



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1401 LOS GAMOS DRIVE
SAN RAFAEL, CA

Class "A" Office Space
Best Central Marin Location

REPRESENTED BY:

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
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MATT STORMS, PARTNER
LIC # 01233478 (415) 461-1010, EXT 123
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CLASS "A" OFFICE SPACE FOR LEASE



1401 LOS GAMOS DRIVE
SAN RAFAEL, CA

**BEST CENTRAL MARIN
OFFICE LOCATION**

PROPERTY INFORMATION

HIGHLIGHTS

- Highway 101 visibility
- High-end finishes throughout
- Immediate freeway access
- General purpose floor plans
- Great glass line
- Common area kitchen, deck and conference room

OFFICE SPACE

Suite 102: 1,782+/- sq ft

Suite 120: 1,204+/- sq ft

Suite 140: 2,812+/- sq ft

Suite 210: 1,517+/- sq ft

Suite 230: 4,179+/- sq ft

Suite 240: 3,041+/- sq ft

Suites 230 & 240 can be combined for a total of 7,220+/- sq ft

DESCRIPTION

Very efficient, 3 private offices, conference room, kitchen/break room and open area.

Small efficient suite with open area, one private office and a storage/copy room.

Large open area, 3 private offices, conference room, and kitchenette. Suite includes a private deck and a great glass line.

Efficient suite with three private offices and a generous glass line.

Open office with four private offices, conference room, kitchenette and private deck.

7 private offices and open work area.

LEASE TERMS

Size

1,204 - 7,220+/- sq ft

Rate

\$2.50 per sq ft, Full Service

Terms

1 - 10 year lease term

Base year for operating expenses

CPI 3% - 6%

Parking

3.6 : 1,000

Total Building Size

30,499+/- sq ft / 2.42 acre site

DESCRIPTION OF PREMISES

1401 Los Gamos is an excellent Class "A" office property overlooking Highway 101 in San Rafael. The building offers a generous glass line and beautiful hillside views. The efficient suites offer a nice mixture of private offices and open work area.

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
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(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

1401 Los Gamos Drive, located approximately 14 miles north of San Francisco and 15 miles south of Sonoma County, is centered in one of the Bay Area's largest employment centers. The City of San Rafael is Marin County's governmental, business and cultural center and of the Bay Area's nine-county premier live/work environments with some of the highest income and home values in the nation. The building is located just off Highway 101 at the Lucas Valley Road exit.

NEARBY AMENITIES

- Immediately adjacent to the Marin YMCA
- Close proximity to the Northgate Shopping District which includes a wide variety of services including:
 - Banks
 - Restaurants
 - Kaiser Permanente
 - Many office parks

TRANSPORTATION ACCESS

- Immediate freeway access
- Walking distance to public transportation
- 1/3 mile from SMART



