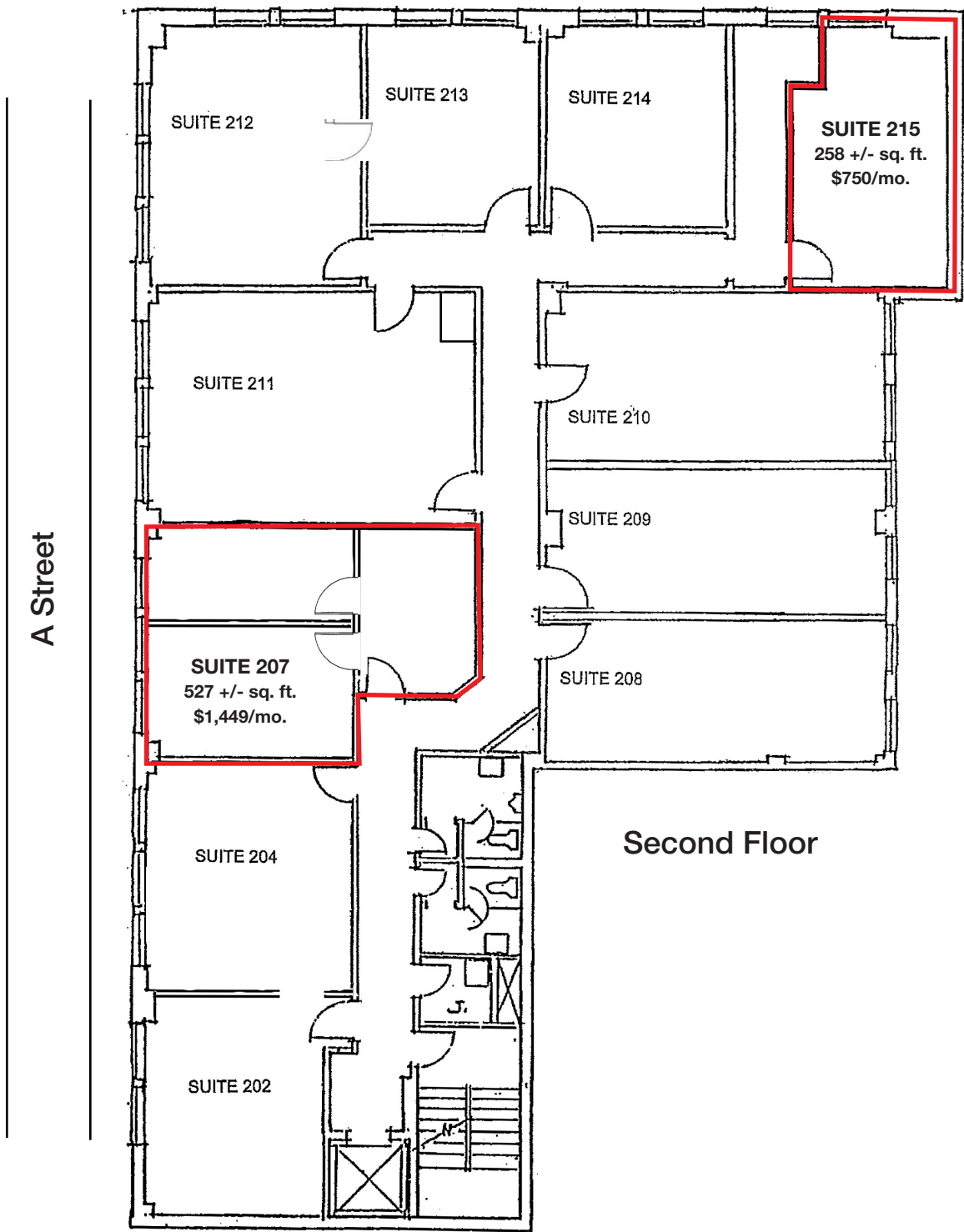


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