



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**1 COMMERCIAL BOULEVARD
NOVATO, CA**

Bel Marin Keys Business Park



Go beyond broker.

REPRESENTED BY:

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
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OFFICE SPACE FOR LEASE



BEL MARIN KEYS
BUSINESS PARK

1 COMMERCIAL BLVD.
NOVATO, CA

PROPERTY INFORMATION

HIGHLIGHTS

- Adjacent to Novato's biotech cluster
- Generous parking on-site
- Well-maintained
- Recent renovations complete
- Flexible floor plans
- Excellent windowlines
- Abundant natural light
- Full floor opportunity with building signage

OFFICE SPACE	DESCRIPTION	RATE
Suite 100: 3,995+/- sq ft	Recently remodeled efficient ground floor office space with reception, 4 private offices, kitchenette, and copy/production room. Divisible.	\$8,990
Suite 202: 2,664+/- sq ft	Second floor office space with 7 private offices. Divisible.	\$5,195
Suite 203: 1,674+/- sq ft	Second floor office space with 4 private offices. Divisible.	\$3,265
Suite 206: 244+/- sq ft	Second floor single office space.	\$750
Suite 208: 287+/- sq ft	Second floor single office space.	\$895

DESCRIPTION OF PREMISES

1 Commercial Boulevard has efficient and flexible floorplans containing a nice mixture of open space and private offices with newly installed fire sprinklers. Bountiful glass lines with good natural light and views of the surrounding hills. Spaces can be modified to suit your business needs. There is also a possibility of potential lab space build outs (contact agents for details). There is also a generous onsite parking lot.

LEASE TERMS

Size

244 - 9,306+/- sq ft

Rate

\$1.95 - \$3.39 per sq ft

Terms

Full Service
3 - 10 year lease term
Annual rent escalations

Parking

On-site

Total Building Size

11,731+/- 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

Located immediately adjacent to Novato's biotech cluster, this convenient location in the Bel Marin Keys business park has immediate access to Highways 101 and 37 and is in close proximity to the Novato Hamilton SMART Station with many dining and shopping options nearby.

NEARBY AMENITIES

- Hamilton Marketplace
- Pacheco Plaza
- Courtyard by Marriott
- Inn Marin and Suites

