



For Lease: Miracle Mile Private Offices

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

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

Offering Summary

Available Sq Ft:	1,442 +/- sf
Initial Base Rent:	\$1.95 psf
Lease Type:	Mod. Gross
Lease Term:	2 Years
Available:	Now

Contact:

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HL Commercial Real Estate
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2130 4th Street, Suite B, 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
B	1,442 +/- sq. ft.	\$2,811.90	\$360.50

Total Available Square Feet:	1,442 +/- sq. ft. (the owner is source, agent has not verified square footage)
Retail/Office Type:	Street
Signage:	Yes
Parking:	4 reserved parking spaces on street behind the building

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

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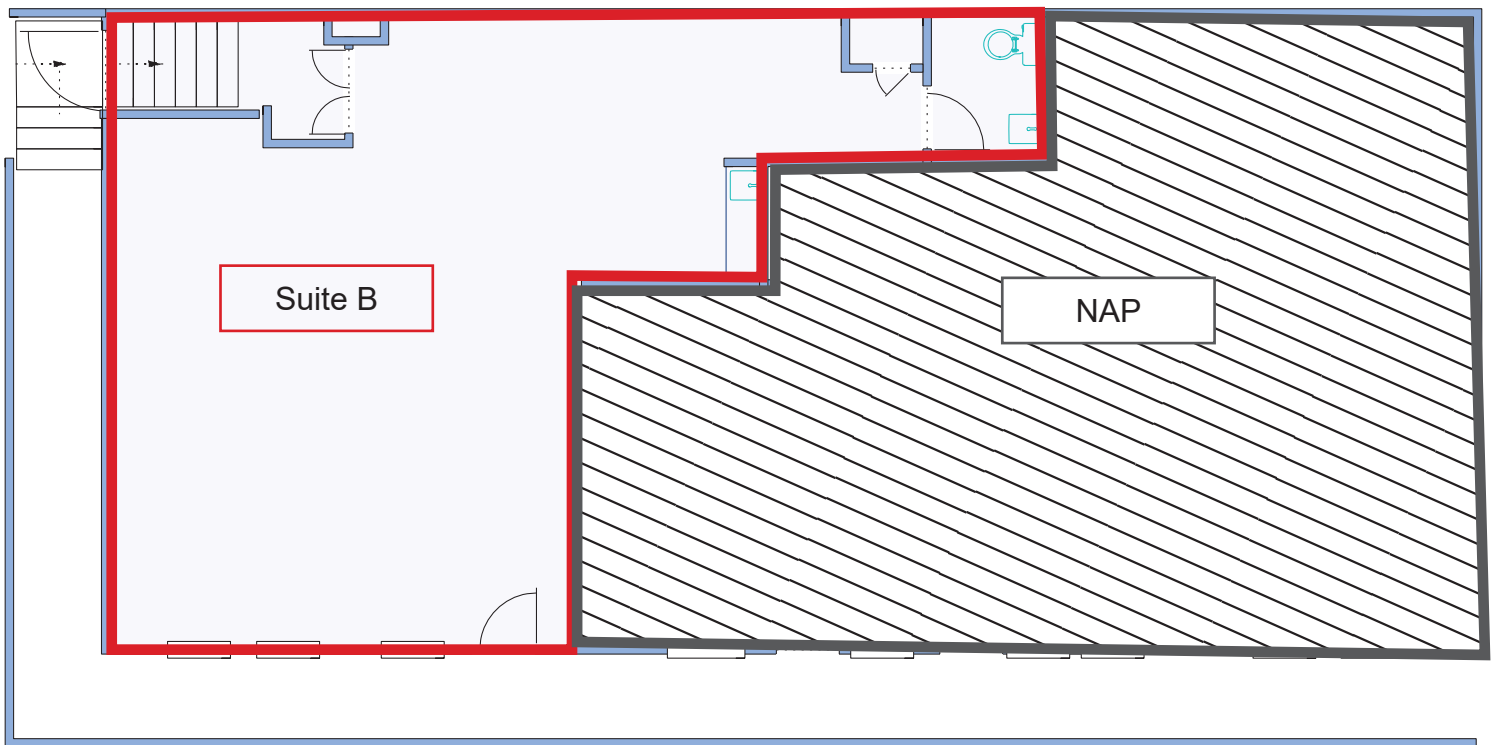
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Our Company



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.

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- 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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