



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

25 TAMALPAIS AVENUE  
SAN ANSELMO, CA

Efficient Commerical  
or Office Space



TOW-AWAY ZONE  
PARKING FOR  
25 TAMALPAIS AVE.  
CUSTOMER ONLY

25  
www.theformula.com  
The Center for Transformational  
Psychotherapy  
transformationalpsychotherapy.org  
FIRST FLOOR IN BACK

REPRESENTED BY:

**NATHAN BALLARD, PARTNER**  
LIC # 01743417 (415) 461-1010, EXT 116  
NBALLARD@KEEGANCOPPIN.COM

**THEO BANKS, PARTNER**  
LIC # 01359605 (415) 461-1010, EXT 130  
TBANKS@KEEGANCOPPIN.COM



# OFFICE SPACE FOR LEASE



25 TAMALPAIS AVENUE  
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**EFFICIENT COMMERCIAL  
OR OFFICE SPACE**

## PROPERTY INFORMATION

### HIGHLIGHTS

- Highly sought-after location
- On-site parking
- Adjacent to downtown San Anselmo
- Unique charm

### COMMERCIAL SPACE

**Suite A:** 757+/- sq ft

**Suite D:** 825+/- sq ft

### DESCRIPTION

Recently improved commercial space with separate rooms and generally open floor plan. Suitable for a wide variety of commercial or office uses.

Reception entry area, two private offices, a breakroom area and a private restroom.

Well suited for all office uses.

### DESCRIPTION OF PREMISES

25 Tamalpais Avenue is an outstanding commercial building with a great glass line and open floor plans with direct access to all neighborhood amenities and services.

### LEASE TERMS

#### Asking Rent

Suite A: \$1,995 per month

Suite D: \$2,500 per month

#### Terms

3 year lease term

Gross unserviced

Annual increases, CPI with a 3% minimum and 6% maximum

#### Total Building Size

4,114+/- sq ft

#### Parking

1 reserved stall per suite on site plus visitor parking

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

Located just one block from San Anselmo Avenue, 25 Tamalpais sits strategically at the boundary of downtown San Anselmo and the town's charming residential area.

## NEARBY AMENITIES

- Taco Jane's
- Creekside Pizza
- Comforts Cafe
- Stefano's Pizza
- Red Hill Shopping Center
- Andronico's
- Safeway

## TRANSPORTATION ACCESS

- 1 block away from the San Anselmo transportation hub
- 2.5 miles from Hwy 101
- 2.5 miles from the SMART Train



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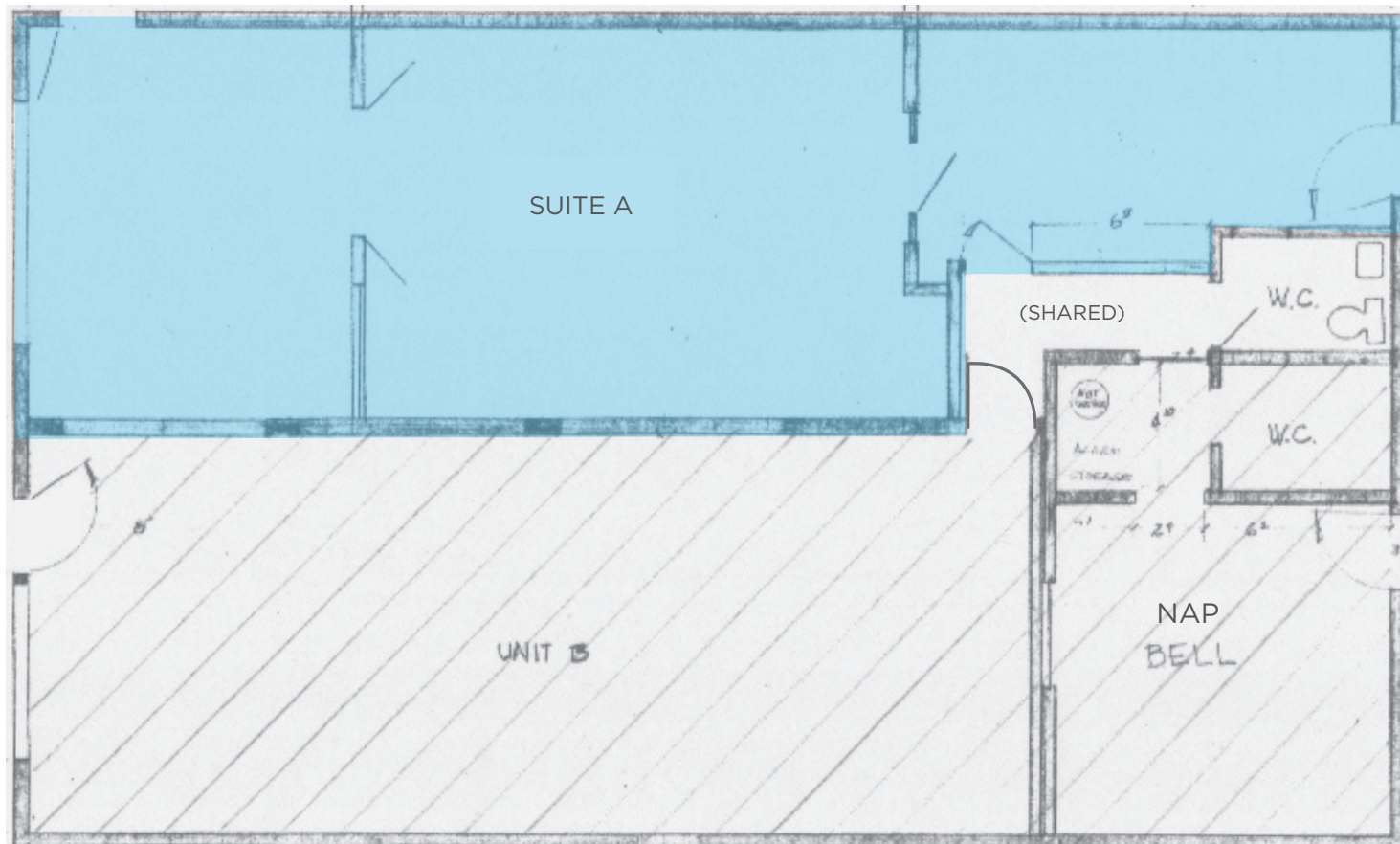
# FLOOR PLAN