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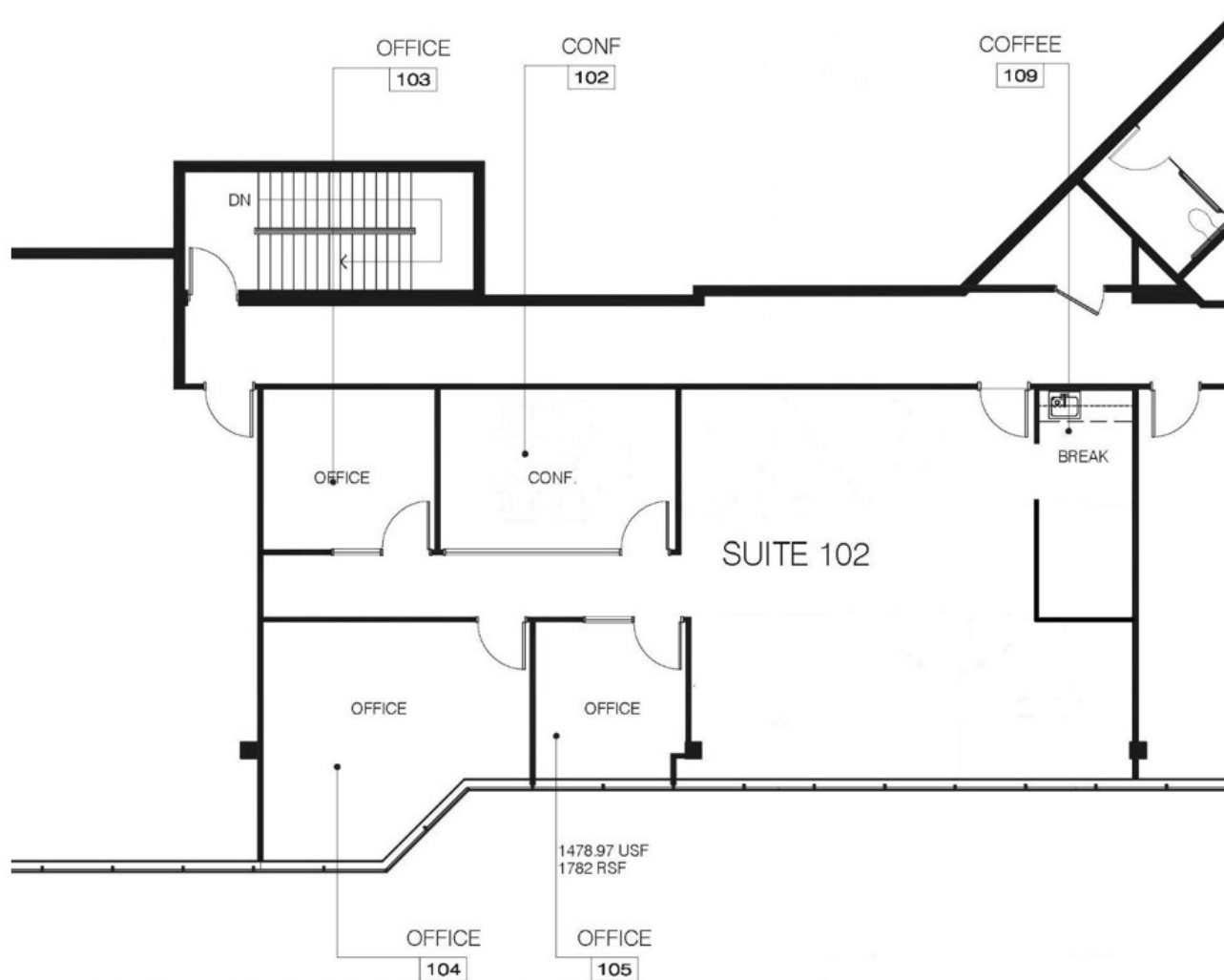
FLOOR PLANS



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**BEST CENTRAL MARIN
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SUITE 102: 1,782+/- RSF



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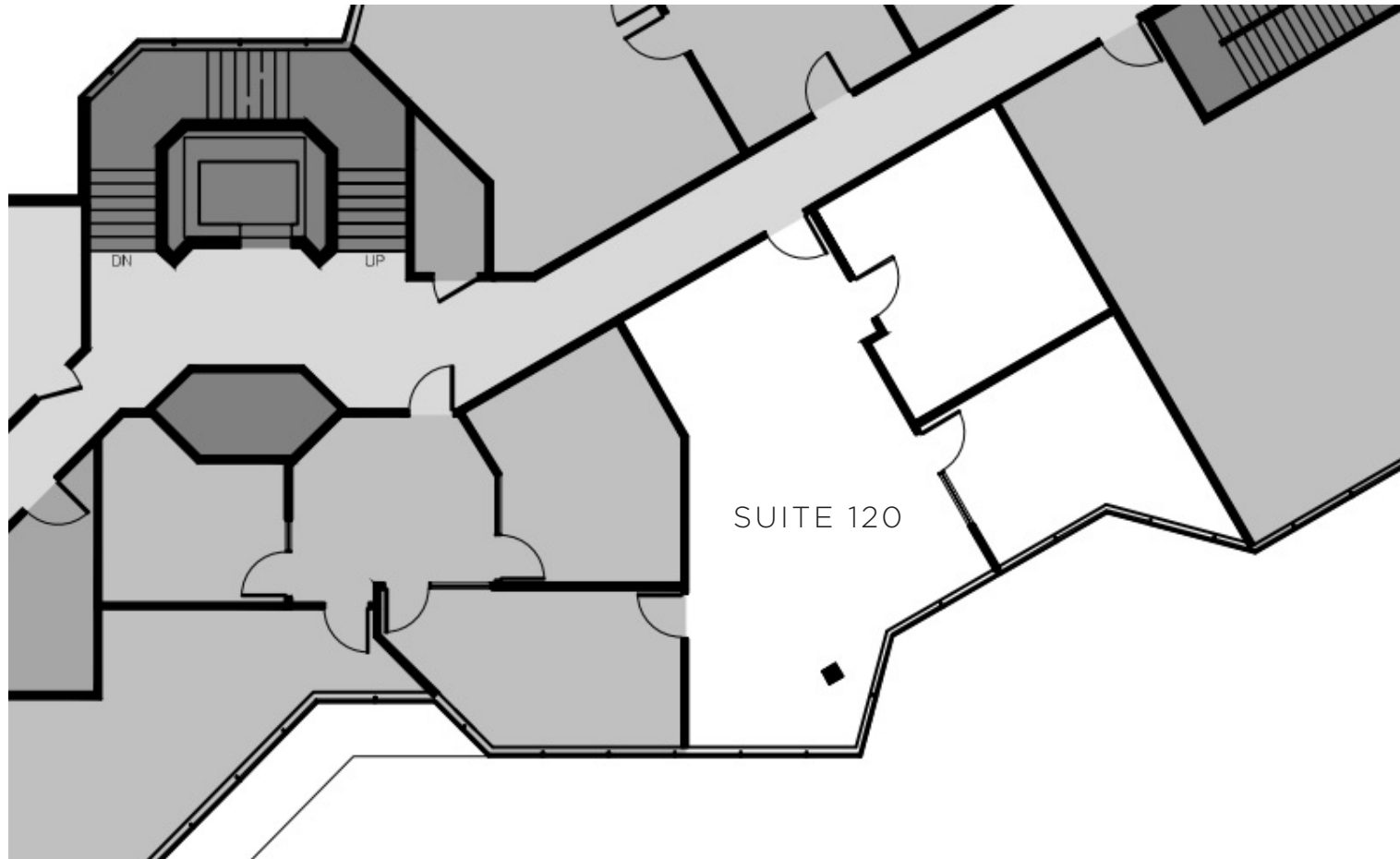
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**BEST CENTRAL MARIN
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SUITE 120: 1,204+/- RSF



