



Keegan & Coppin
COMPANY, INC.

FOR LEASE

469C MAGNOLIA AVENUE
LARKSPUR, CA

DOWNTOWN OFFICE SPACE



Go beyond broker.

REPRESENTED BY:

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

VESA BECAM, PARTNER
LIC # 01459190 (415) 461-1010, EXT 114
VESA@KEEGANCOPPIN.COM



OFFICE FOR LEASE



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PROPERTY INFORMATION

HIGHLIGHTS

- Fabulous Location
- Updated Historic Building
- Off-Street Parking

DESCRIPTION OF PREMISES

Charming first floor suite with private restroom, operable windows and air conditioning. Quiet professional office - ideal for attorneys, accountants, or financial consultants or could be used for personal services. Broadband data service available. Adjacent office tenants are Polsky Perlstein Architects, Candace Killman Interior Design, Tamalpais Property Management, and Pacific Mortgage Consultants; Adjacent retail tenants are Mag's Local Yogurt, Donut Alley, Skin Aesthetics, and Spinout Laundry. Parking off of Magnolia and Locust Avenues.

DESCRIPTION OF AREA

Most charming downtown in Marin! Dine at Emporio Rulli, Left Bank, Perry's on Magnolia, Picco and many more. Easy access to 101 freeway, ferry terminal, San Francisco, and Sir Francis Drake Blvd.

LEASE TERMS

Size

606+/- sq ft

Rate

\$4.00 per sq ft

Gross Unserviced

Terms

3-5 Years

Parking

3/1,000

Zoning

SD-H - Storefront Downtown

Heritage District

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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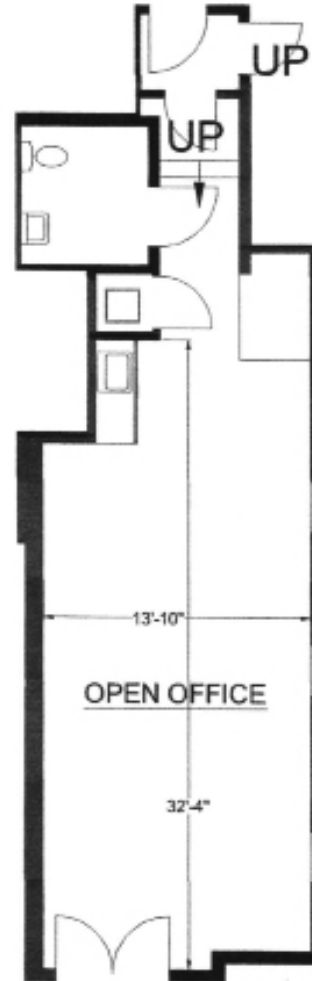
FLOOR PLAN



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