



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

150 NELLEN AVENUE  
CORTE MADERA, CA

Central Marin Freeway Frontage  
Best Value Office Space for Lease



REPRESENTED BY:

**MATT STORMS, PARTNER**  
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[MSTORMS@KEEGANCOPPIN.COM](mailto:MSTORMS@KEEGANCOPPIN.COM)



# OFFICE SPACE FOR LEASE



150 NELLEN AVENUE  
CORTE MADERA, CA

CENTRAL MARIN  
FREEWAY FRONTAGE

## PROPERTY INFORMATION

### HIGHLIGHTS

- Efficient Layouts
- Elevator Served
- Building Signage
- Good Natural Light
- Newly Renovated Bathrooms & Common Areas
- Strategic Location
- Easy Freeway Access

### OFFICE SPACE

**1st Floor:** 3,000+/- sq ft

**2nd Floor:** 2,500+/- sq ft

### DESCRIPTION

Combination of private offices, large room and kitchen.

Open floor plan with one private office and kitchen/ break area. Great natural light. Can be demised to approx. 1,250 sq. ft.

### NEARBY AMENITIES

- Larkspur Ferry Terminal
- SMART Train
- Bon Air Shopping Center
- Town Center Corte Madera

### LEASE TERMS

#### Size

2,500 - 3,000+/- sq ft

#### Rate

\$1.95 per sq ft, gross unserviced

#### Terms

1 -5 Year Lease

#### Parking

On-site

#### Zoning

C-3

Keegan & Coppin Co., Inc.  
 101 Larkspur Landing Circle, Ste. 112  
 Larkspur, CA 94939  
[www.keegancoppin.com](http://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.

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CENTRAL MARIN  
FREEWAY FRONTAGE

## DESCRIPTION OF AREA

Centrally located in one of the most desirable and strongest office submarkets in Marin County. Corte Madera is the choice location for tenants that desire the best location, accessibility and proximity to all services. Convenient and strategic location directly off Highway 101. Just minutes to the Richmond-San Rafael Bridge. Within a short distance to shops, restaurants, the Larkspur Ferry Terminal and public transportation.

## TRANSPORTATION ACCESS



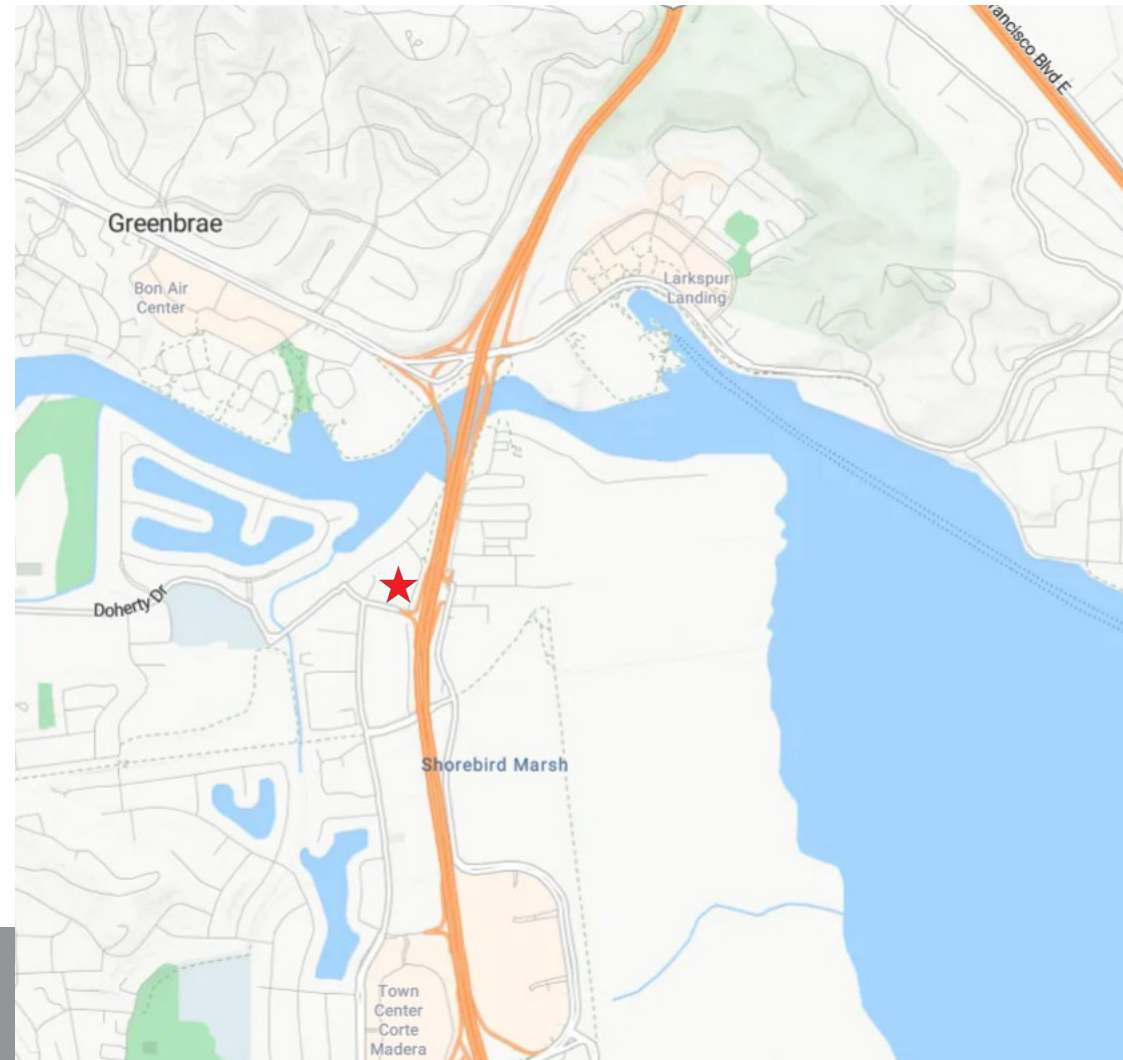
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5 minutes, 1.4 miles