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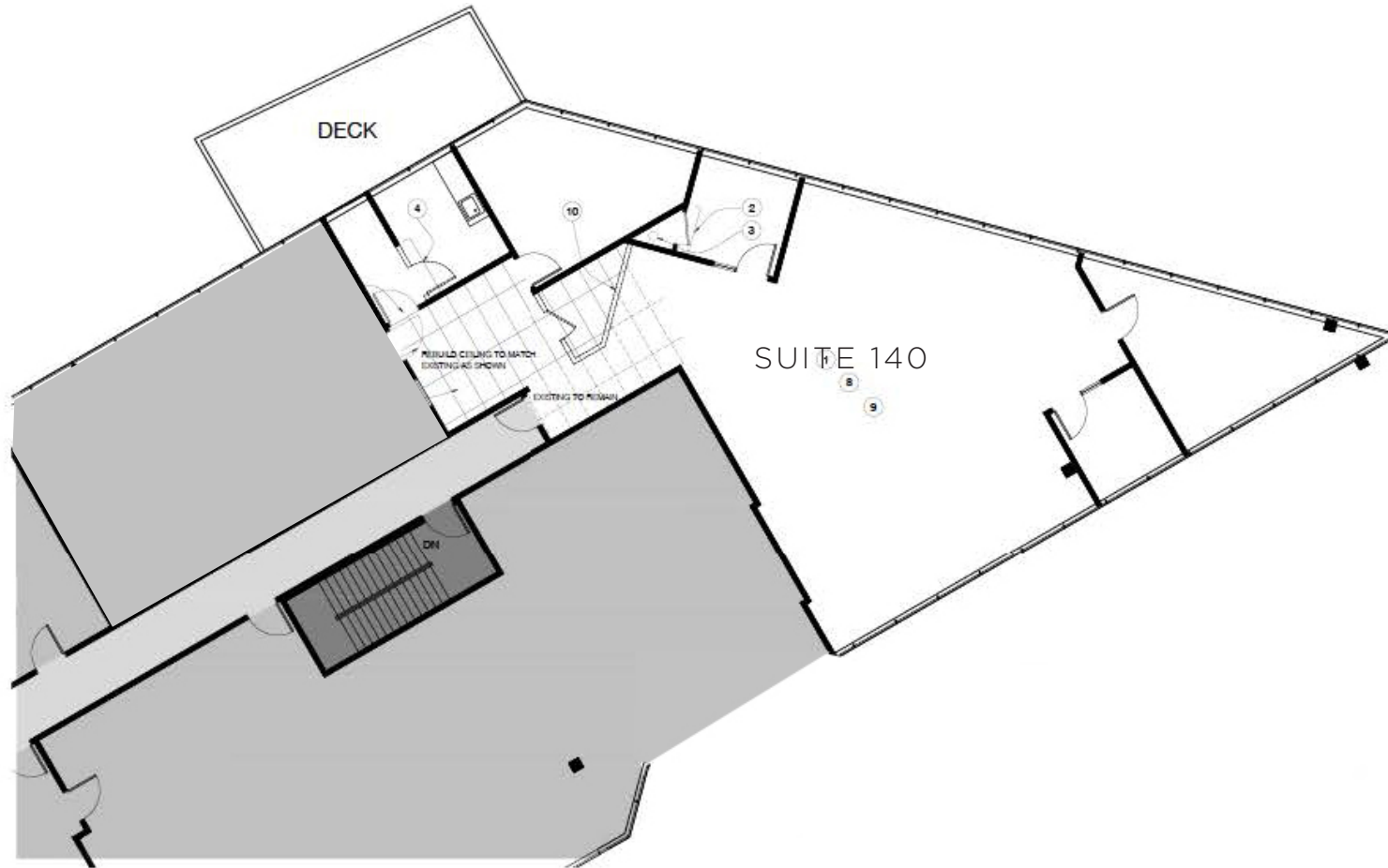
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SUITE 140: 2,812+/- RSF