TRANSPORTATION ACCESS



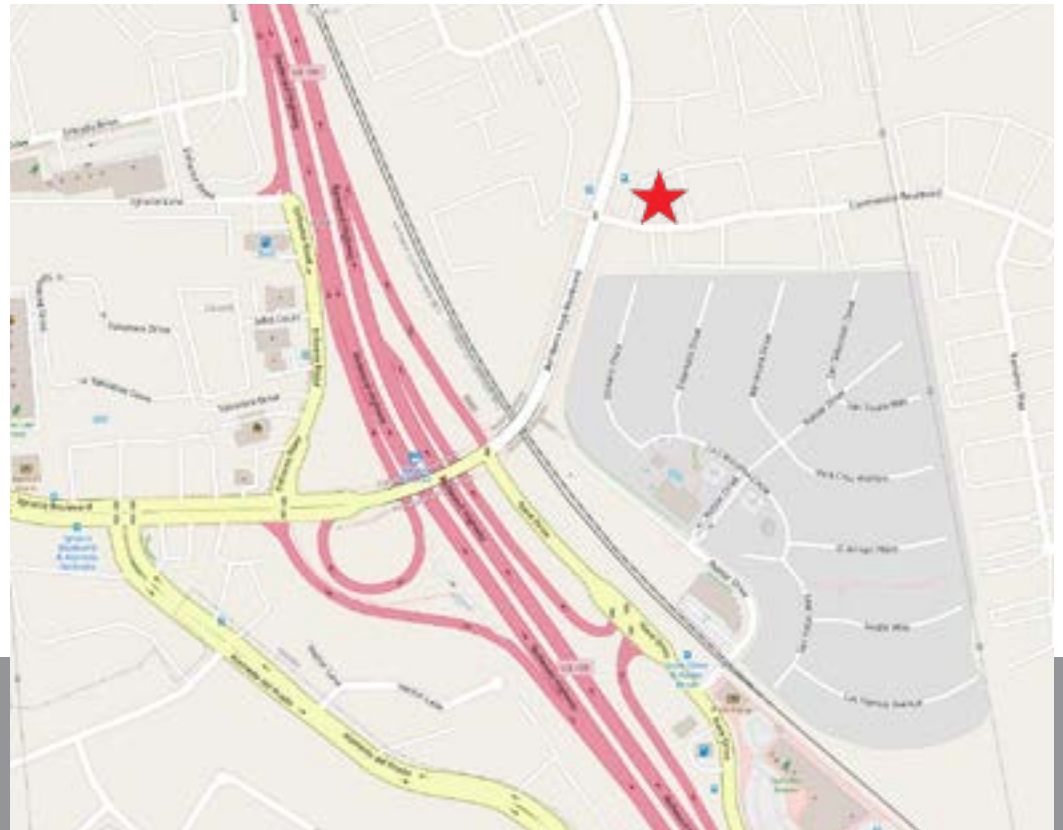
5 minutes, 1 mile



10 minutes, 2.5 miles



7 minutes, 1.6 miles



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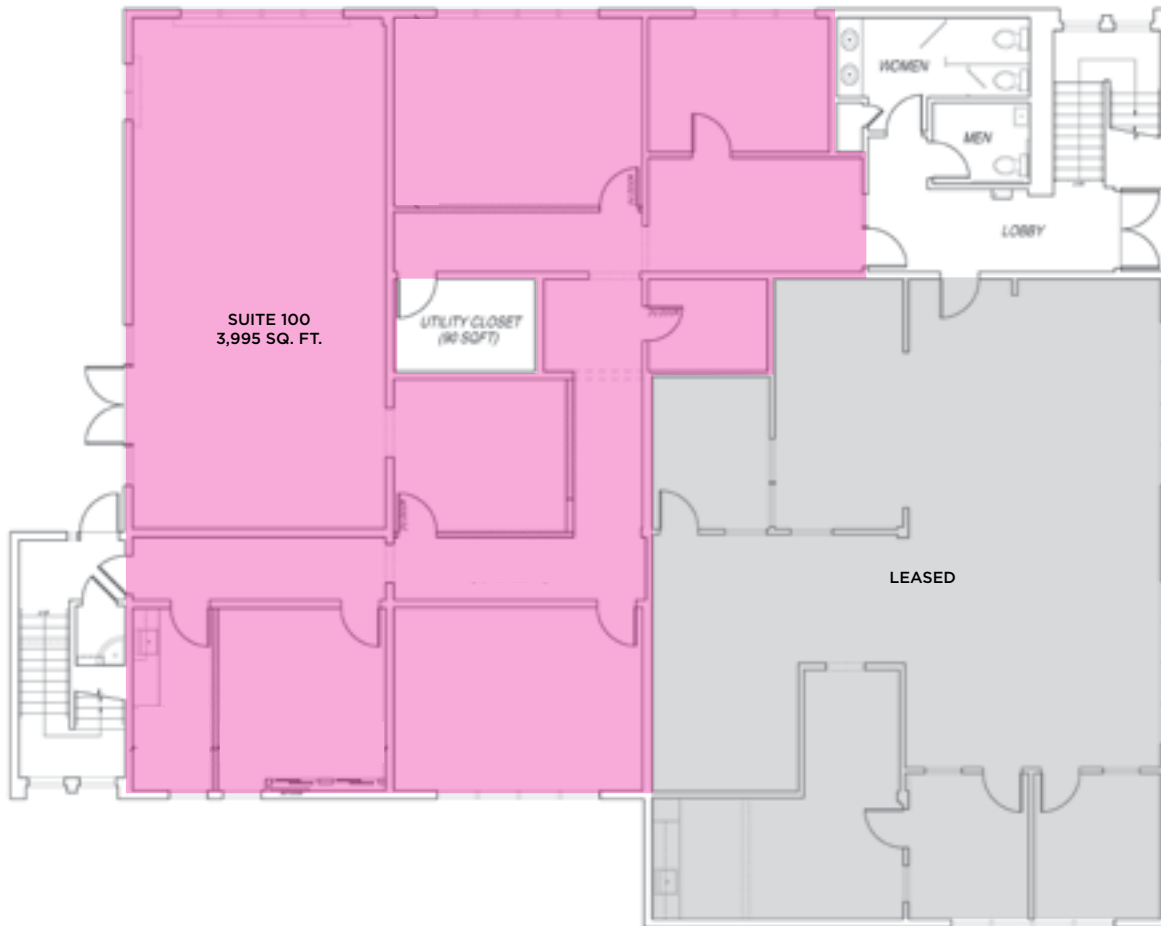
FLOOR PLAN