8 minutes, 3.4 miles



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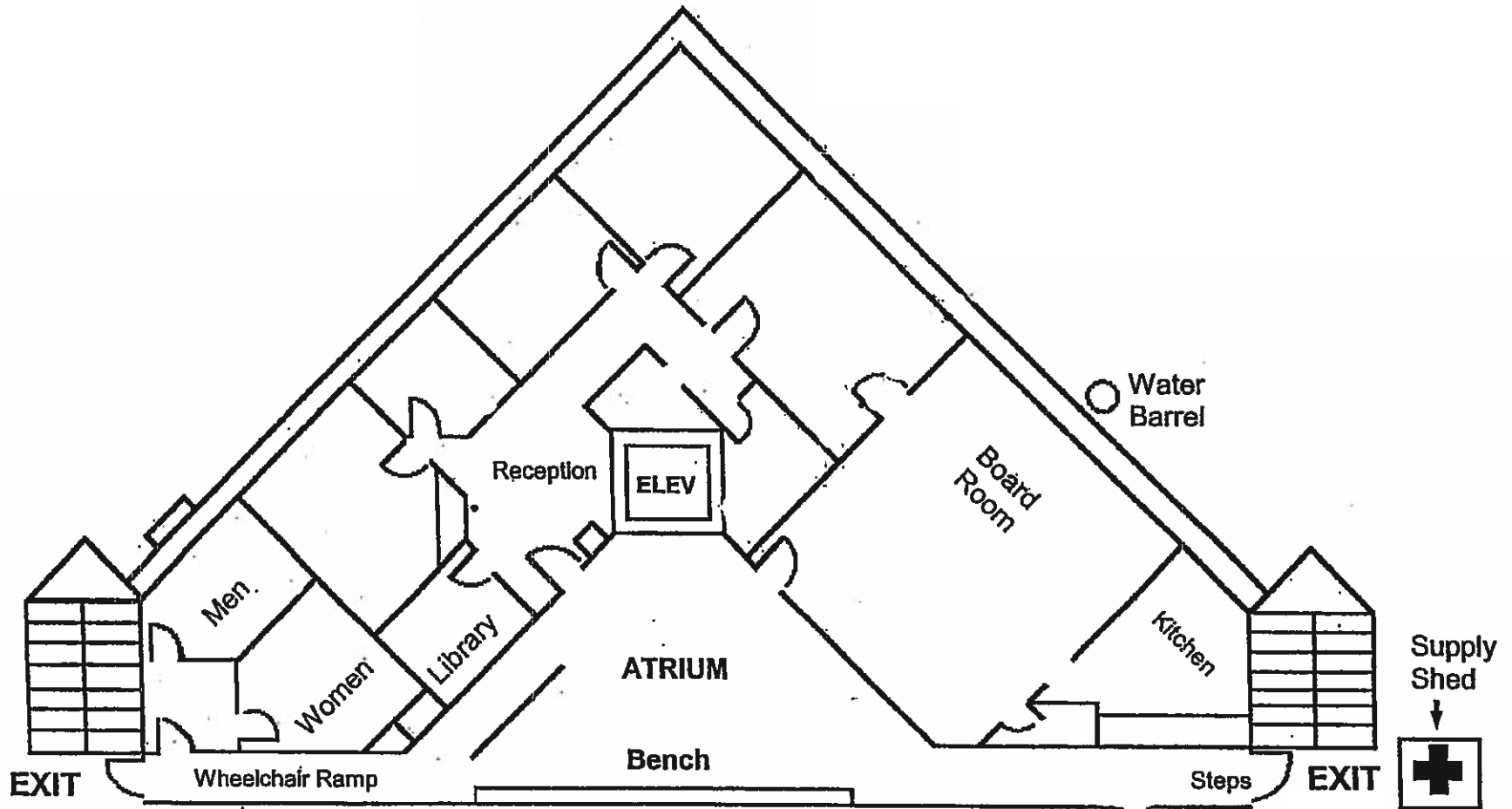
# FLOOR PLAN



