



For Lease: Miracle Mile Private Office

2130 4th Street, Suite C, San Rafael, CA

- Monument Signage
- Newly Remodeled
- 2nd Floor
- Lots of Glassline
- Miracle Mile Visibility
- Traffic Count 30,000 +/-

Offering Summary

Available Sq Ft:	640 +/- sf
Initial Base Rent:	\$1.95 psf
Lease Type:	Mod. Gross
Lease Term:	2 Years
Available:	Now

Contact:

Garrison Linforth
(925) 216-8609
garrison@hlcre.com
Lic# 02238075

Bob Knez
(415) 971-8866
bob@hlcre.com
Lic#: 00640535

HL Commercial Real Estate
www.hlcre.com



For Lease: Miracle Mile Private Office

2130 4th Street, Suite C, San Rafael, CA 94901

Property Description:

2130 Fourth Street is a well-maintained mixed-use building in downtown San Rafael. The available second-floor office suite features updated finishes and new fixtures throughout, with a private restroom. The space offers a professional setting with a flexible layout and is well suited for a variety of users. Additional parking located on Alexander Ave serves the 2nd story offices.

Location Description:

Conveniently located in downtown San Rafael above the Miracle Mile Café, these second-floor office suites offer a professional setting within walking distance of restaurants, shops, and local services. With easy Highway 101 access, nearby parking, and a vibrant Fourth Street location, the property provides an ideal environment for a variety of office users.

Space Information/Features:

Suite	Sq. Ft.	Monthly	CAM Charges
C	640 +/- sq. ft.	\$1,103.70	\$141.50

Total Available Square Feet:	640 +/- sq. ft. (the owner is source, agent has not verified square footage)
Retail/Office Type:	Street
Signage:	Yes
Parking:	2 reserved parking spaces in lot on Alexander Street

Building Information/Features:

Total Building Square Feet:	6,421 +/- sq. ft.
Year Constructed:	1955 +/-
Zoning Designation:	C/N Commercial Office
Fire Sprinklers:	No
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:	2 Years
Initial Base Rent:	\$1.95 per sq. ft., plus 3% annual increases
Lease Type:	Modified Gross
CAM Charges:	\$0.25 psf/mo (Water/Sewer, Trash, Ins. & Common Area Mnt.
Tenant Expenses:	CAM Charges plus Electrical, Interior Maintenance, Janitorial, Phone and Internet

For Lease: Miracle Mile Private Office

2130 4th Street, Suite C, San Rafael, CA 94901



For Lease: Miracle Mile Private Office

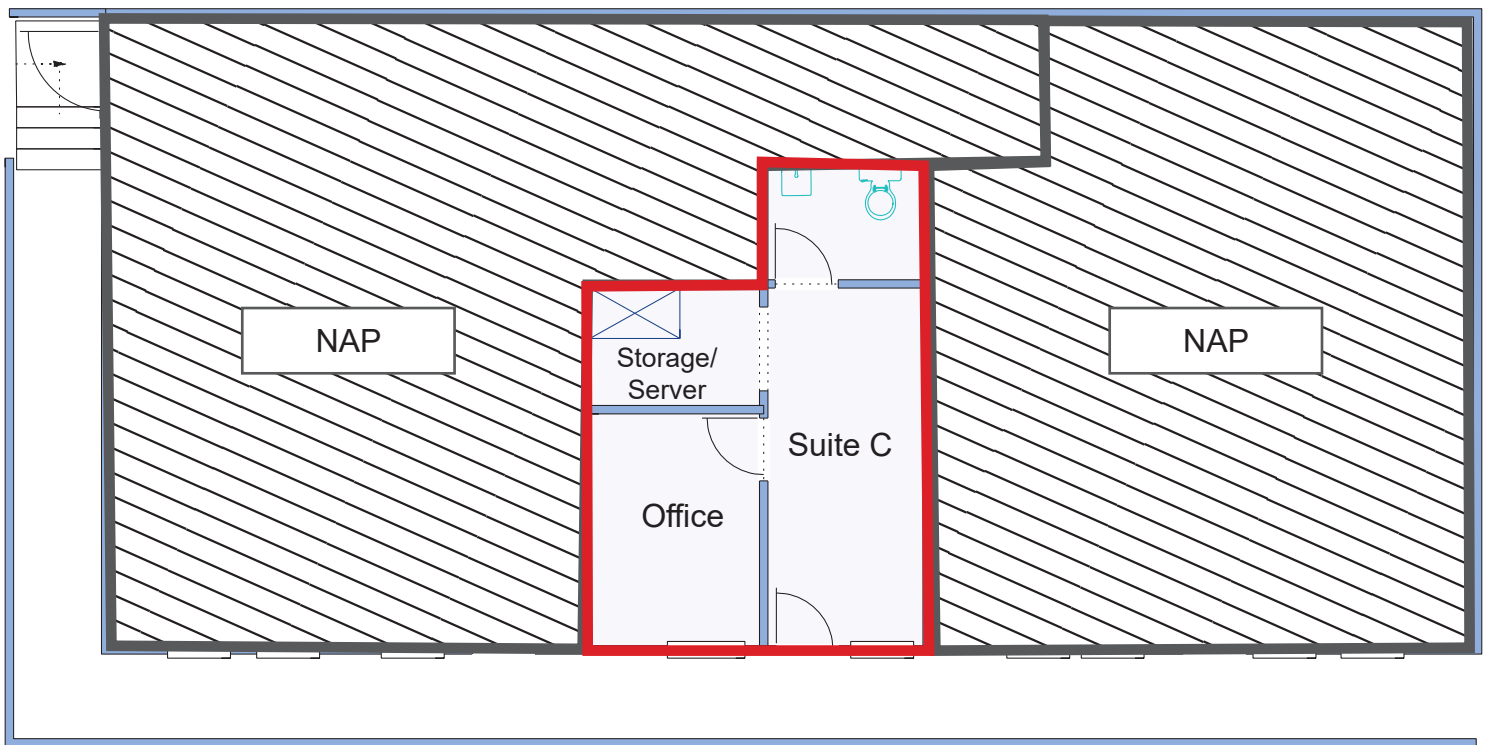
2130 4th Street, Suite C, San Rafael, CA 94901



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

For Lease: Miracle Mile Private Office

2130 4th Street, Suite C, San Rafael, CA 94901



Contact:

Garrison Linforth
(925) 216-8609
garrison@hlcre.com
Lic# 02238075

Bob Knez
(415) 971-8866
bob@hlcre.com
Lic#: 00640535

HL Commercial Real Estate
www.hlcre.com



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.

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

70 Mitchell Blvd., Ste. 202
San Rafael, CA 94903
www.hlcre.com



Garrison Linforth
(925) 216-8609
garrison@hlcre.com
Lic# 02238075



Bob Knez
(415) 971-8866
bob@hlcre.com
Lic#: 00640535