



## For Lease: La Plaza Office Suite

4340 Redwood Highway, Ste. F-156, San Rafael, CA

- Ground Floor
- Shared Conference Room
- Heat and Air Conditioning
- One Private Office
- Open Reception Area
- Plenty of Free Parking

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>569 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$1,251/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>



Contact:  
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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 423 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:	569 +/- 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
HVAC:	Yes
CASp/ADA Certificate:	No
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding)
FEMA Flood Zones A, AE, A1-30, AH & AO: Areas with 1% or greater annual chance of flooding. Lenders require flood insurance in these zones. Buyers without loans or mortgages on the property, and Tenants should strongly consider purchasing flood insurance in these zones.)	

## Lease Information:

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Minimum Lease Term:	Two Year Preferred
Initial Base Rent:	\$1,251/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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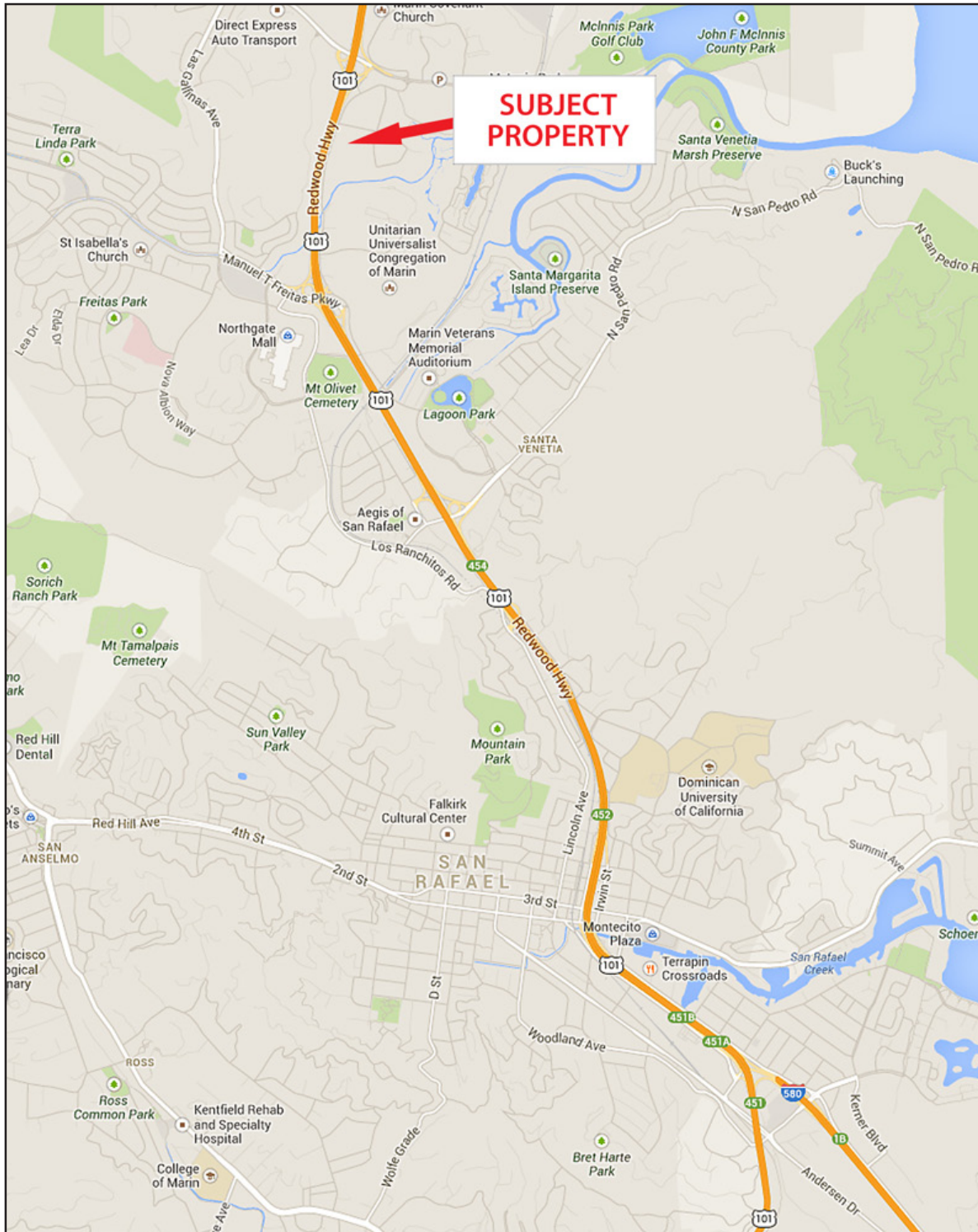
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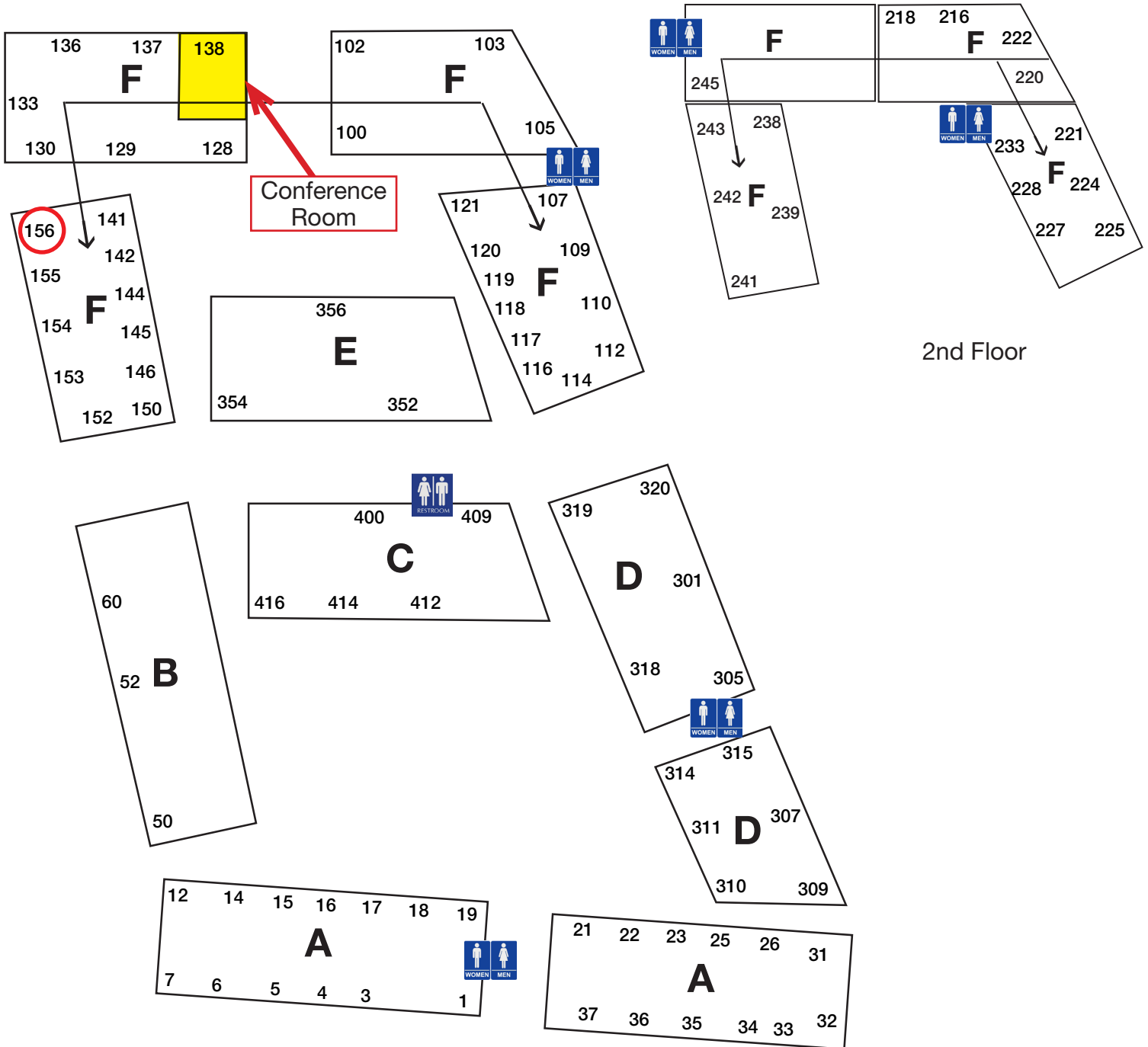
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[Click here to View in Google Maps](#)

# For Lease: Office Suite

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Redwood Highway

# For Lease: Office Suite

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## Suite F-156

**Size:** 569 +/- Rentable sq. ft.

**Monthly Rent:** \$1,251.00

**Monthly Utilities Charge:** \$113.80

### Floor Plan

