



Keegan & Coppin
COMPANY, INC.

FOR LEASE

10 COMMERCIAL BOULEVARD
NOVATO, CA

Bel Marin Keys Business Park



Go beyond broker.

REPRESENTED BY:

NATHAN BALLARD, PARTNER
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OFFICE SPACE FOR LEASE



**BEL MARIN KEYS
BUSINESS PARK**

**10 COMMERCIAL BLVD.
NOVATO, CA**

PROPERTY INFORMATION

HIGHLIGHTS

- Well-maintained
- Generous parking on-site
- Elevator served
- Efficient floor plan
- Excellent windowlines
- Abundant natural light

OFFICE SPACE

Suite 110: 3,250+/- sq ft

Divisible to 1,600 sq ft

Contact Agent for Details

DESCRIPTION

Large and efficient ground floor space with three private offices, conference room, work/production room, and a large kitchen/break room. There is also a private exterior entrance and abundant natural light. Furniture is available for a 'turn-key' opportunity. Please contact agents for specifics on furniture and a layout.

DESCRIPTION OF PREMISES

Well-maintained, attractive building with elegant exterior. Multiple suites available containing efficient floor plans and excellent windowlines providing ample natural light.

LEASE TERMS

Size

1,600 - 3,250+/- sq ft

Rate

\$2.25 per sq ft

Terms

Full service gross

3 - 5 year lease term

Annual rent escalations

Parking

On-site

Total Building Size

24,120+/- 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

Convenient southern Novato location in the Bel Marin Keys Business Park with immediate access to Highways 101 and 37. 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