150 NELLEN AVENUE  
CORTE MADERA, CA

CENTRAL MARIN  
FREEWAY FRONTAGE

FIRST FLOOR  
3,000+/- RSF



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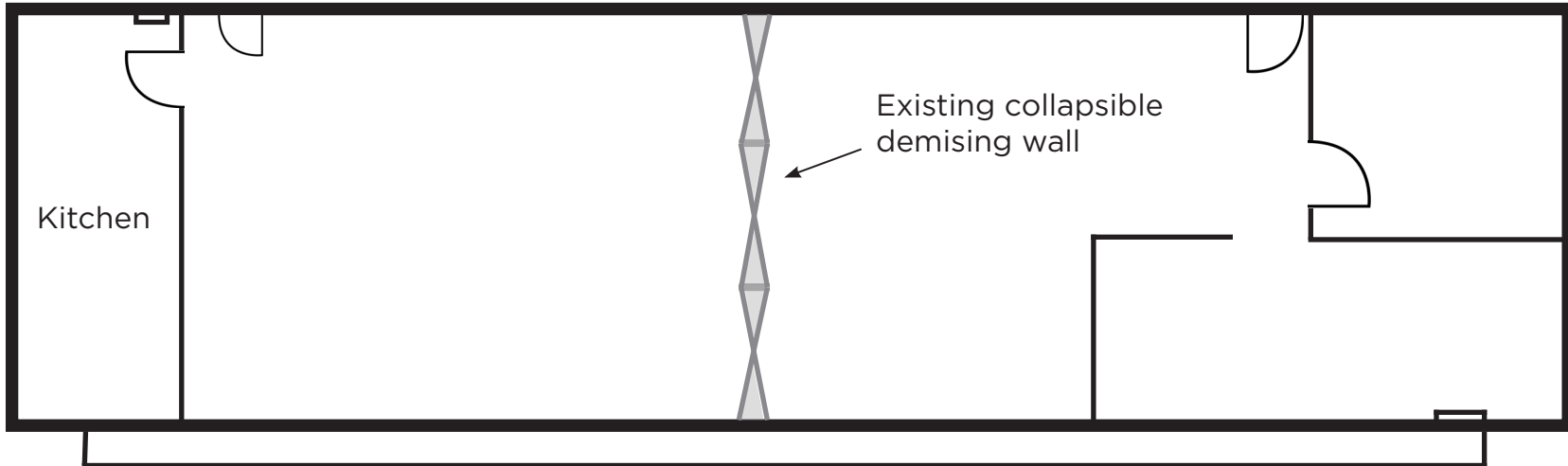
# FLOOR PLAN



150 NELLEN AVENUE  
CORTE MADERA, CA

CENTRAL MARIN  
FREEWAY FRONTAGE

SECOND FLOOR  
2,500+/- RSF



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