



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**20 PIMENTEL COURT
NOVATO, CA**

**Office Space for Lease
Ideal Location in Bel Marin Keys**

REPRESENTED BY:

MATT STORMS, PARTNER
LIC # 01233478 (415) 461-1010, EXT 123
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NATHAN BALLARD, PARTNER
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IDEAL LOCATION IN
BEL MARIN KEYS

PROPERTY INFORMATION

HIGHLIGHTS

- Bel Marin Keys Location
- Many Restaurants & Amenities in Proximity
- On-Site Parking
- Efficient Layouts
- Flexible Terms
- Flexible Zoning

OFFICE SPACE

Suite B: 1,175 Sq. Ft.

Suite D: 1,058 Sq. Ft.

**B and D can be combined for a total of 2,233 Sq. Ft.

Suite C-1: 1,255 Sq. Ft.

DESCRIPTION

Large open work area, conference room, private office, and private restroom.

Large open work area, large private office/ conference room, and private restroom.

Ground floor space with open work area, two private offices, private restroom and a storage closet. Beautiful views of Pacheco Pond Preserve.

DESCRIPTION OF PREMISES

Large light industrial property with a mixture of efficient office space and small warehouse bays. Abundant on-site parking and zoning that supports a variety of uses.

LEASE TERMS

Rate

\$1.75 per sq ft, Gross

Terms

1 - 5 year lease term

Annual rent escalations

Tenant pays PG&E and interior janitorial

Parking

On-Site at 2:1,000 sq. ft.

Zoning

PD (LI/O overlay)

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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DESCRIPTION OF AREA

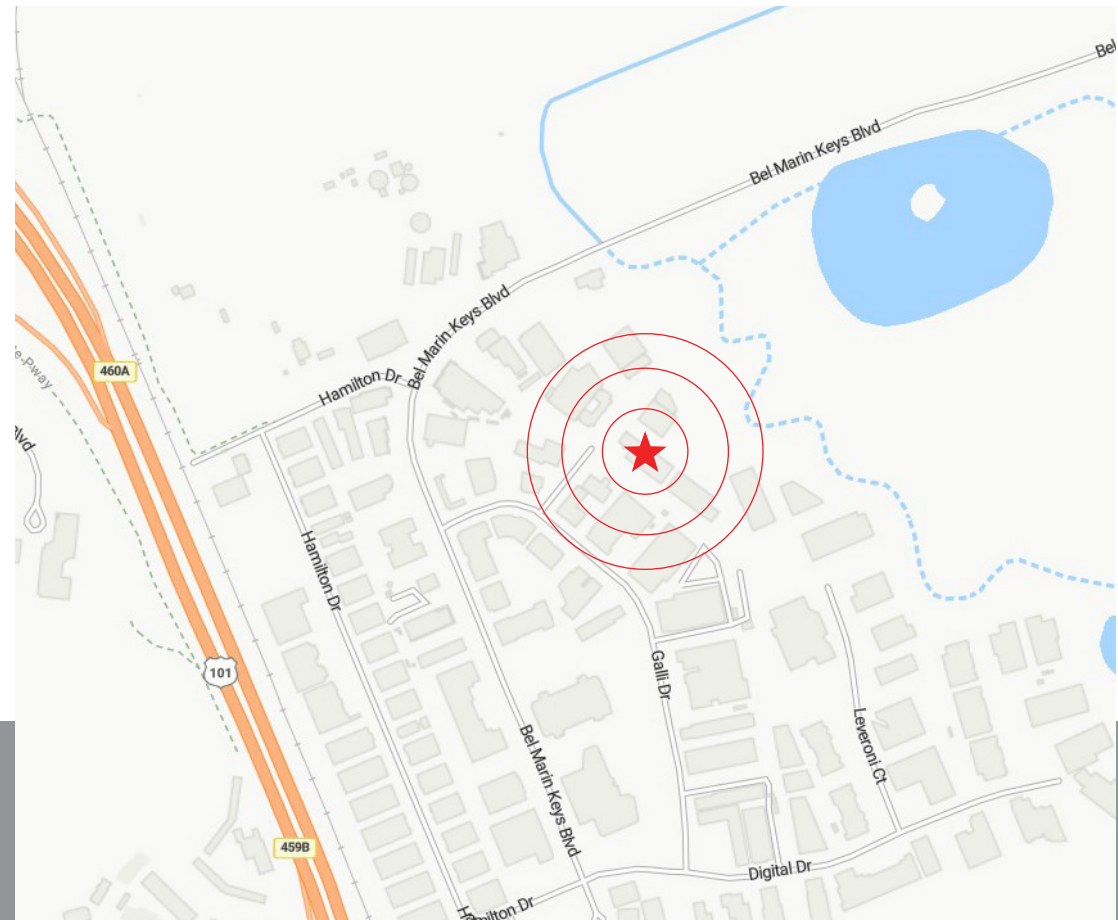
Bel Marin Keys in southern Novato is a prominent industrial/light industrial business park between San Rafael and downtown Novato. Great location near the freeway with shopping centers, restaurants and other amenities within minutes.

NEARBY AMENITIES

- Several dining options
- Abundant local services
- Walking distance to Hamilton Marketplace

TRANSPORTATION ACCESS

- Easy access to Highways 101 and 37
- Less than 2 miles to the SMART Train Station
- 1/2 mile fom Ignacio bus pad



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