



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**46 DIGITAL DRIVE, SUITE 5  
NOVATO, CA**

**TWO-STORY OFFICE CONDOMINIUM**



REPRESENTED BY:

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

**MIKE FLITNER, PARTNER**  
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# OFFICE SPACE FOR LEASE



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## TWO-STORY OFFICE CONDOMINIUM

## PROPERTY INFORMATION

### HIGHLIGHTS

- Bel Marin Keys location
- Well-maintained property
- Contact agents for approved uses
- Front of the Business Park
- Restaurants & amenities in proximity
- On-site parking

### OFFICE SPACE

**Suite 5:** 3,500+/- sq ft

### DESCRIPTION

Office/R&D area with storage space on two levels

### DESCRIPTION OF PREMISES

Clean office space in a light-industrial condominium project

### LEASE TERMS

#### Rate

\$1.45 per sq ft

Gross Unserved

#### Terms

2 - 10 year lease term

Annual rent escalations

Condo association fees are \$360/month

#### Parking

On-Site Parking

#### Total Building Size

3,500+/- sq ft

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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## TWO-STORY OFFICE CONDOMINIUM

### DESCRIPTION OF AREA

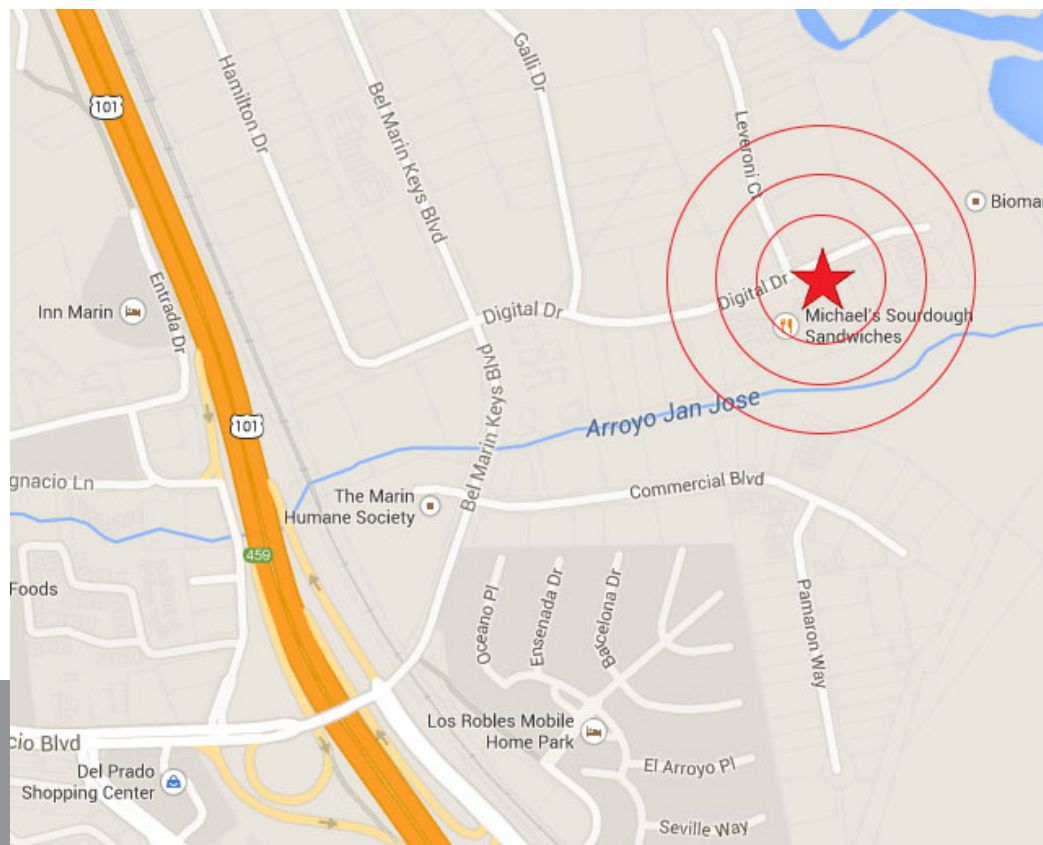
Bel Marin Keys in southern Novato is a prominent industrial/light industrial business park between San Rafael and downtown Novato. Great location near the freeway with shopping centers, restaurants and other amenities within minutes.

