



Keegan & Coppin
COMPANY, INC.

FOR LEASE

750 LAS GALLINAS AVENUE
SAN RAFAEL, CA

Premier Medical Office
and Retail Space



Go beyond broker.

REPRESENTED BY:

VESA BECAM, PARTNER
LIC # 01459190 (415) 461-1010, EXT 114
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MATT STORMS, PARTNER
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OFFICE SPACE FOR LEASE



750 LAS GALLINAS AVENUE
SAN RAFAEL, CA

**PREMIER MEDICAL
DENTAL BUILDING**

PROPERTY INFORMATION

HIGHLIGHTS

- Excellent location
- Strong identity
- Easy access
- Covered parking

OFFICE SPACE

Suite 101:	932+/- sq ft
Suite 102:	770+/- sq ft
Suite 104:	1,158+/- sq ft
Suite 105:	496+/- sq ft
Suite 106:	873+/- sq ft
Suite 110:	1,426+/- sq ft
Suite 116A:	579+/- sq ft
Suite 116B:	580+/- sq ft
Suite 216:	891+/- sq ft

DESCRIPTION

Reception, three large private offices, restroom, small storage area

Large reception area, five treatment rooms, storage area, restroom

Former pharmacy space located at the lobby, perfect for medical retail

Efficient office, perfect for a solo practitioner

Well-laid out professional office with private ADA compliant restroom, reception and three offices

Efficiently configured professional medical office with waiting area, 6 rooms and separate exit door

Storage area, large bright room, kitchenette

Mostly open area, plumbing available

Efficient layout, reception, waiting area, two private offices, three treatment areas, storage and restroom

Suites 116A and 116B can be combined for a total of 1,159+/- sq ft

Suites 101 and 102 can be combined for a total of 1,702+/- sq ft

Suites 104, 105 and 106 can be combined for a total of 2,527+/- sq ft

LEASE TERMS

Size

496 - 2,527+/- sq ft

Terms

3 - 5 year lease term

Tenant pays their pro-rate share of PG&E, water and refuse.

Base year for operating expenses.

Load Factor

10%

Parking

On-site

Total Building Size

28,650+/- 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.

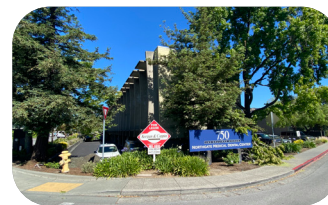
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DESCRIPTION OF AREA

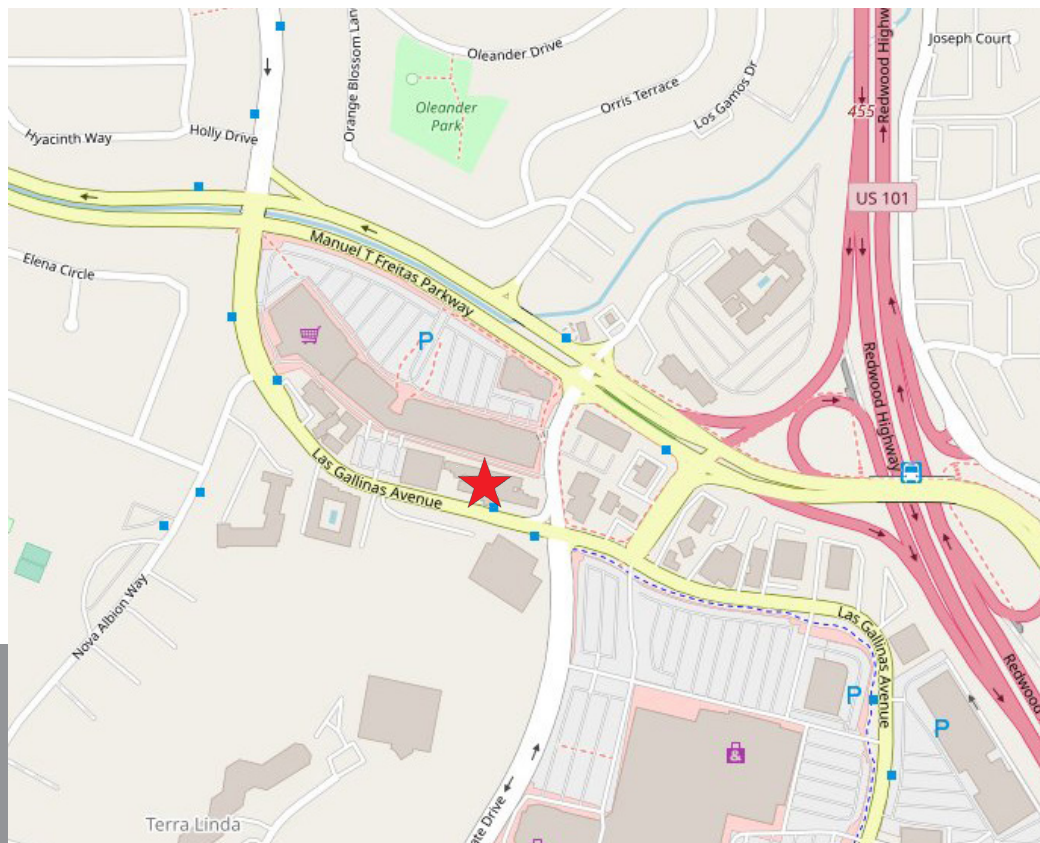
750 Las Gallinas offers medical and dental professionals the opportunity to occupy a professional office building in a major Marin County healthcare and office hub. With its easy access to Highway 101 and close proximity to a vast network of businesses, retailers, health care services, county administration, as well as the Northgate Mall, the site offers amenities unmatched in the local market. With dense daytime and evening populations, the area provides a concentration of resources and a destination for the county as a whole.

