

For Lease: Ground Floor Office Suite

70 Mitchell Blvd., Suite 102, San Rafael, CA

- One Private Office + Reception
- Private Restroom
- Kitchenette
- Exterior Door to Sidewalk
- Excellent On-Site Parking
- Close to Hwy. 101

Offering Summary

Available Sq Ft:	**558 +/- sf**
Initial Base Rent:	**$2.29 psf**
Lease Type:	**Mod. Gross**
Min. Lease Term:	**3-5 Years**
Available:	**Now**

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For Lease: Ground Floor Office Suite

70 Mitchell Blvd., Suite 102, San Rafael, CA 94903

Property Description:

This ground floor office suite, which opens directly to Mitchell Blvd., includes one private office, private restroom, reception area and kitchenette. The landlord has recently painted and installed new carpets. Comcast high speed internet and TV are available in the building.

Location Description:

This property is located in Northgate Industrial Park, close to Hwy. 101 with various restaurants, cafes, and retail services nearby.

Space Information/Features:

Total Available Square Feet:	558 +/- rentable sq. ft. (the owner is source, agent has not verified square footage)
Divisible:	No
Parking:	2 allocated, unreserved spaces

Building Information/Features:

Total Building Square Feet:	7,326 +/- sq. ft.
Year Constructed:	1973 +/-
Zoning Designation:	LI/O (Light Industrial/Office District)
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

Lease Terms:

Min. Lease Term:	3-5 Years
Initial Base Rent:	$2.29 per sq. ft. ($1,278 per month)
Building Load Factor:	16.3 %
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expense & CAM:	Telephone, Internet and janitorial of interior of premises, (plus a monthly CAM based on actual costs, pro-rated by sq. ft. for all tenants in the building, which includes gas, electrical, trash removal, water, landscaping, parking lot maintenance and janitorial of common areas (bathrooms. It has been averaging about $0.41-$0.52/sf per month.)

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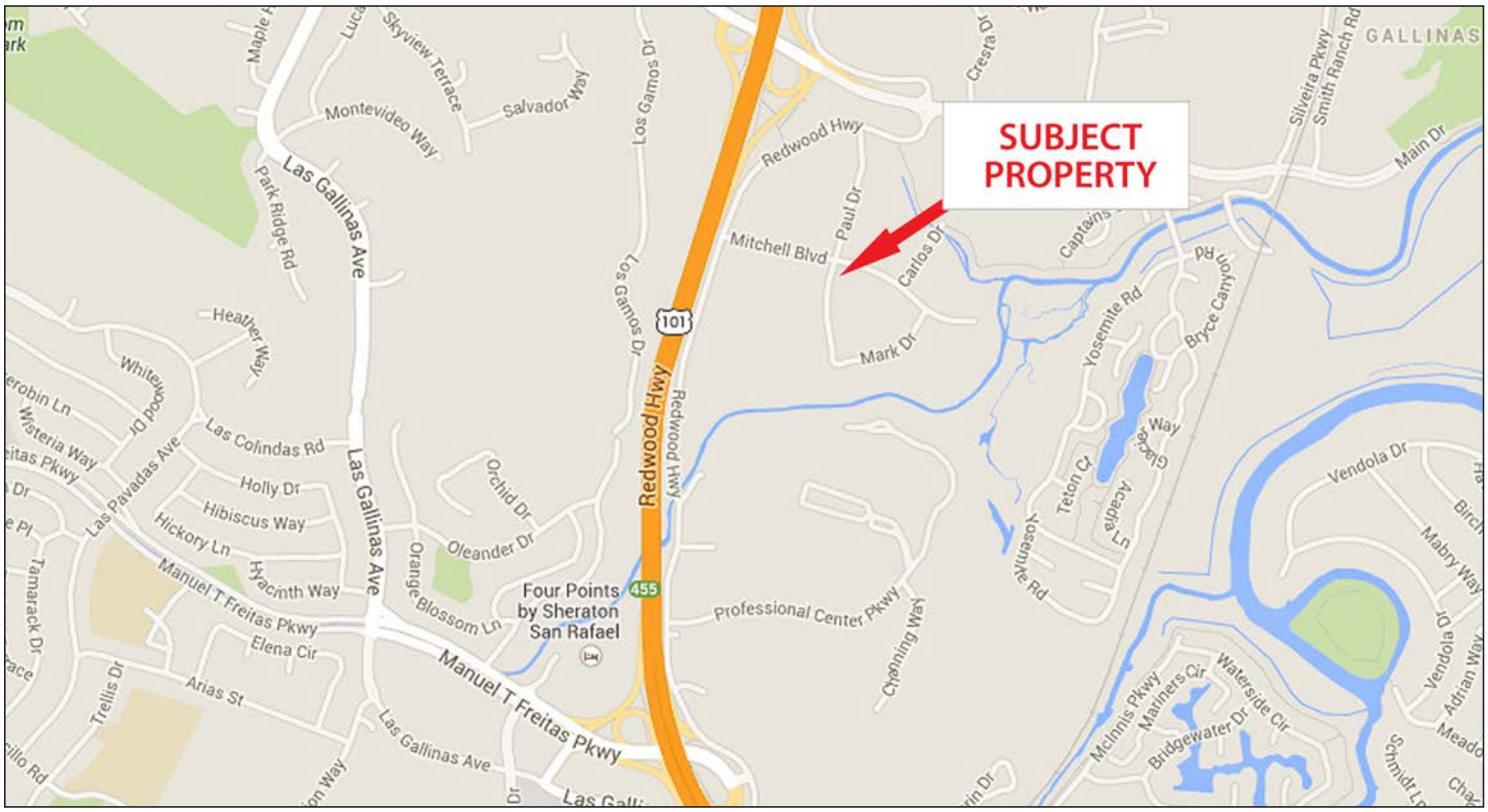