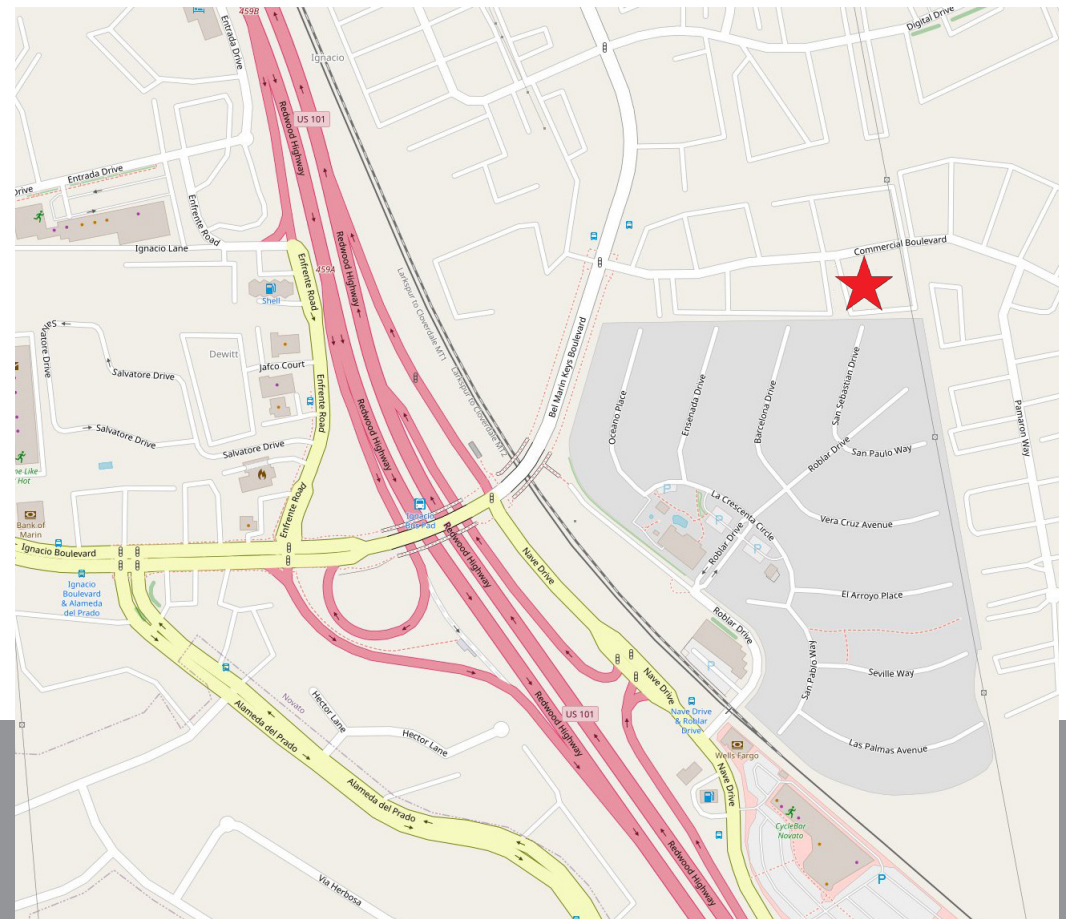
5 minutes, 1 mile



10 minutes, 2.5 miles



7 minutes, 1.6 miles



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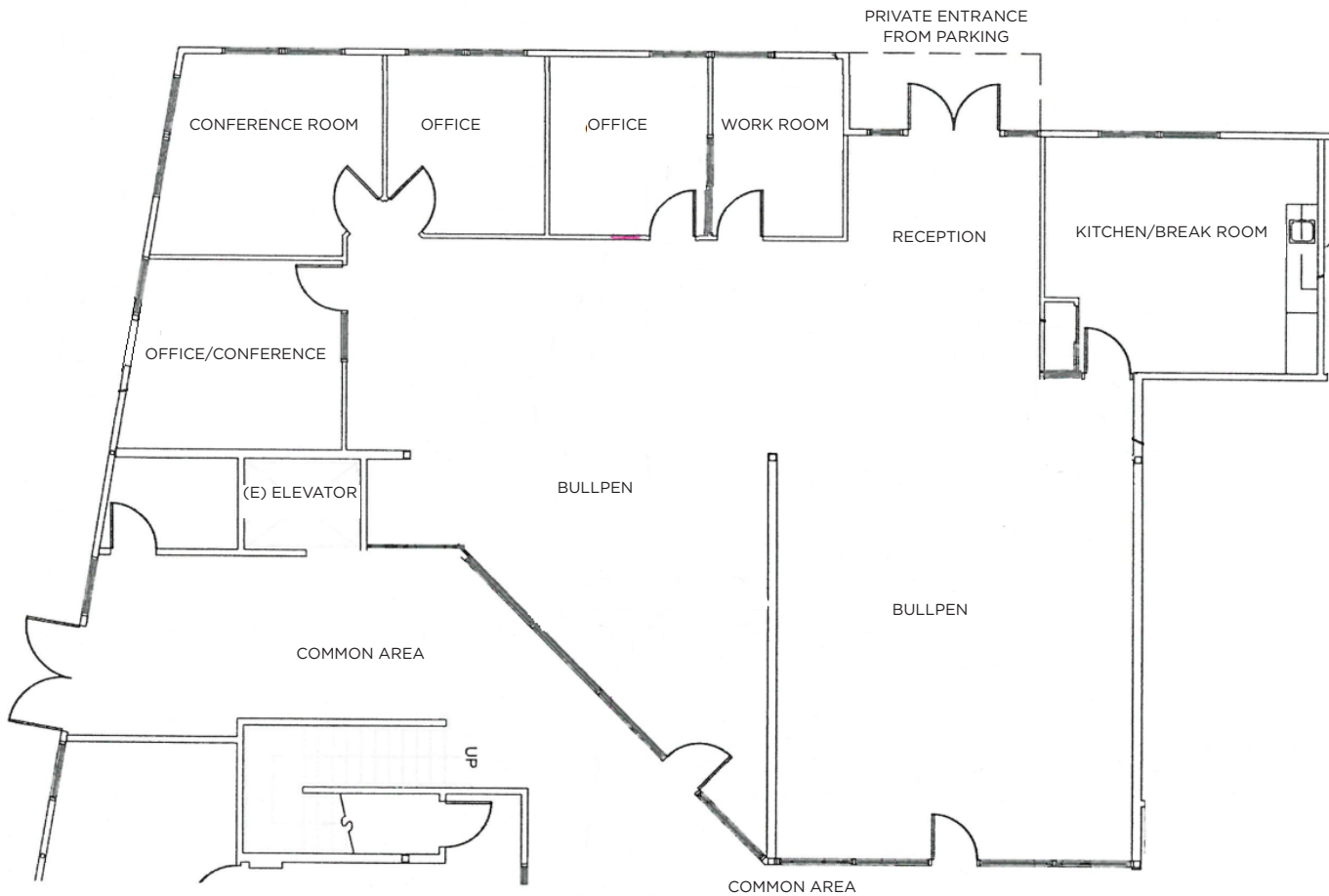
FLOOR PLAN



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BUSINESS PARK**

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Divisible to 1,600 sq ft
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