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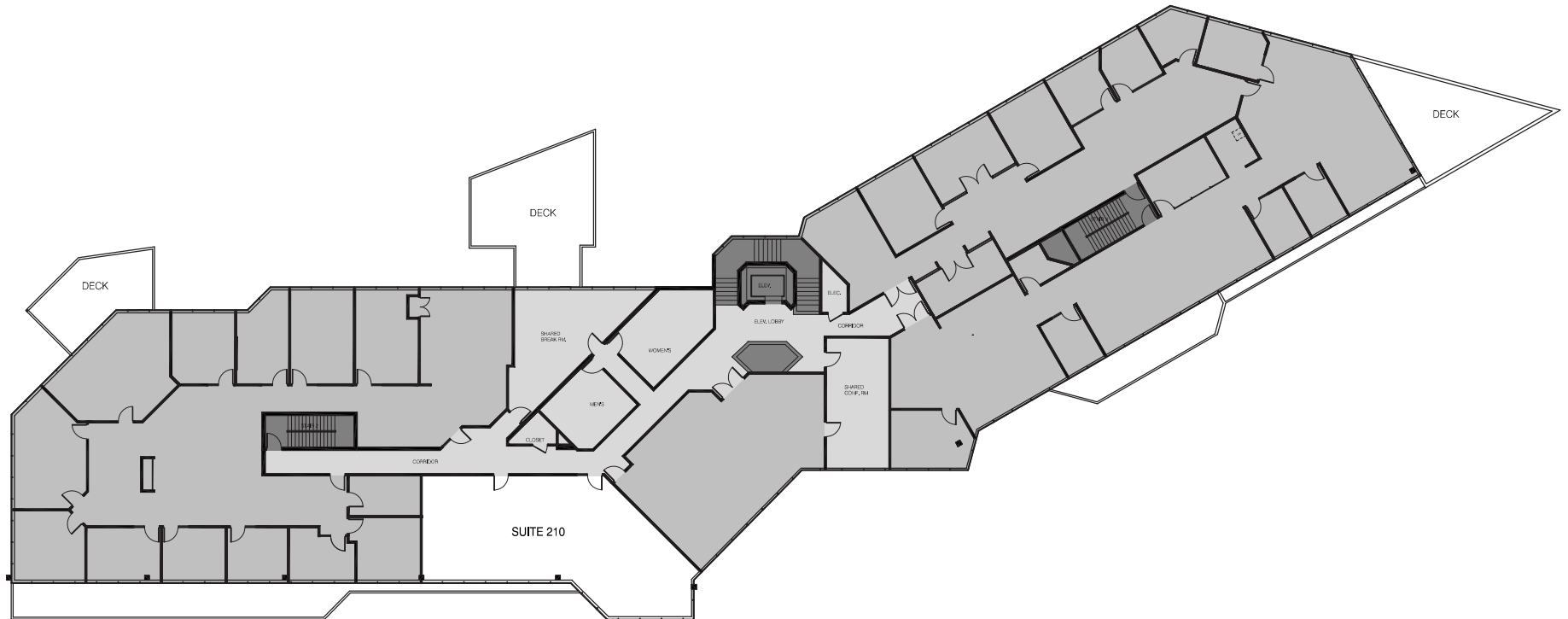
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**BEST CENTRAL MARIN
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SUITE 210: 1,517+/- RSF



