



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1 COMMERCIAL BOULEVARD  
NOVATO, CA

Bel Marin Keys Business Park



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Go beyond broker.

REPRESENTED BY:

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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
- Efficient floor plans
- Excellent windowlines
- Abundant natural light
- Full floor opportunity

### OFFICE SPACE

**Suite 101:** 2,158+/- sq ft

**Suite 201:** 5,534+/- sq ft

### DESCRIPTION

Recently remodeled efficient ground floor office space with reception, 4 private offices, kitchenette, and copy/production room.

FULL FLOOR OPPORTUNITY! A very efficient mixture of private offices, open work areas, conference room with sink, kitchenette/breakroom, private restrooms, and an excellent glass line with stunning views of the surrounding hills.

### 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

2,158 - 5,534+/- sq ft

#### Rate

\$2.00 - \$2.35 per sq ft

#### Terms

Full Service

3 - 10 year lease term

Annual rent escalations

#### Parking

On-site

#### Total Building Size

11,627+/- 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



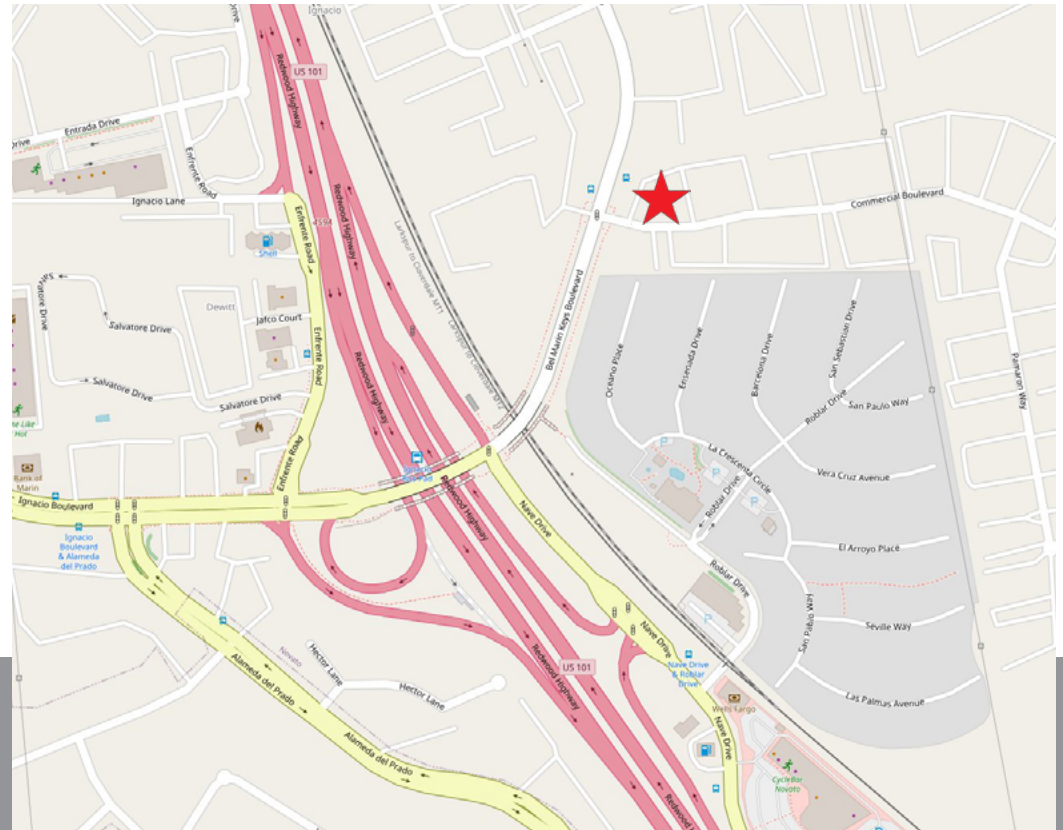
5 minutes, 1 mile



10 minutes, 2.5 miles



7 minutes, 1.6 miles



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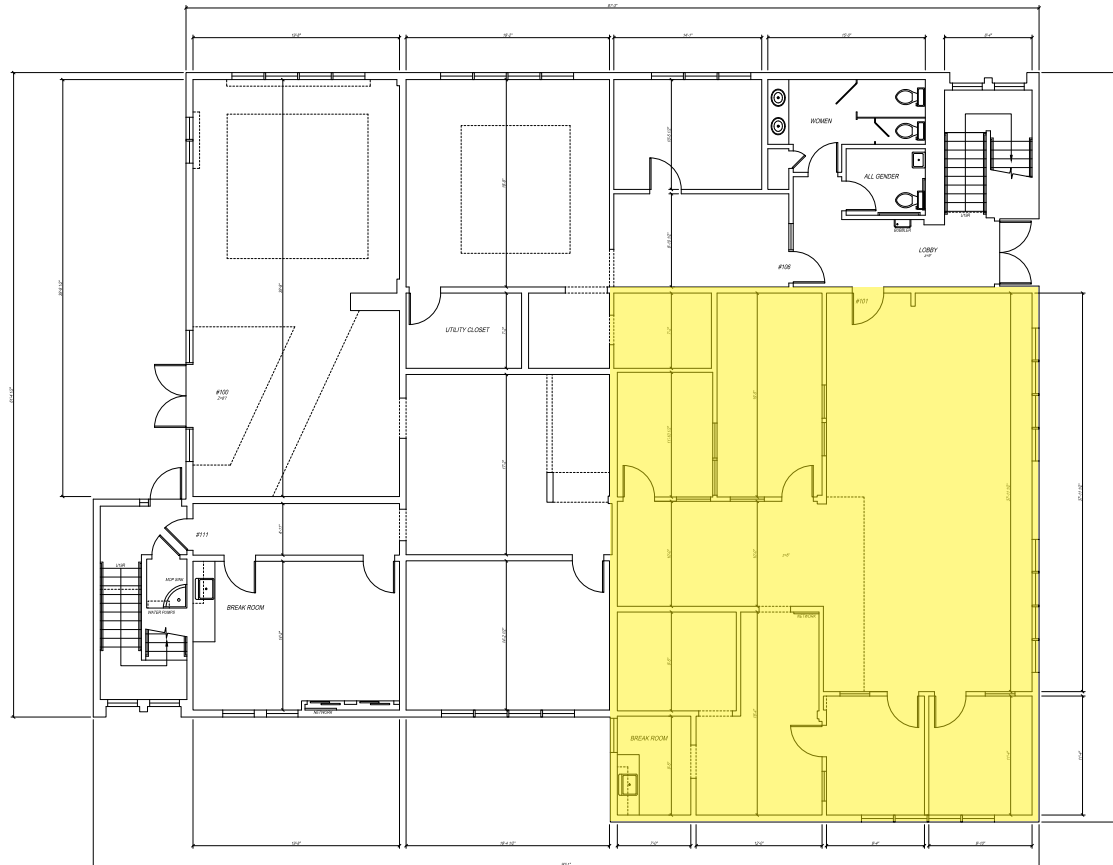
# FLOOR PLAN



**BEL MARIN KEYS  
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**1 COMMERCIAL BLVD.  
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SUITE 101  
2,158+/- RSF



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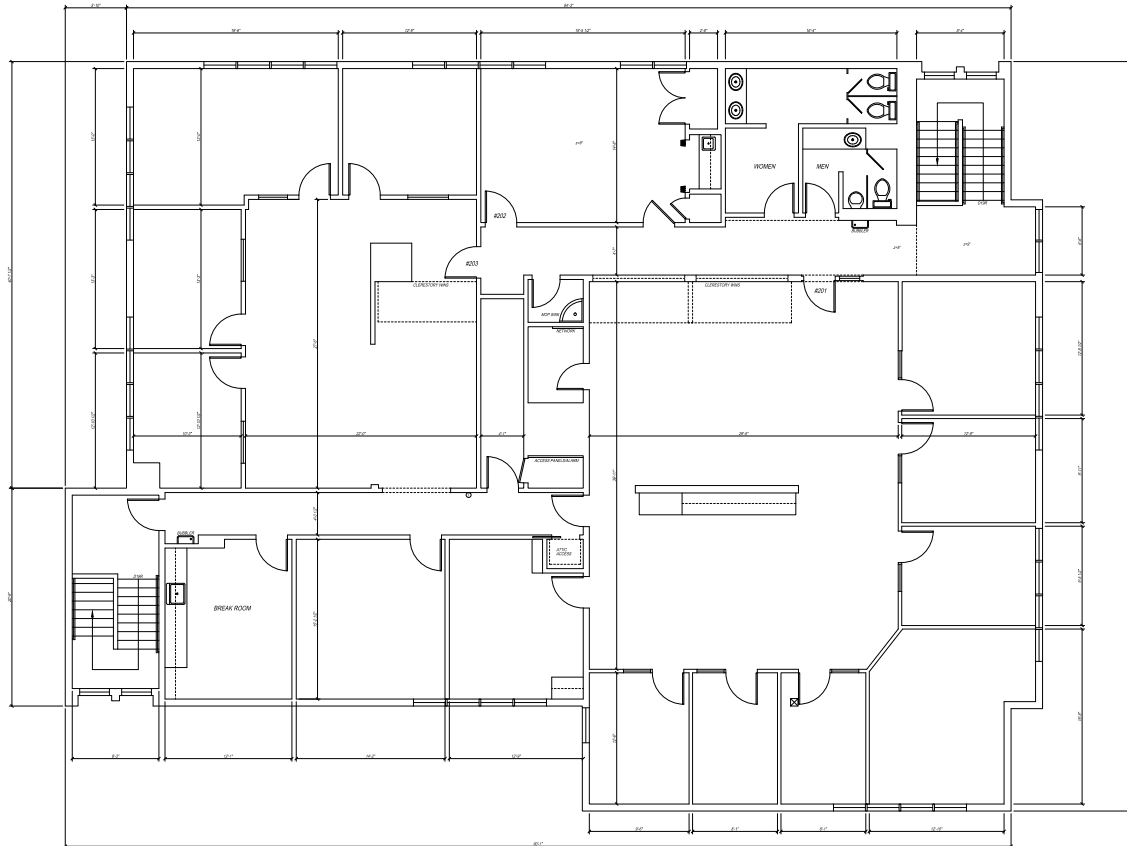
# FLOOR PLAN



**BEL MARIN KEYS  
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SUITE 201  
5,534+/- RSF



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