Keegan&Coppin
COMPANY, INC.

FOR LEASE

11 COMMERCIAL BLVD.
NOVATO, CA

OFFICE AND WAREHOUSE SPACE

Go beyond broker.

REPRESENTED BY:

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

Keegan&Coppin

LIGHT INDUSTRIAL SPACE FOR LEASE

11 COMMERCIAL BLVD.
NOVATO, CA

OFFICE AND WAREHOUSE
SPACE

PROPERTY INFORMATION

HIGHLIGHTS

- Excellent Bel Marin Keys location
- Well-maintained property
- Rare opportunity
- Easy access to Highway 101
- On-site parking
- Close to many amenities

SPACE

Unit 7: 565+/- sq ft

Units 10 & 11: 2,523+/- sq ft

DESCRIPTION

Open office area with private restroom. Brand new remodel ready for occupancy.

Two contiguous warehouse bays with one restroom.

LEASE TERMS

Size
565 - 2,523+/- sq ft

Rate
$1.65 per sq ft

Terms
3-10 year lease term
Industrial gross
Landlord pays base year taxes and insurance.
Tenant pays separately metered PG&E and CAM. Estimated CAM is ($0.23 psf)

Parking
On-site

Building Size
12,049+/- sq ft

Zoning
PD (LI/O)

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

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DESCRIPTION OF AREA

11 Commercial Boulevard is located in southern Novato near Highway 101 in Bel Marin Keys with close proximity to many amenities.

NEARBY AMENITIES

- Hamilton Marketplace
- Pacheco Plaza
- Courtyard by Marriott
- Inn Marin and Suites

TRANSPORTATION ACCESS

- US 101 — 5 minutes, 1 mile
- CALIFORNIA 37 — 10 minutes, 2.5 miles
- SONOMA–MARIN SMART AREA RAIL TRANSIT — 7 minutes, 1.6 miles
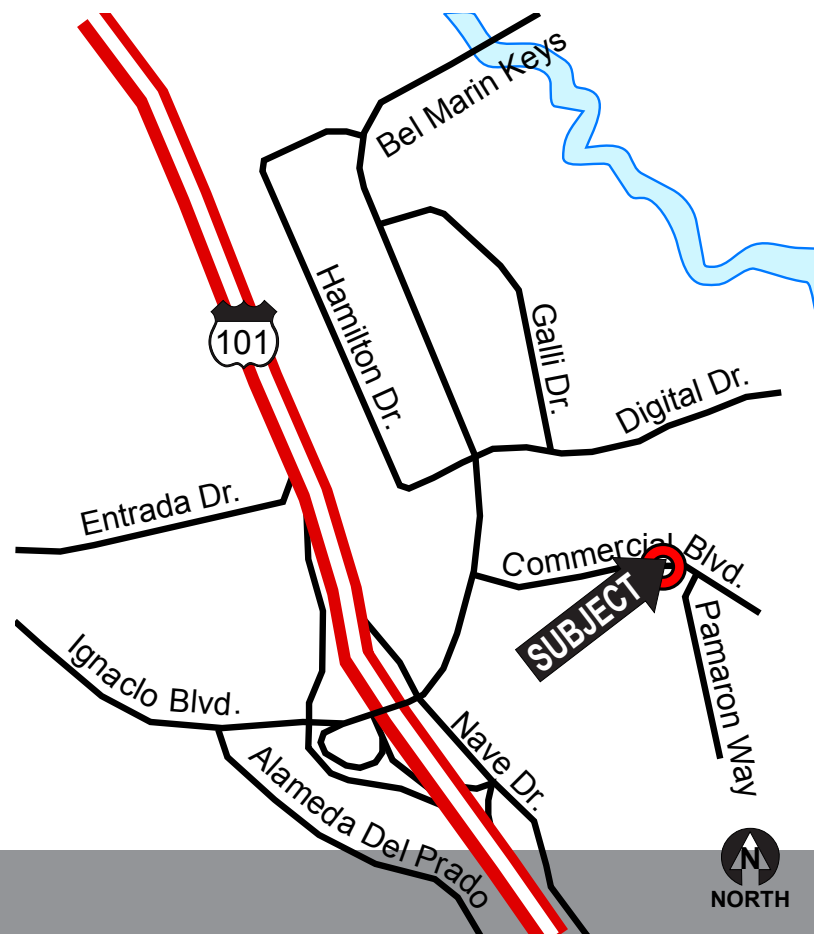
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FLOOR PLAN

UNIT 7: 565+/- SF
UNITS 10 & 11: 2,523+/- SF

= AVAILABLE
= LEASED

Floor plan labels:

- 1-O, 2-O, 4-O, 8-O
- 4-W, 5-W, 6-W, 9-W, 10-W, 11-W, 12-W
- ELEC 7'-3" / 7'-5"
- OFFICE, OPEN OFFICE, COMMERCIAL, WAREHOUSE
- LEASED (multiple)
- AVAILABLE (multiple)
- Blocked
- UP
- N/A

Dimensions: 10'-10", 28'-9", 8'-11", 10'-0", 14'-4", 14'-10", 9'-5", 49'-8", 10'-8", 9'-4", 10'-8", 21'-8", 33'-10", 32'-8", 47'-8", 12'-2", 10'-7", 11'-7", 9'-5", 12'-9", 24'-2", 23'-0", 10'-3", 14'-11", 10'-9", 6'-11", 15'-11", 17'-8", 12'-3", 26'-2", 24'-3", 24'-8", 24'-7", 45'-1", 48'-6", 41'-8"
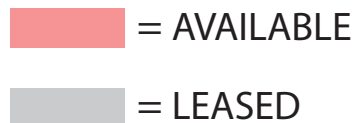
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