



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
CUSTOMERS ONLY
NO PARKING 11:00 AM - 5:00 PM
NO PARKING 7:00 PM - 11:00 PM

25

25



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
SAN ANSELMO, CA

**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 D: 825+/- sq ft

DESCRIPTION

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

\$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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PHOTOS



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