



# FOR LEASE

## RETAIL AND OFFICE SPACE IN DOWNTOWN SAN RAFAEL 714 & 716 4TH STREET, SAN RAFAEL, CA

*Northern California's Premier Commercial Real Estate Firm*



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



## 714 & 716 4TH STREET SAN RAFAEL, CA

### Space Available

714 4th Street 1,090+/- Sq. Ft.

716 4th Street 2,350+/- Sq. Ft.

Total Available: 3,540+/- Sq. Ft.

Lease Rate: \$1.95 per Sq. Ft. per Month

Type of Lease: Modified Gross Lease, Base Rent plus  
\$0.48 PSF CAM Charge

Zoning: T4MS 60/60 Downtown Core Retail

Construction: Wood Frame/ Stucco

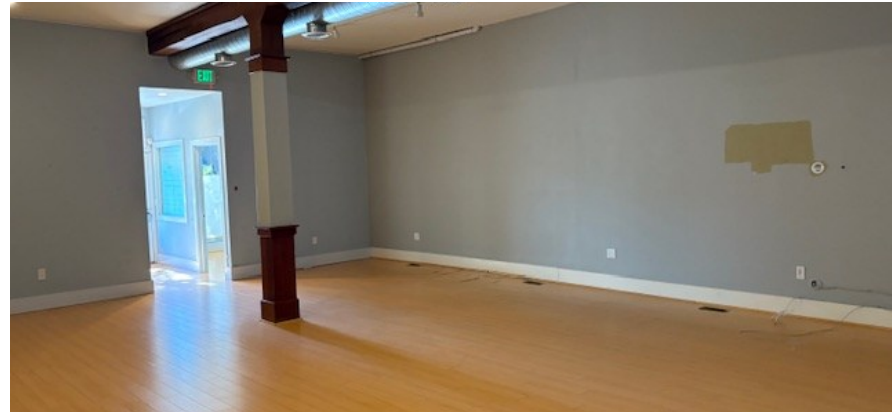
## 714 & 716 4TH STREET

Approximately 3540 total square feet available.

714 4th Street - 1090 square foot 2nd floor office with 4 private offices, a staff area, kitchen, private restroom and storage rooms.