Click here to View in Google Maps

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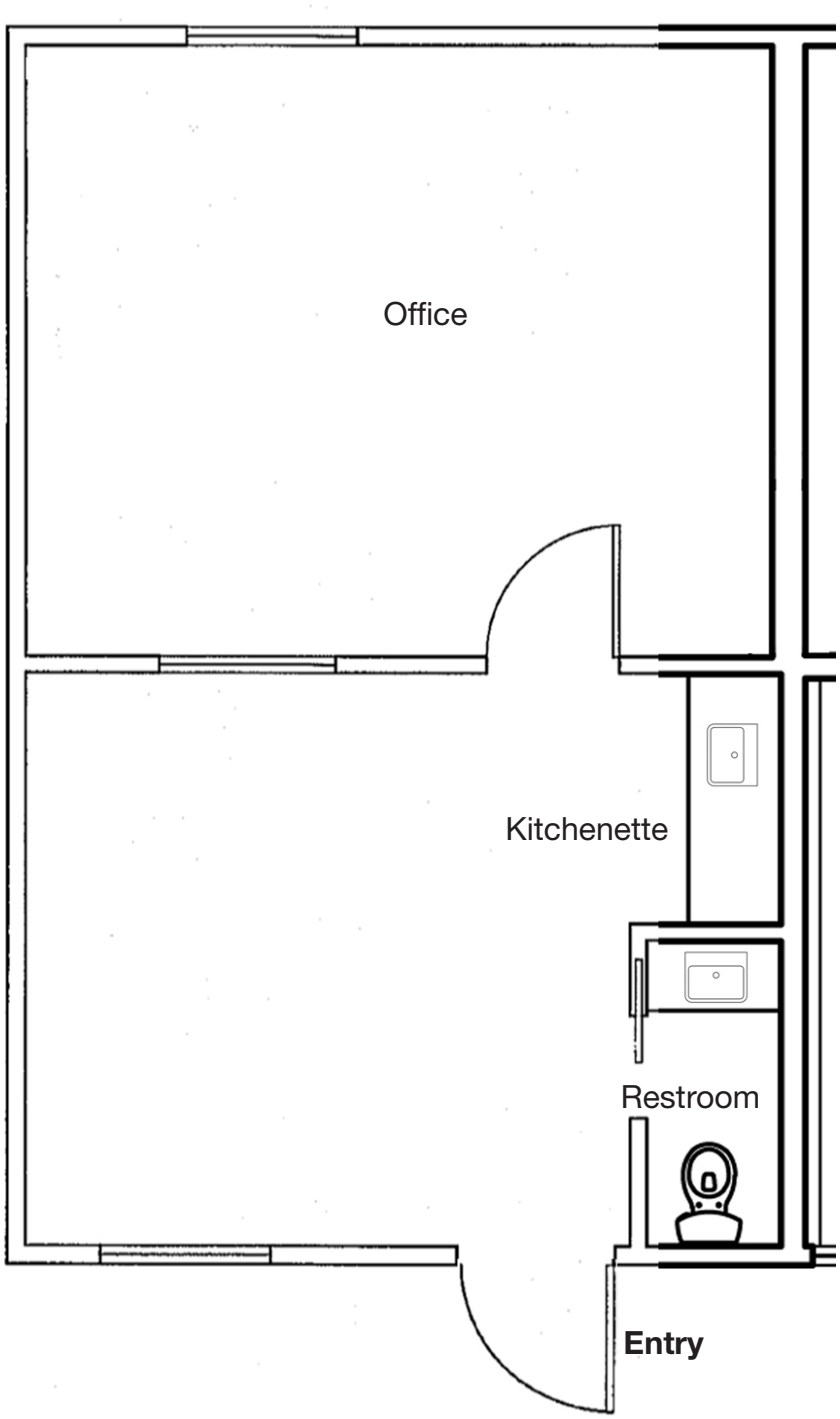

