

**FOR LEASE**

# 12 EAST SIR FRANCIS DRAKE BOULEVARD

Larkspur, CA 94939



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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Property Summary

# 12 EAST SIR FRANCIS DRAKE BOULEVARD

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## PROPERTY DESCRIPTION

Creative office spaces with many past and current tenants including Netflix, Joe Boxer, etc. On-site parking provided. Tenant pays PG&E. Private bay and kayak access with on-site picnic benches for tenant's use. Creative office space in a very unique Marin setting.

## PROPERTY HIGHLIGHTS

- Unique Creative Offices
- Prime Central Marin Location
- Walking Distance to Marin Country Mart
- Walkable to SF Ferry and SMART Train

## LOCATION DESCRIPTION

Prime central Marin location with everything you need within walking distance. Conveniently located across from the Marin Country Mart with great lunch and coffee options. Within walking distance to the Golden Gate Ferry and SMART train. Easy access to highway 101 and the Richmond San Rafael bridge. With bike paths and pedestrian bridges accessed directly from the property makes this one of Marin's best office locations.

## OFFERING SUMMARY

Lease Rate:	\$4.00 - 4.40 SF/month (Gross)
Available SF:	±800 - 2,800 SF
Building Size:	±14,042 SF
Property Type:	Office

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Lease Spaces

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## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	800 - 2,800 SF	Lease Rate:	\$4.00 - \$4.40 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
12-A	Available	2,800 SF	Gross	\$4.00 SF/month	Two story space with a private office on each floor, great natural windows and many operatable windows.
12-B	Available	1,159 SF	Gross	\$4.00 SF/month	Beautifully built out suite with open air ceilings and nice views of Mount Tam and the waterfront. Suite boasts a large kitchen space that was used as a photo studio for food items. Sublease expires 8/1/2025
12-F	Available	800 SF	Gross	\$4.40 SF/month	Two private offices with glass conference room, kitchenette, open work space and high ceilings throughout.

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Additional Photos

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Suite 12-I

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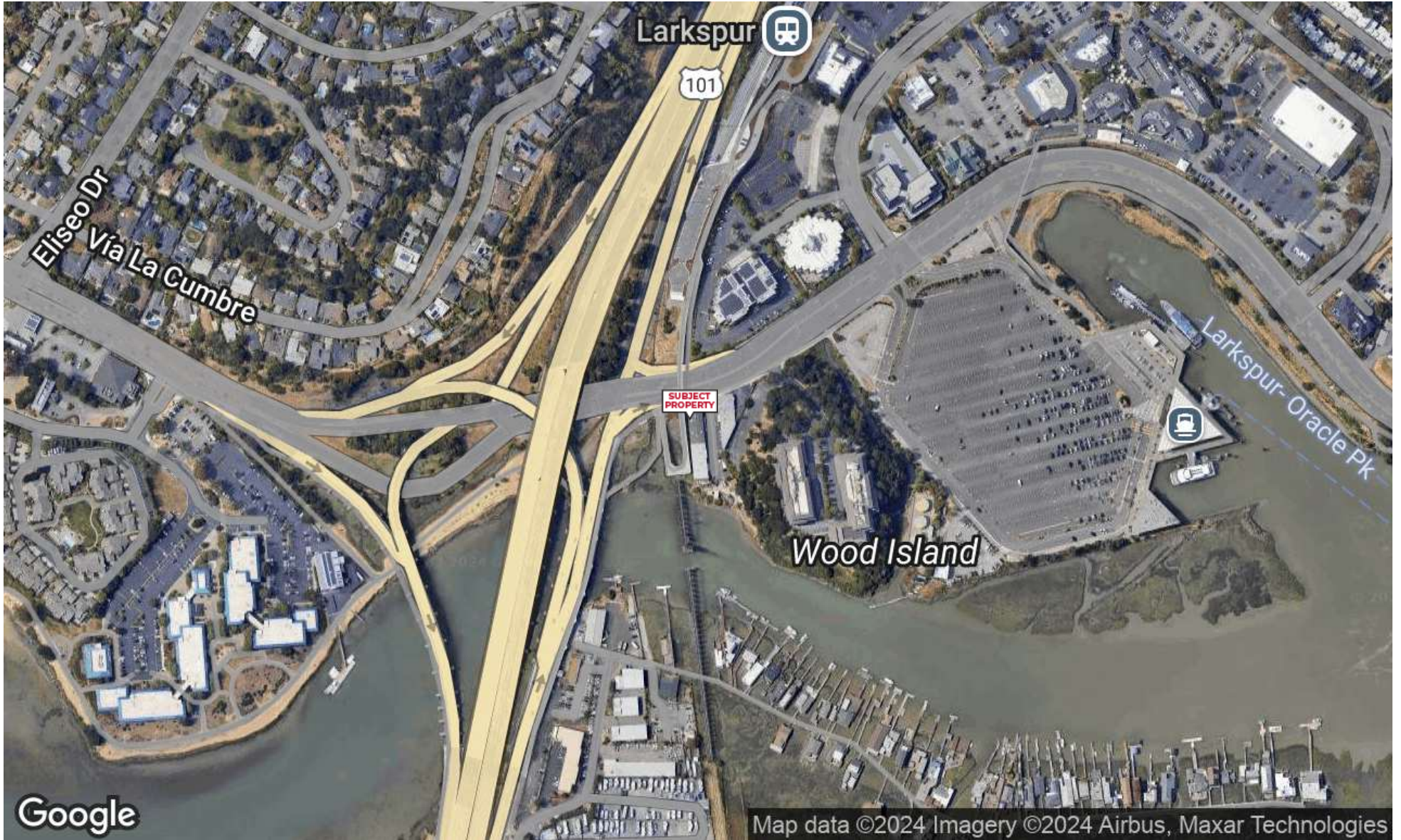


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Location Map

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