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505 SIR FRANCIS DRAKE BOULEVARD GREENBRAE, CA

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First Class Stand Alone Office Building Best Location, Fantastic Visibility REDUCED RENT

> MATT STORMS, PARTNER LIC # 01233478 (415) 461-1010, EXT 123 MSTORMS@KEEGANCOPPIN.COM

BΥ:

REPRESENTED

DAN BORENSTEIN, AGENT LIC # 02243256 (415) 461-1010, EXT 120 DBORENSTEIN@KEEGANCOPPIN.COM

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505 SIR FRANCIS DRAKE BLVD. GREENBRAE, CA

#### BEST LOCATION FANTASTIC VISIBILITY

# PROPERTY INFORMATION

### HIGHLIGHTS

- Highly visible stand alone building
- Efficiently designed

Architecturally pleasing

Most desirable location in Marin County

### DESCRIPTION OF PREMISES

Interior in shell condition and ready for tenant improvements. New HVAC, roof coating and ground floor bathroom core.

# DESCRIPTION OF BUILDING

505 Sir Francis Drake Boulevard represents a very unique opportunity to lease a highly visible stand alone building in one of the most desirable locations in Marin County. The efficiently designed and architecturally pleasing building is an ideal location for a small corporate headquarters, regional office or medical facility.

The building was originally developed as a general-purpose office building for a real estate brokerage company.

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.

#### LEASE TERMS

Size 4,800+/- sq ft Rate \$5.50 per sq ft \$4.00 per sq ft Terms NNN 5 plus year lease term Parking 16+ on site Zoning C-2

**Building Size** 

5,244+/- sq ft

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#### **BEST LOCATION** FANTASTIC VISIBILITY

# **DESCRIPTION OF AREA**

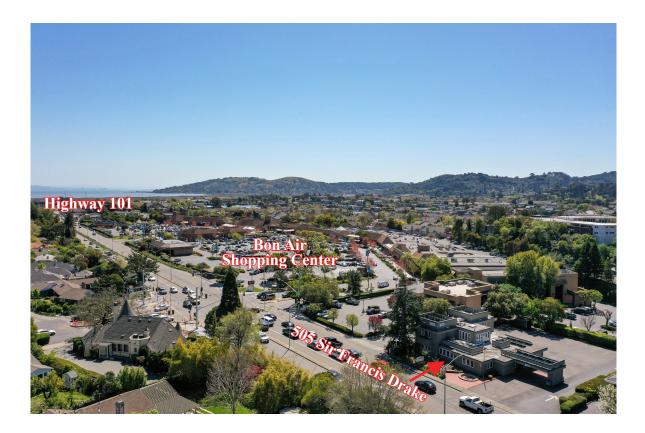
505 Sir Francis Drake's central location, immediately adjacent to the Bon Air Shopping Center, Highway 101 and Interstate 580, is arguably the best in Marin County. Approximately 16 miles to San Francisco and 11 miles to the East Bay.

### NEARBY AMENITIES

- Adjacent to the Bon Air Shopping Center with
  - Mollie Stone's, Peet's Coffee, Gott's Roadside, Oyama Sushi
  - CVS
  - One Medical Group
  - Bank of America, Bank of Marin, JP Morgan Chase, Wells Fargo

# TRANSPORTATION ACCESS

- · Directly across from
  - Golden Gate Larkspur Ferry Terminal
  - Larkspur SMART Train Station
  - Marin Airporter bus stop



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