

OFFICE/MEDICAL SPACE FOR LEASE

5 Bon Air Road Larkspur, California

±640 RSF UP TO ±1,300 RSF
\$2.50-\$3.50/RSF/MONTH, GROSS



NEWMARK

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5 Bon Air Road

LARKSPUR, CALIFORNIA

Property Overview

5 Bon Air Road is a well-maintained and serene office environment located in Larkspur, the heart of Central Marin. The property enjoys the abundant natural setting of Marin County, while also strategically situated within the epicenter of region's medical services, revolving around the nearby MarinHealth Medical Center (one of the three major hospitals in the County).

Location

5 Bon Air Road is within walking distance of MarinHealth Medical Center (formerly Marin General Hospital) and is a short drive from numerous restaurants and other amenities along Magnolia Avenue and Downtown Larkspur. The property is conveniently accessible from both Bon Air Road and Magnolia Avenue, two main arteries connecting Larkspur to the adjacent communities of Greenbrae and Kentfield. The property is a short drive from U.S. Highway 101.

Zoning & Allowed Uses

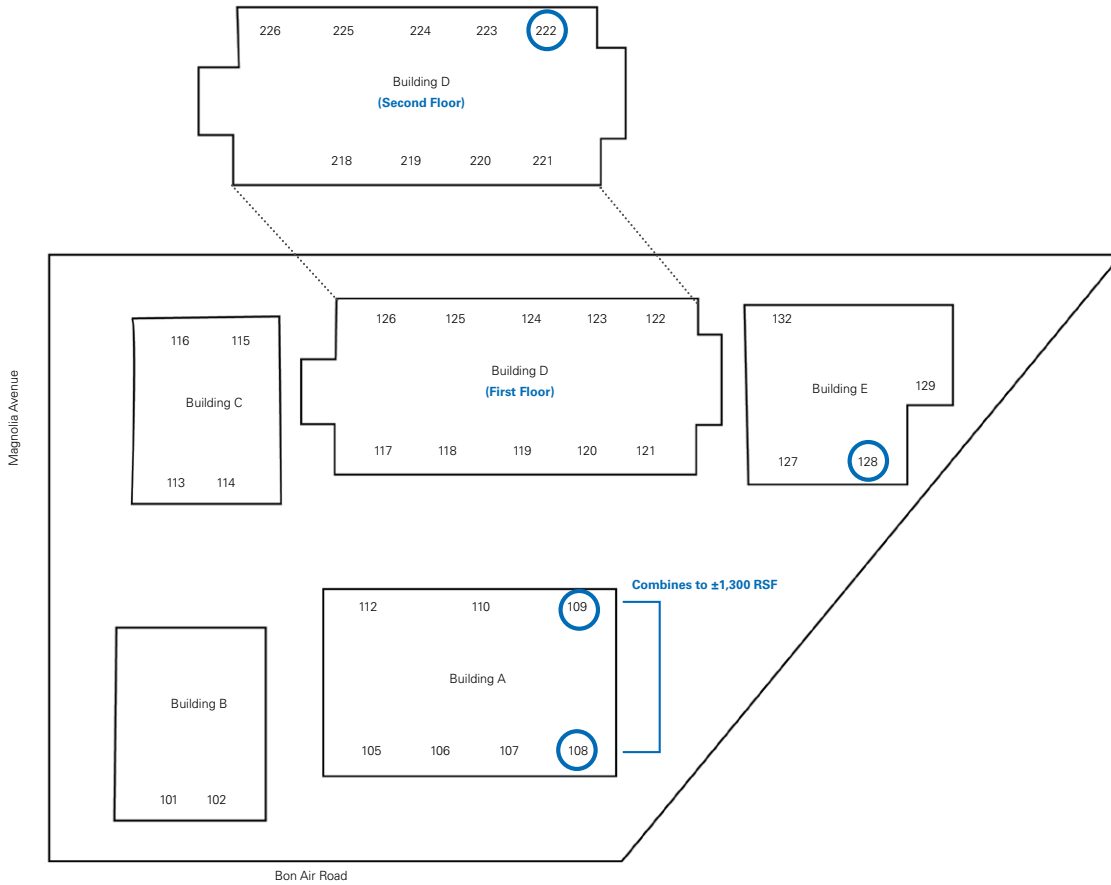
The zoning of 5 Bon Air Road is A-P (Administrative and Professional District) in the City of Larkspur which allows for both professional and medical office uses. The flexible design of the buildings on the property can accommodate tenants of varying sizes. 5 Bon Air Road has both first and second floor suites, with an elevator serving the second floor level.

Setting

The trees which surround the property and the green hillsides of the region provide a relaxing setting for both tenants and their clients. The nearby Bay Trail walking path offers a convenient place to enjoy the fresh air and abundant vistas along the waterfront of the Corte Madera Creek.



OFFICE/MEDICAL SPACE FOR LEASE



FIRST FLOOR - ASKING \$3.50/RSF/MONTH, GROSS

Suite 108

- ±640 RSF
- Ground floor medical space
- Open floor plan, 1/2 bath
- Fronts Bon Air Road

Suite 128

- ±660 RSF
- Ground floor medical space
- 3 private offices, administrative area, private restroom

Suite 109

- ±660 RSF
- Ground floor office/medical space
- Reception area
- Three private offices (two with sinks)
- Full bathroom

SECOND FLOOR - ASKING \$2.50/RSF/MONTH, GROSS

Suite 222

- ±864 RSF
- Open work area
- Wet bar / sink
- Storage closet
- Private restroom

Photo Gallery





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Exclusive agents:

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