### NEARBY AMENITIES

- Several dining options
- Abundant local services
- Walking distance to Hamilton Marketplace

### TRANSPORTATION ACCESS

- Easy access to Highways 101 and 37
- Less than 2 miles to the SMART Train Station
- 1/2 mile from Ignacio bus pad



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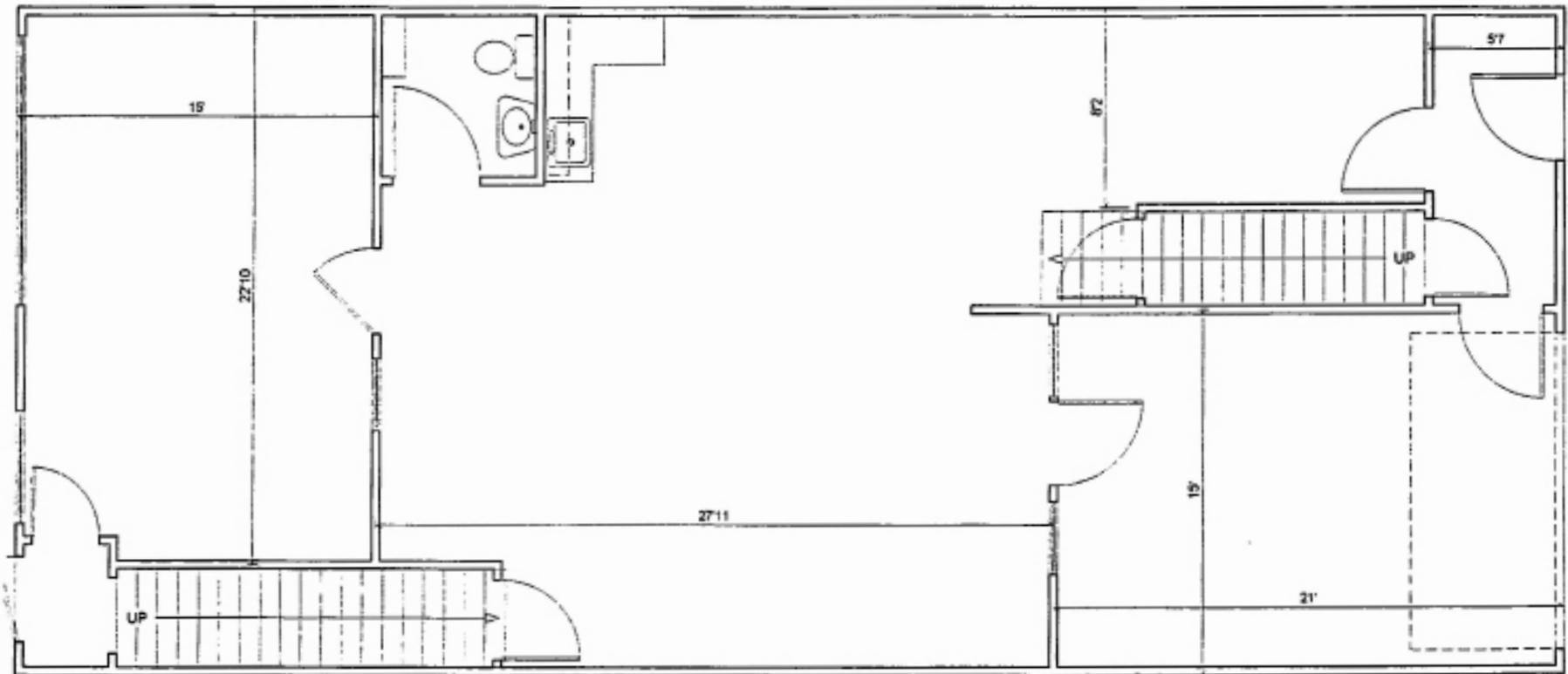
# FLOOR PLAN