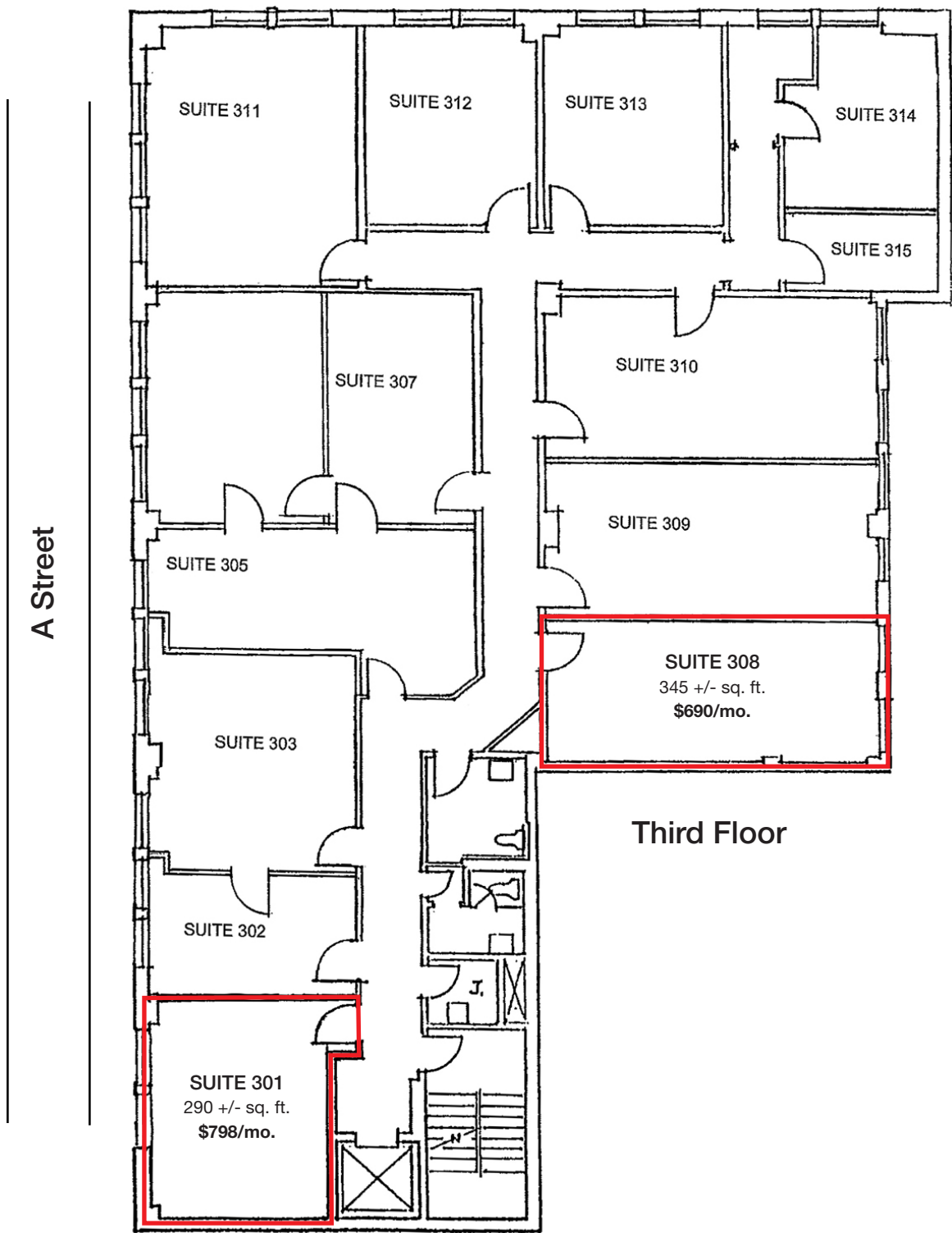
Fourth Street