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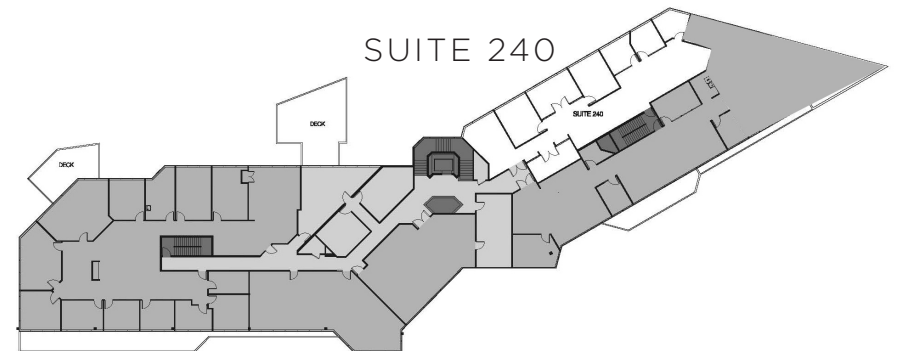
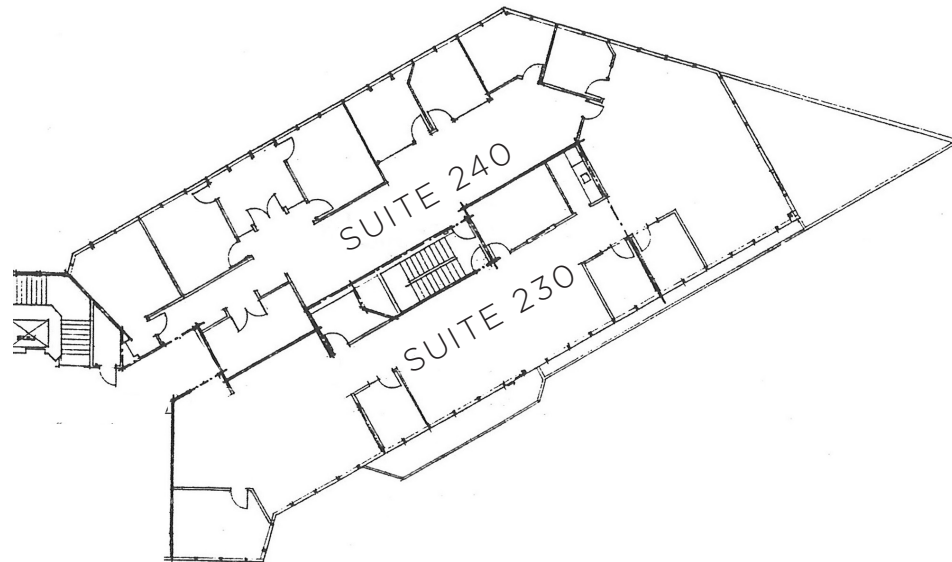
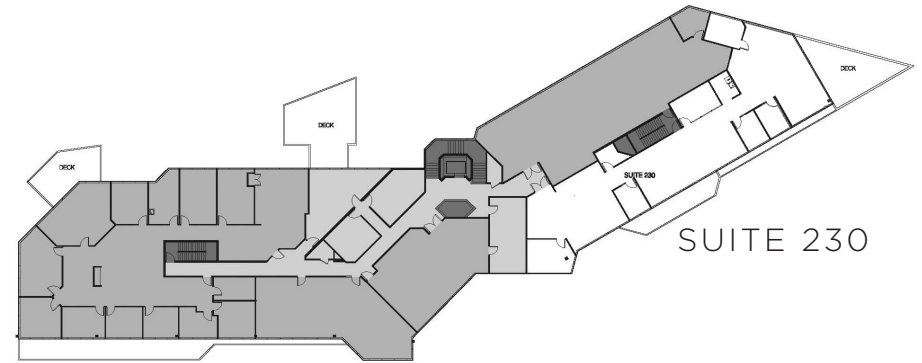
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**BEST CENTRAL MARIN
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SUITE 230: 4,179+/- RSF

SUITE 240: 3,041+/- RSF

SUITES 230 & 240 CAN BE COMBINED FOR A TOTAL OF 7,220+/- SQ FT



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