NEARBY AMENITIES

- Steps from the Northgate Mall
- Minutes from county offices
- Close proximity to schools, hospitals, the YMCA
- Immediate access to Open Space and a vast recreation network

TRANSPORTATION ACCESS

- Easy access to Highway 101
- 1/4 mile from the Marin Civic Center SMART Station
- Fourteen minutes from the Golden Gate Bridge
- Seven minutes from the Richmond Bridge
- Ten minutes to the Larkspur Ferry terminal
- Served by Golden Gate Transit's route 38



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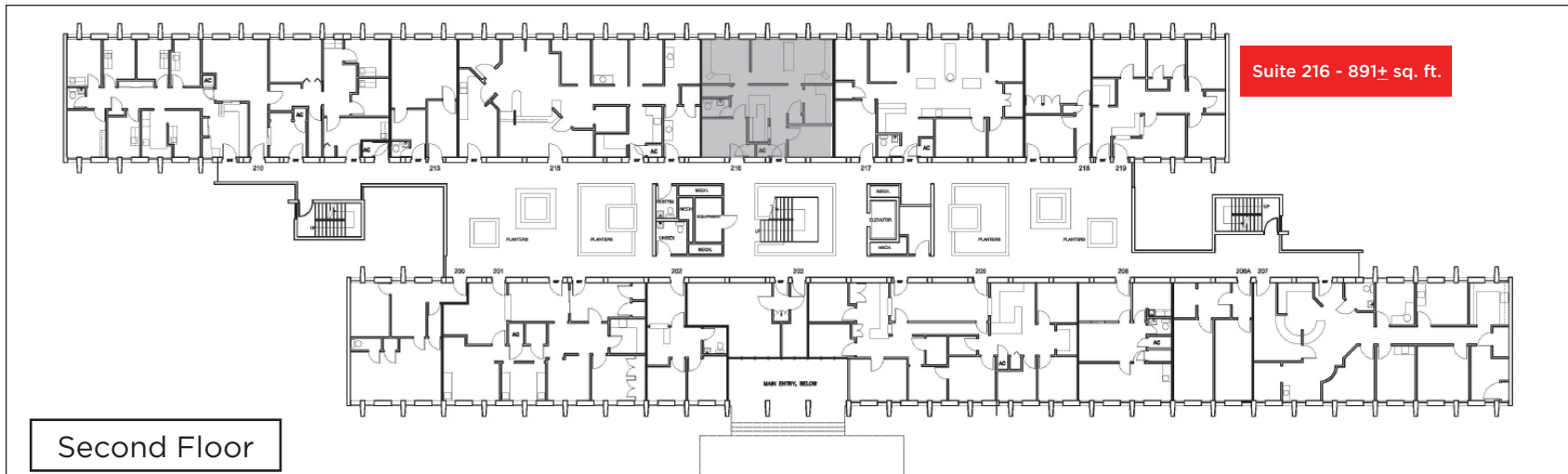


FLOOR PLANS



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