



Keegan & Coppin
COMPANY, INC.

FOR SALE

505 SIR FRANCIS DRAKE BOULEVARD
LARKSPUR/GREENBRAE, CA

First Class Stand Alone Office Building
Best Location, Fantastic Visibility



REPRESENTED BY:

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



EXECUTIVE SUMMARY



505 SIR FRANCIS DRAKE BLVD.
LARKSPUR/GREENBRAE, CA

FOR SALE

Keegan & Coppin Company is pleased to offer a rare opportunity to acquire a boutique, standalone office building in one of Marin County's most desirable locations.

Positioned along a primary thoroughfare, the property delivers high visibility and immediate access to Highway 101 and 580.

The building is presented in shell condition with several major base-building upgrades completed including new HVAC units, roof coating, fire sprinklers, and bathroom cores allowing an owner-user or investor to customize tenant improvements to their exact specifications.

Flexible C-2 commercial zoning supports a wide range of uses, including medical and professional office space and other commercial uses.

- Best location
- High visibility with ADT of over 25,000 cars daily
- 18 car parking
- Improved warm shell condition ready for tenant improvements

Pride of ownership opportunity

Purchase price:

\$2,995,000

Building(s) total size:

5,224+/- SQ FT (APPROX.)
PER LASERTECH



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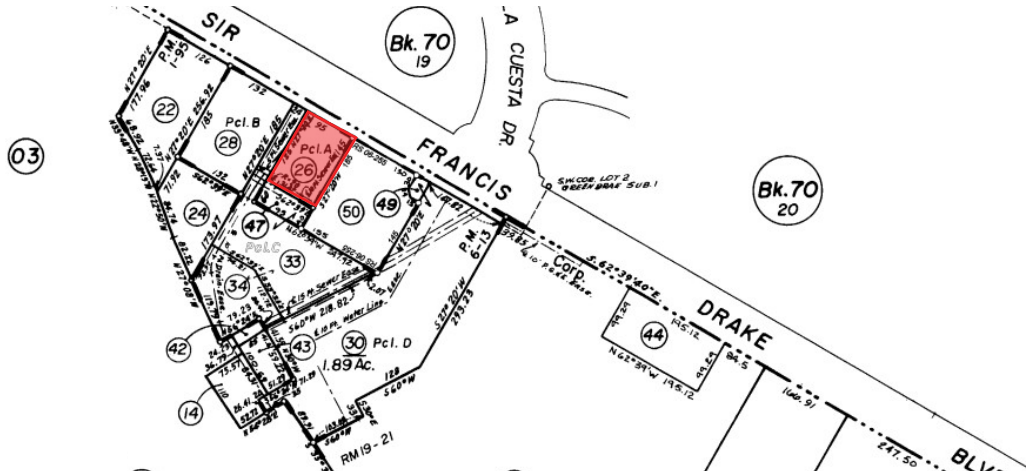


PROPERTY DESCRIPTION



505 SIR FRANCIS DRAKE BLVD.
LARKSPUR/GREENBRAE, CA

FOR SALE



PROPERTY DESCRIPTION

022-040-26

APN

13,575+/- SQ. FT.

TOTAL SIZE OF PARCEL

18 stalls on site

PARKING

C-2

ZONING

Wood Frame

CONSTRUCTION TYPE

Fully Sprinkered

FIRE SUPPRESSION

Foam with recent re-coat

ROOF

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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.



PHOTOS



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LOCATION DESCRIPTION



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MARIN COUNTY

Marin County, at the northernmost tip of the San Francisco metropolitan area, is one of the most vibrant communities in the United States. Its population is one of the wealthiest, healthiest, and most highly educated in the nation. The expanding economy acts as a global talent magnet and employment hub. Marin has a long history of being home to vibrant companies in innovative fields, and its unparalleled quality of life continues to attract new residents and reinforces property values. Residents enjoy exceptional school districts, easy access to a multitude of recreational activities, and breathtaking natural beauty. From all perspectives, Marin remains in high demand, with a dynamic economy, a desirable lifestyle, and a direct link to the urban core of the San Francisco Bay Area. Marin remains a key component to the regional stability of the greater San Francisco Bay Area. Its 3.4% percent unemployment rate is the lowest in California and a sign of the County's robust economic health. A diverse workforce generates more than \$25 billion of annual personal income, while a very healthy business community contributes to the growth of the North Bay region.