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Fourth Street

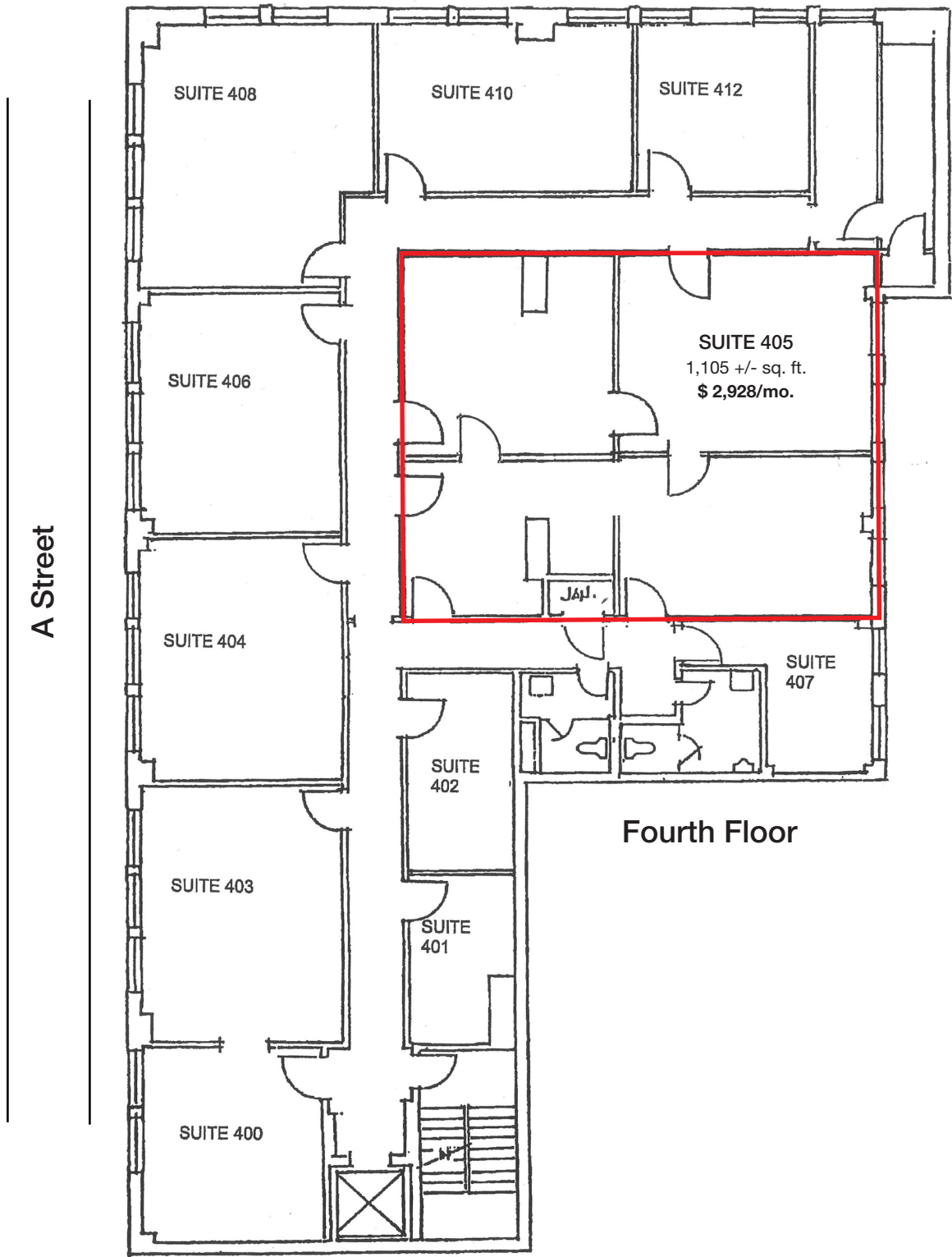


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Fourth Street



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