**BEL MARIN KEYS
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FIRST FLOOR



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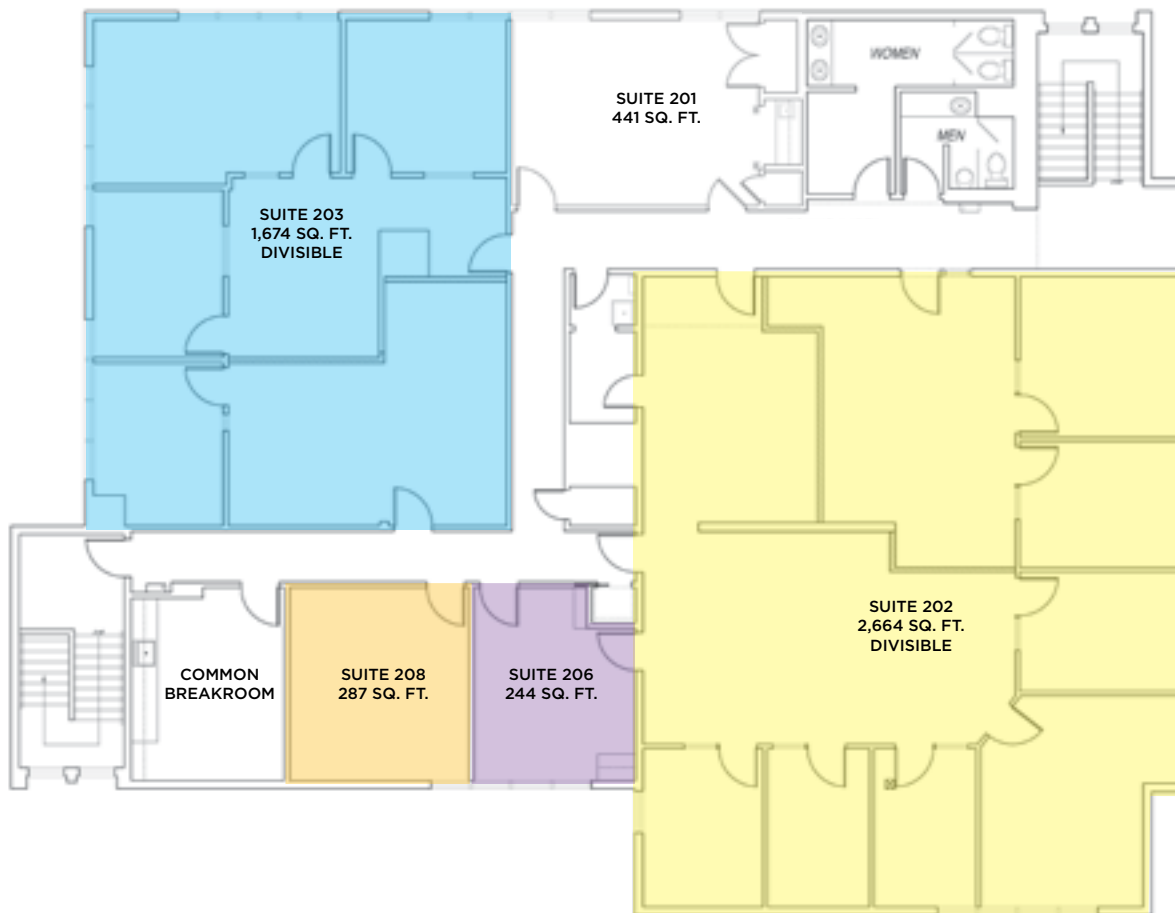
FLOOR PLAN



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SECOND FLOOR



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