TRANSPORTATION

An ideal location for commuters and locally based employees, 505 Sir Francis Drake has immediate access to Hwy 101 and Interstate 580 providing under 15-minute drives to both San Francisco and the East Bay. Golden Gate bus stops are located throughout the neighborhood and bike lane infrastructure is prominent throughout the neighborhood.

LARKSPUR

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. Less than five minutes 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. This is a destination of general commercial activity, with a concentration of businesses in Marin County's most prominent office projects and malls in immediate vicinity.

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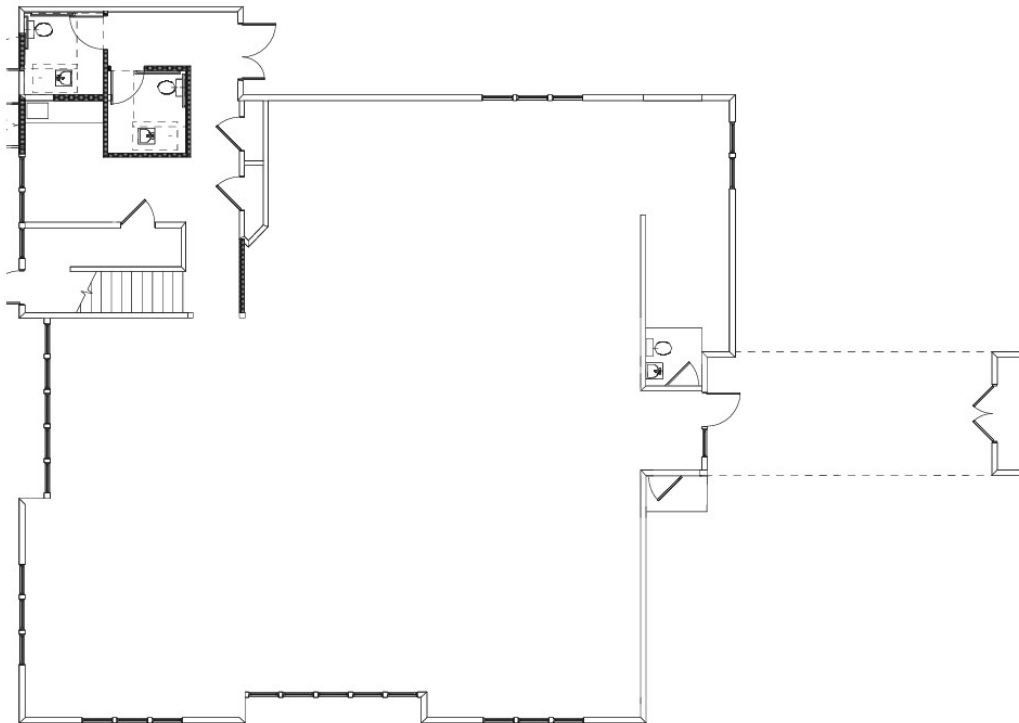
FLOOR PLANS



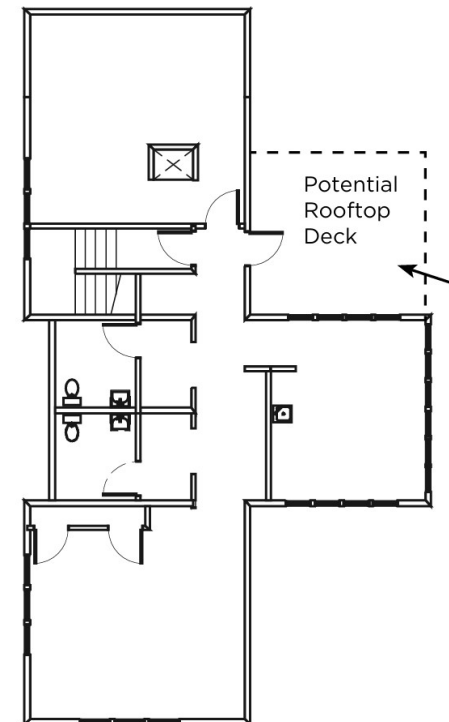
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FIRST FLOOR



SECOND FLOOR



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ABOUT US



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. Our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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