



## For Lease: La Plaza Office Suites

4340 Redwood Highway, Ste. A-3, San Rafael, CA

- Ground Floor Office
- Heat and Air Conditioning
- Shared Conference Room
- Plenty of Free Parking

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>593 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$1,350/mo.</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>Preferred Lease Term:</b>	<b>Two Years</b>
<b>Date Space Available:</b>	<b>Now</b>



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## Building/Space Description:

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Campus style offices in a five-building complex with ample parking. Suites range in size from 450 sq. ft. to 1,399 sq. ft. Shared conference room. Some spaces feature private restrooms, kitchenettes or storage.

## Location Description:

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

## Space Information/Features:

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Total Available Square Feet:	593 +/- 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:

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Building/Project Name:	La Plaza Office Complex
Total Building Square Feet:	76,000 +/- sq. ft.
Year Constructed:	1972
Zoning/Permitted Uses:	<a href="#">O (Office)</a>
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:

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Minimum Lease Term:	Two Year Preferred
Initial Base Rent:	\$1,350/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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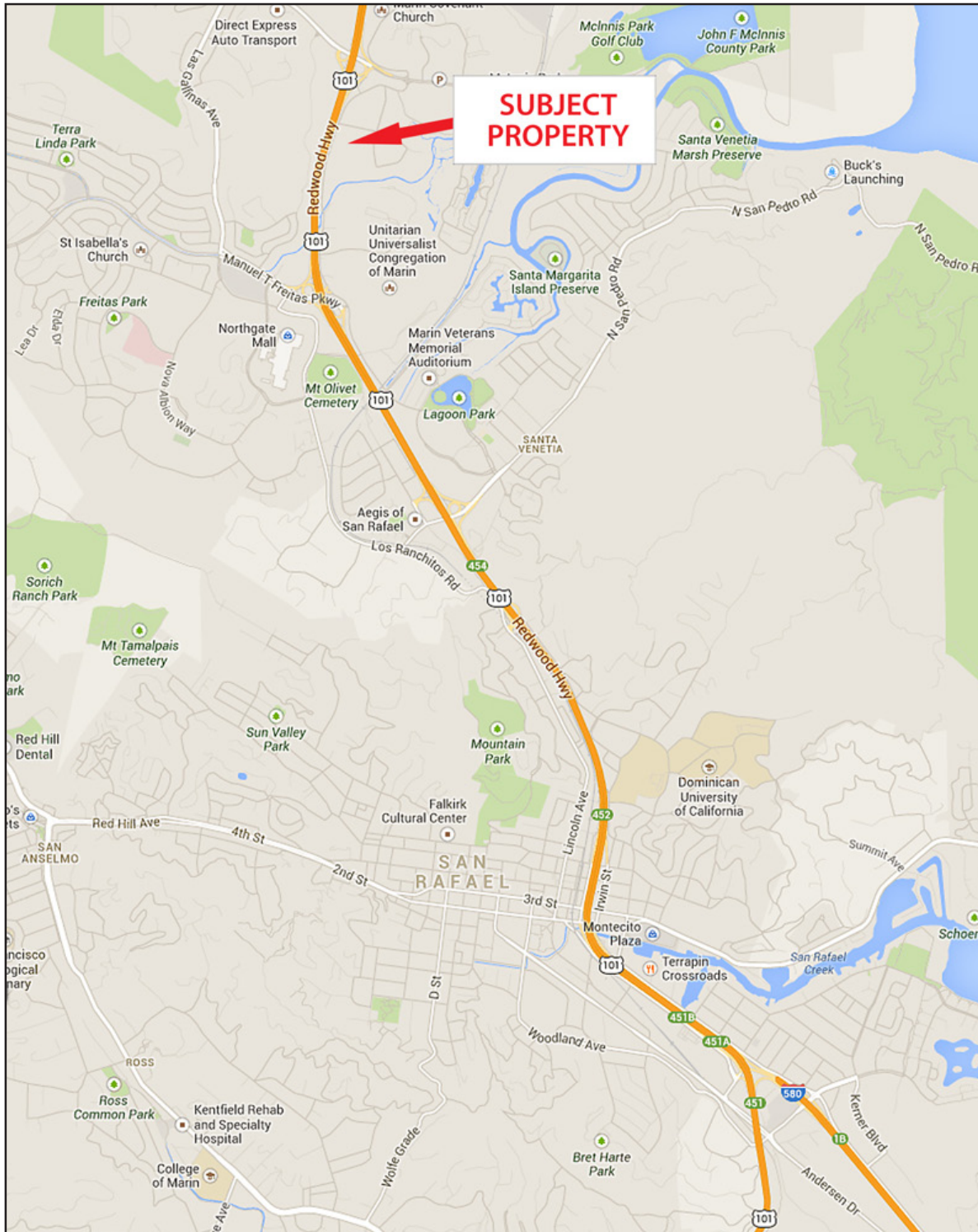
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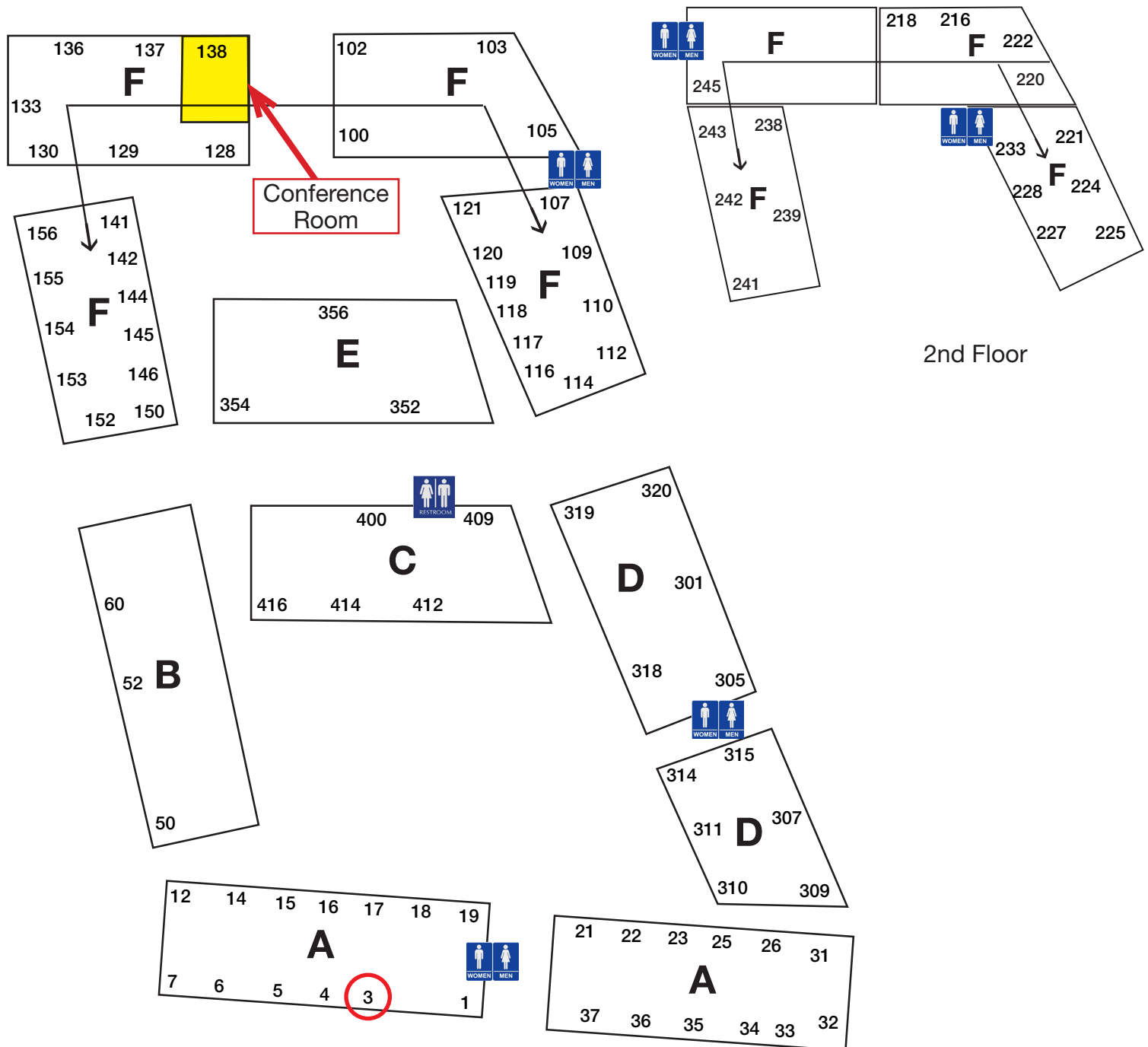
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[Click here to View in Google Maps](#)

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## Redwood Highway

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.

# For Lease: Office Suites

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## Suite A-3

**Size:** 593 +/- Rentable sq. ft.

**Monthly Rent:** \$1,350.00

**Monthly Utilities Charge:** \$118.60

### Floor Plan