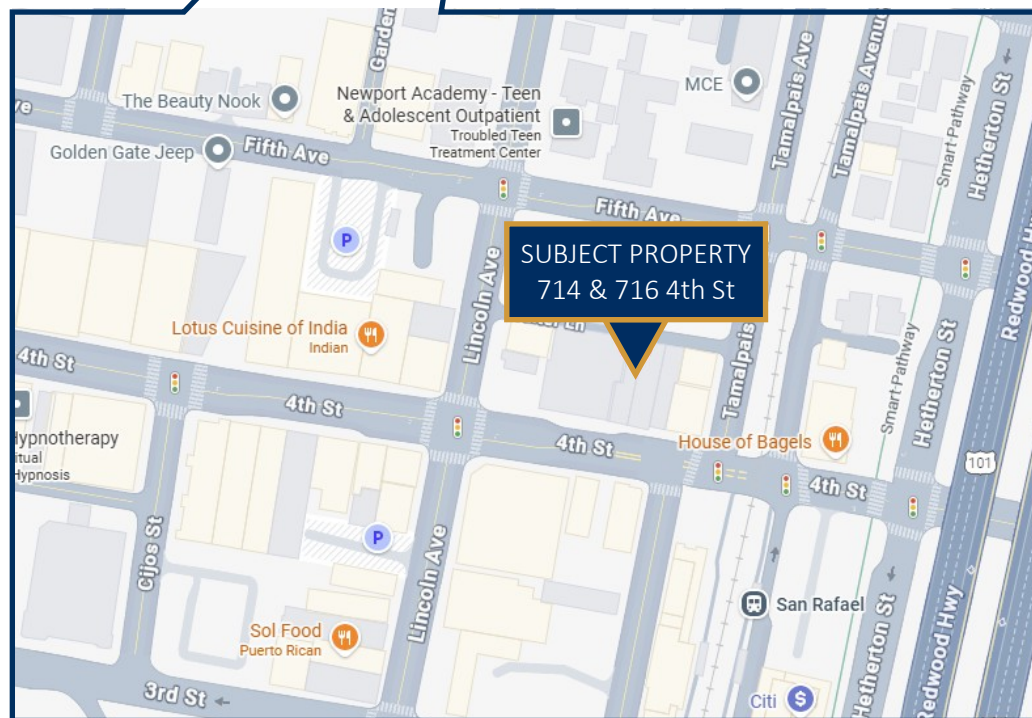
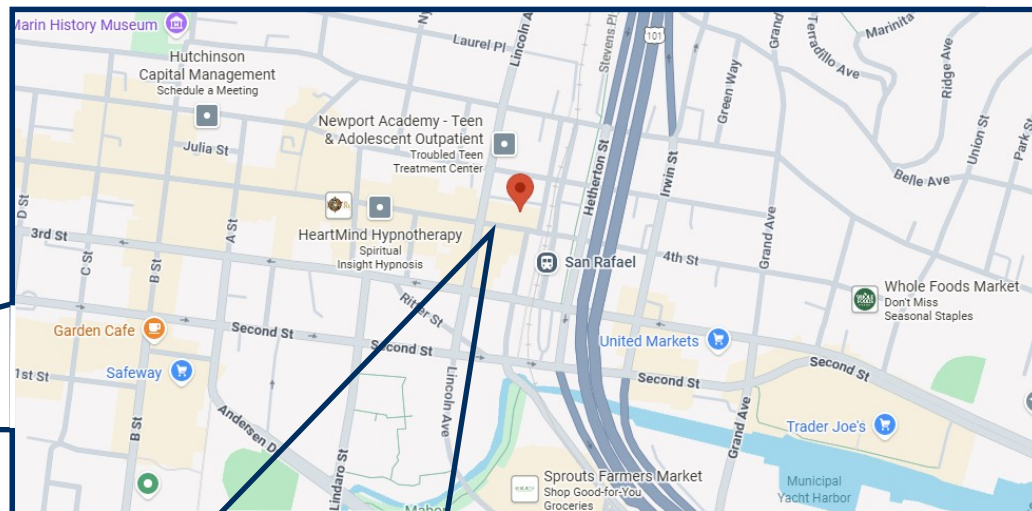
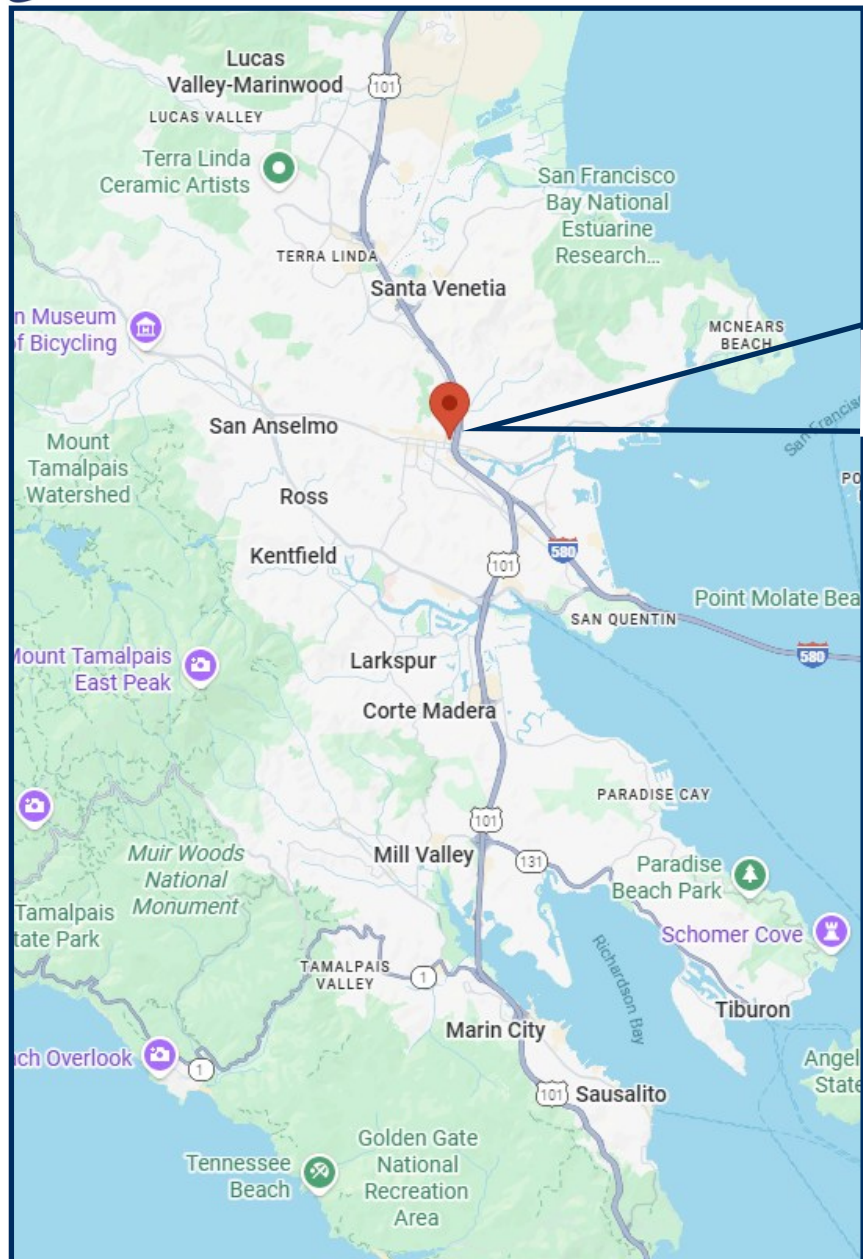
716 4th Street – 2350 square feet, open front showroom with a rear warehouse, private restroom and 2 private offices.

## OVERVIEW





# MAP



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