Measurements are Approximate
Floor Plan Not to Scale

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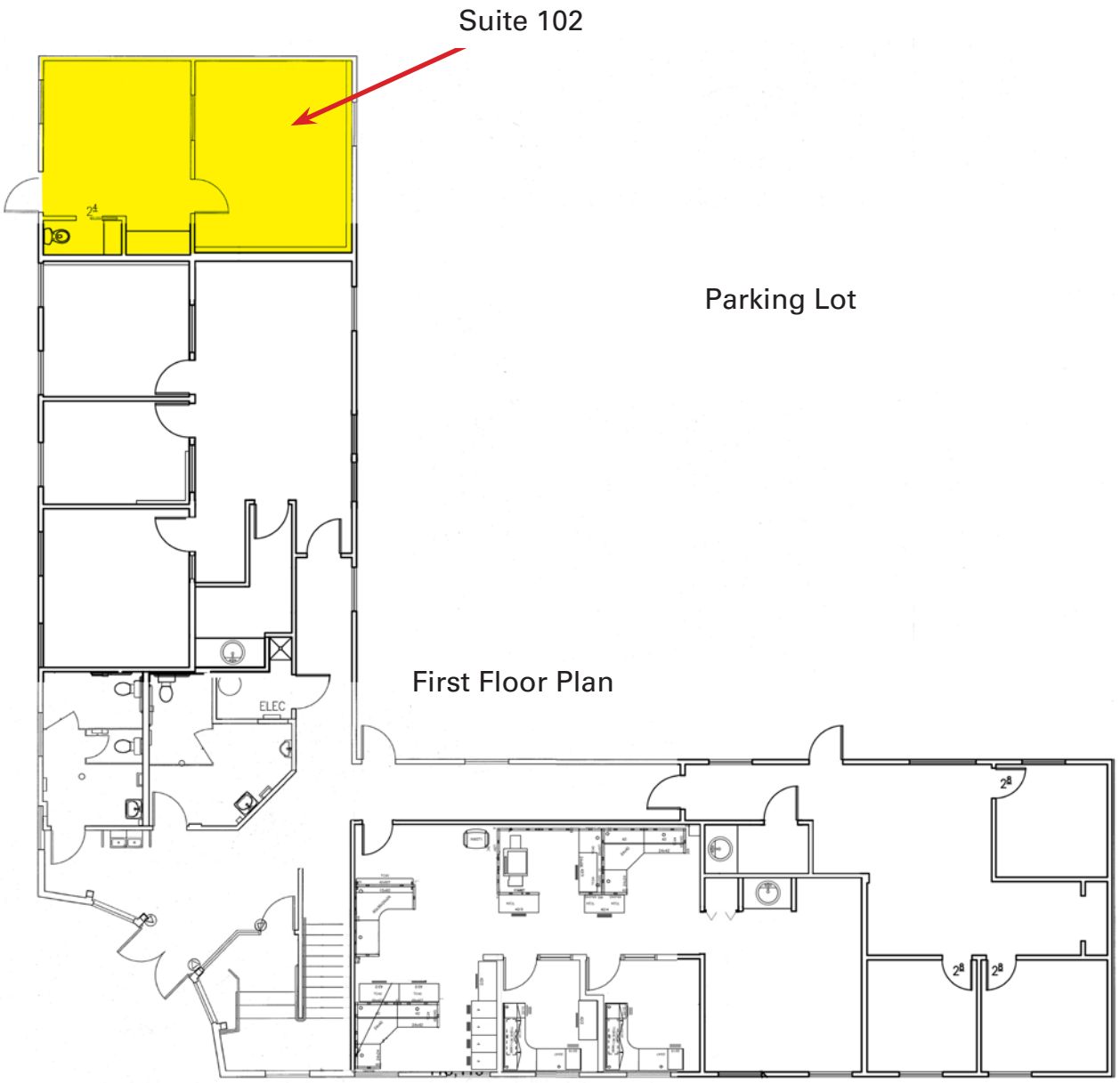

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Our Company

HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than $3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

Higher Level Commercial Real Estate
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