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SUITE A: 757+/- SF



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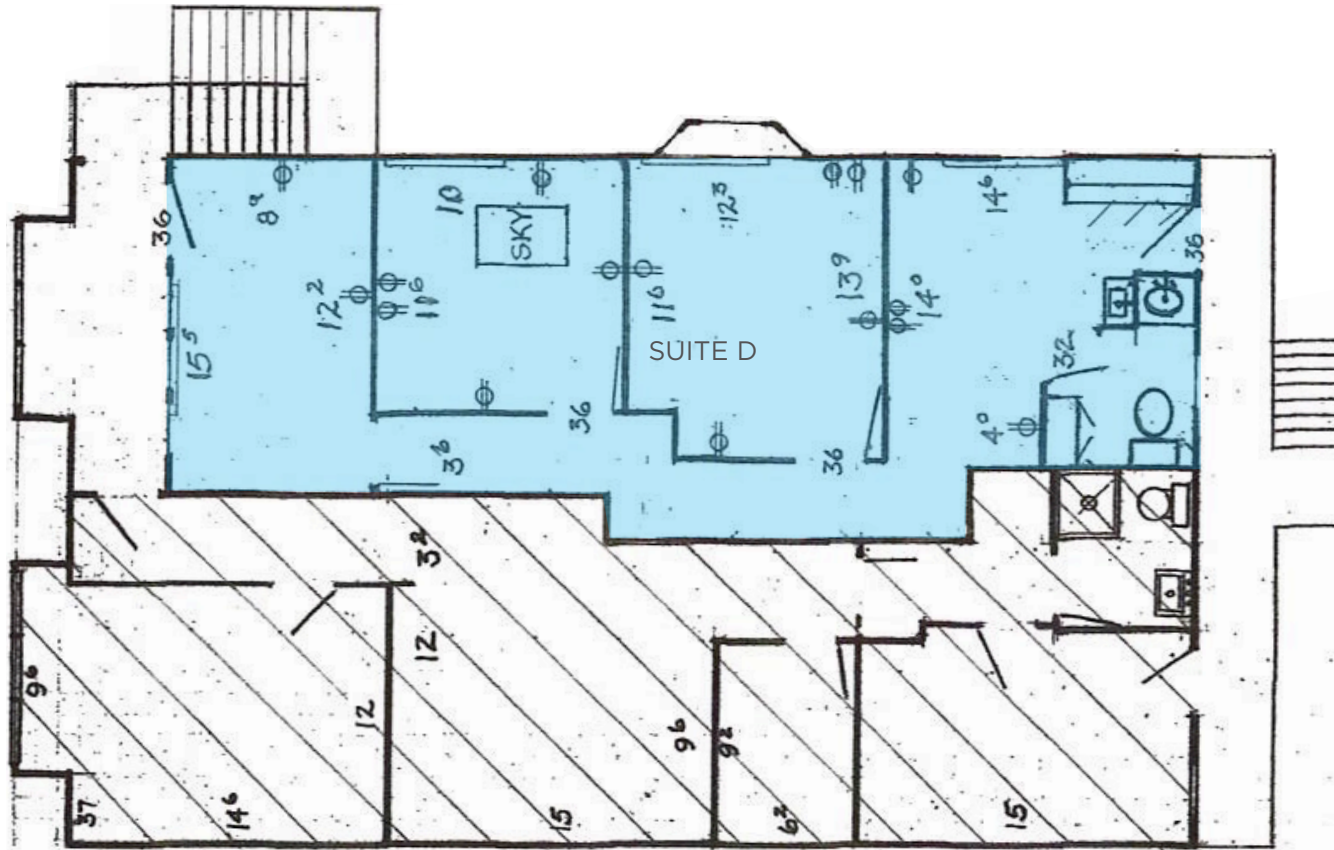
# FLOOR PLAN



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SUITE D: 825+/- SF



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# SUITE A PHOTOS



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# SUITE D PHOTOS



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