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## SUITE 5, FIRST FLOOR



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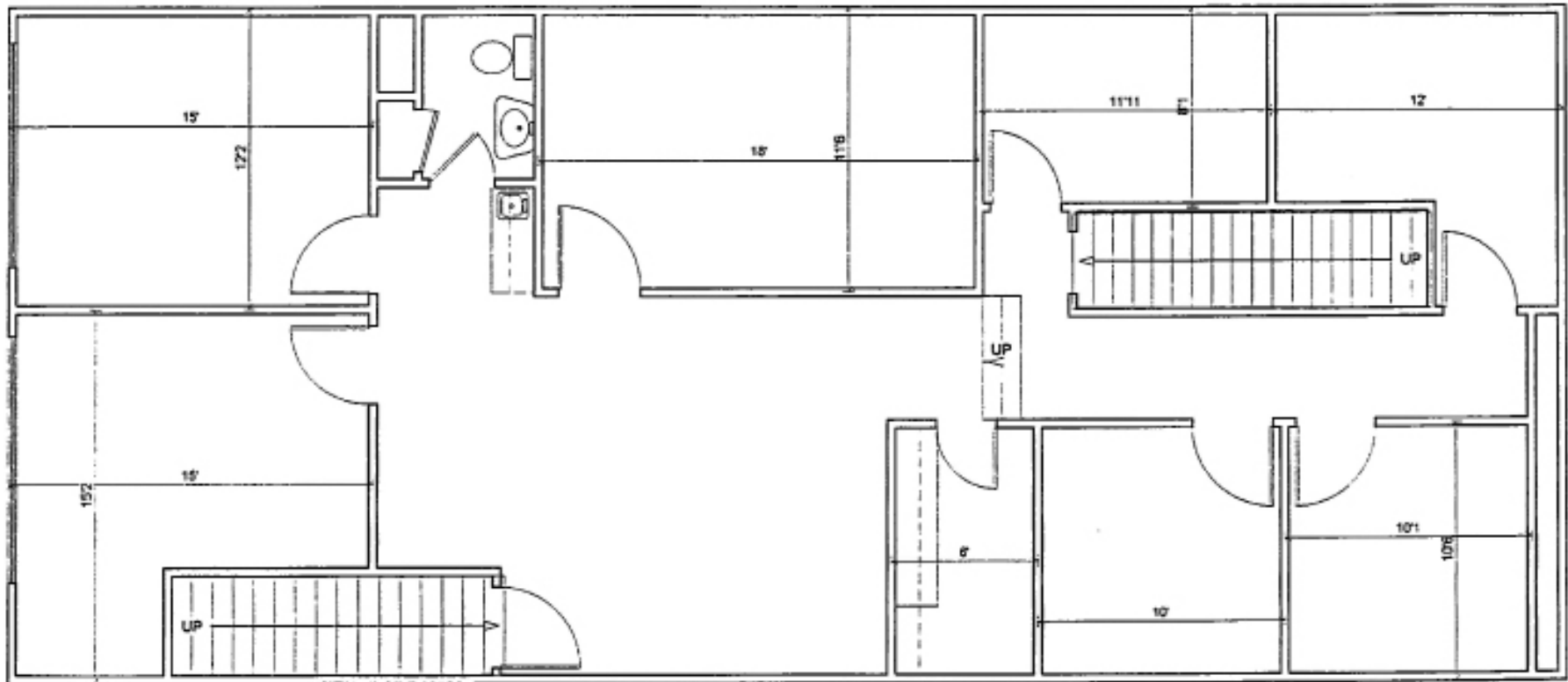
# FLOOR PLAN



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## SUITE 5, SECOND FLOOR



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