



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

599 SIR FRANCIS DRAKE BOULEVARD  
350 BON AIR ROAD  
GREENBRAE, CA

BEST IN CLASS

DO NOT  
ENTER  
EXIT ONLY

[CLICK HERE FOR VIRTUAL TOUR](#)

Go beyond broker.

REPRESENTED BY:

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



# OFFICE SPACE FOR LEASE



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## PROPERTY INFORMATION

### HIGHLIGHTS

- Best Location in Marin County
- Medical or General Office
- Views From All Suites
- Class A Finishes Throughout
- Private Covered Parking Lot
- Extensive Window Line

### DESCRIPTION OF PREMISES

599 Sir Francis Drake Boulevard is located at the intersection of Sir Francis Drake Blvd and Bon Air Road, at one of the most visible and recognized intersections in Marin County. The building has been completely refurbished to the highest standard, with luxury finishes and a sense of arrival throughout. Tenants enjoy the covered parking and common areas, as well as immediate access to services and amenities just steps from the property. Less than one hundred yards from the property, MarinHealth Medical Center is the only full-service acute care hospital in the county, and its sphere of influence extends throughout Greenbrae and Corte Madera, creating a cluster of medical providers in the South Eliseo and Tamal Vista corridors. The building offers finished office suites, ready for immediate occupancy, as well as several build-to-suit opportunities. 350 Bon Air Road offers sun-filled single offices in a luxury office setting.

### DESCRIPTION OF AREA

The Sir Francis Drake corridor is at the commercial core of Marin County. At the confluence of several major transportation axes, both local and regional, the area is a hub of local infrastructure and business. Two major interstate freeways, Highways 101 and 580, intersect at Sir Francis Drake Boulevard, which is also the principal artery linking the bay to the Pacific coast. The Golden Gate Larkspur Ferry and Golden Gate Transit provide regular direct service to downtown San Francisco for both commuters and visitors, and the SMART train station provides a transportation link between North Bay counties and San Francisco. This area enjoys a high concentration of retail activity, with all of Marin County's most popular malls within a three mile radius.

### LEASE TERMS

#### Size

396 - 3,393+/- sq ft

#### Rate

\$4.00 psf, gross unserviced

#### Terms

3-5 year term preferred

#### Parking

Unreserved and unassigned, covered and uncovered

#### Zoning

A-P (all medical and general offices permitted)

Keegan & Coppin Co., Inc.  
101 Larkspur Landing Circle, Ste. 112  
Larkspur, CA 94939  
www.keegancoppin.com  
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## OFFICE SPACE

## DESCRIPTION

### 350 Bon Air Road:

**Suite 200:** 396+/- sq ft

**Suite 240:** 539+/- sq ft

**Suite 260:** 1,133+/- sq ft

Bright single office on the second floor. High ceilings.

Spacious private office with clerestory windows and skylights.

Three private offices and storage.

### 599 Sir Francis Drake Boulevard:

**Suite 201:** 1,617+/- sq ft

**Suite 203:** 1,776+/- sq ft

**Suite 204:** 971+/- sq ft

**Suite 206:** 1,586+/- sq ft

**Suite 304:** 809 +/- sq ft

**Suite 305:** 1,141+/- sq ft

Shell condition. Can be built to suit.

2 private offices, 3 exam rooms, lobby, reception and storage space.

Efficient layout with reception area and waiting room, two exam rooms and a private office.

1 office, 6 exam rooms, lobby, reception, kitchen, and storage closet.

3 private offices and lobby.

Shell condition. Can be built to suit.

**\*Suites 201 and 203 can be combined for a total of up to 3,393 square feet.**

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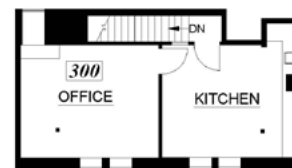
# FLOOR PLAN



599 SIR FRANCIS DRAKE  
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## 350 BON AIR ROAD SECOND FLOOR



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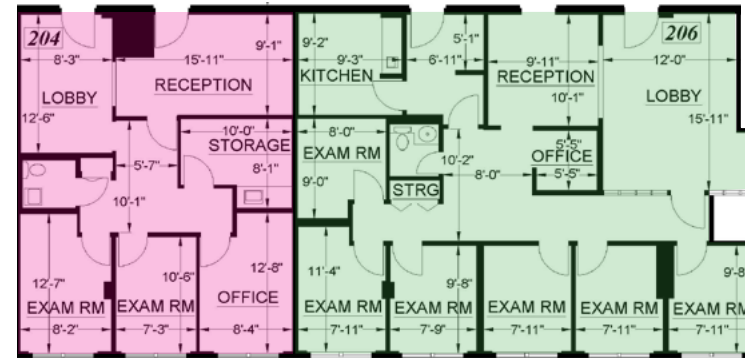
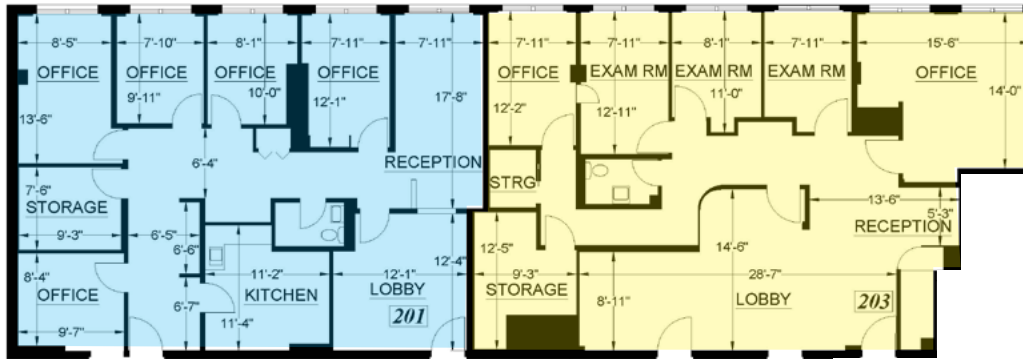
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## 599 SIR FRANCIS DRAKE BLVD SECOND FLOOR



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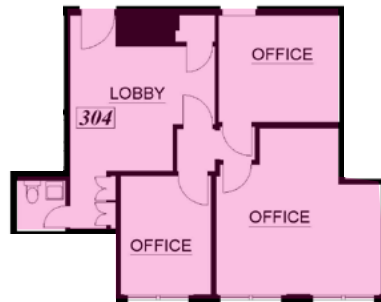
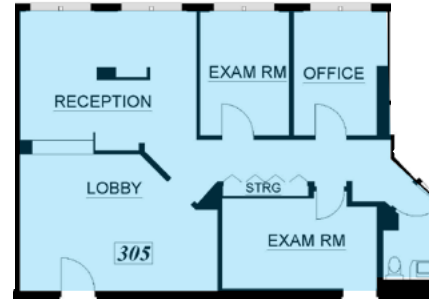
# FLOOR PLAN



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## 599 SIR FRANCIS DRAKE BLVD THIRD FLOOR



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