



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**SAN MARIN EXECUTIVE & MEDICAL CAMPUS**  
**505 SAN MARIN DRIVE**

Novato, CA



Go beyond broker.

REPRESENTED BY:

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

**NATHAN BALLARD, PARTNER**  
LIC # 01743417 (415) 461-1010, EXT 116  
**NBALLARD@KEEGANCOPPIN.COM**



# OFFICE SPACE FOR LEASE



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## PROPERTY INFORMATION

### HIGHLIGHTS

- Recent remodel of exterior
- High-end finishes throughout
- Build-to-suit floor plans
- Great window line
- New common areas
- Immediate Highway 101 access
- Quiet neighborhood setting
- Medical uses allowed

### OFFICE SPACE

**Suite 150A, Offices A, B & D**

**Suite 130B:** 540+/- sq ft

**Suite 300B:** 4,561+/- sq ft

### DESCRIPTION

Shared suite with private therapy offices, each office is \$1,250/month.

Office space with kitchenette. \$1,250/month.

Full private floor, private restrooms, kitchenette, partial cathedral ceilings.

### DESCRIPTION OF PREMISES

Well-maintained, attractive buildings with redwood and cedar exteriors. Multiple suites available containing efficient floor plans and excellent window lines providing ample natural light.

### LEASE TERMS

#### Size

540 - 4,561+/- sq ft

#### Rate

\$2.35 per sq ft

#### Terms

Full service

3 - 10 year lease term

Pro-rata expense pass-throughs  
beyond base year

Annual rent escalations

#### Parking

On-site

#### Total Building Size

39,714+/- sq ft

Keegan & Coppin Co., Inc.  
101 Larkspur Landing Circle, Ste. 112  
Larkspur, CA 94939  
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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## DESCRIPTION OF AREA

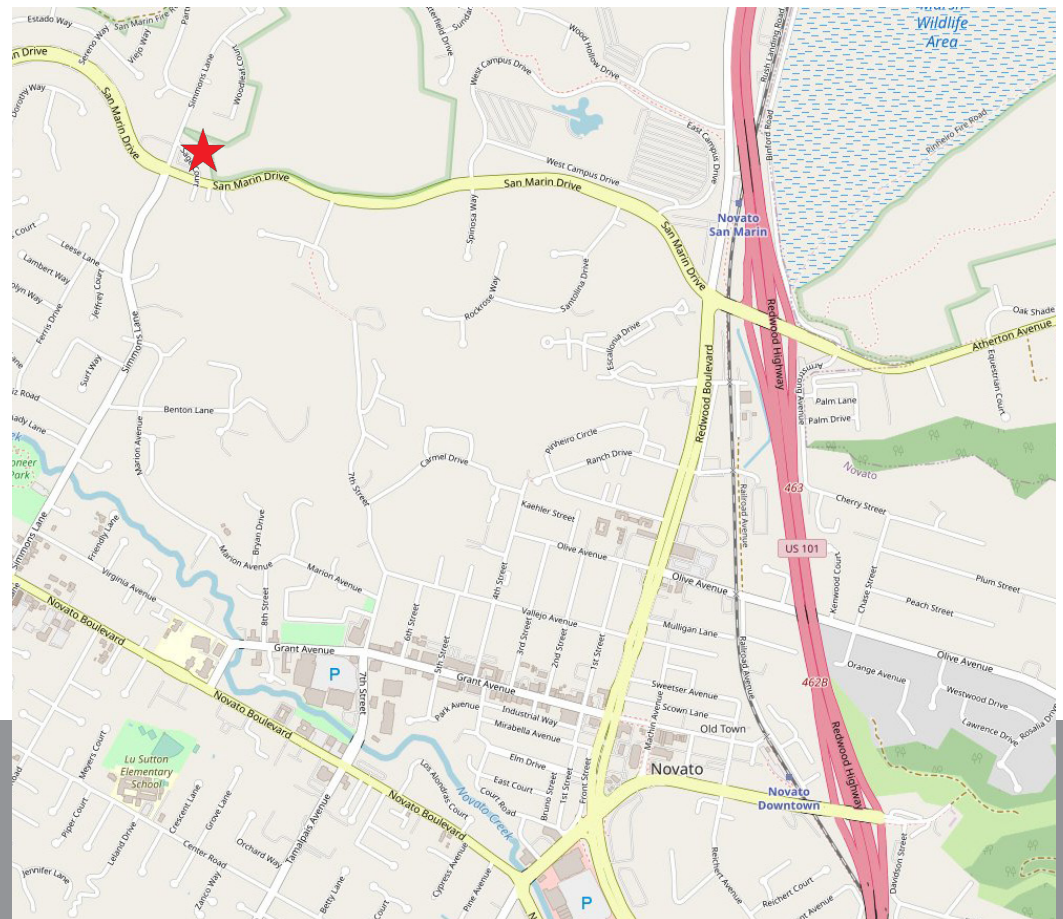
Northern Marin location one mile from Highway 101 and the SMART train station. Quiet surroundings and views provide a very pleasing and calm work atmosphere. Close to all amenities.

## NEARBY AMENITIES

- Short distance to many amenities
  - San Marin Plaza with Harvest Market, Trailhead, Pini Ace Hardware, and China Village
  - Novato Fair Shopping Center with Safeway, Habit Burger Grill, Starbucks, and Dollar Tree
  - Downtown Novato with Whole Foods, Blue Barn, Rustic Bakery, Trader Joe's and numerous other restaurants

## TRANSPORTATION ACCESS

- Immediate access to Highway 101
- Close proximity to public transportation and the SMART train



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# INTERIOR PHOTOS



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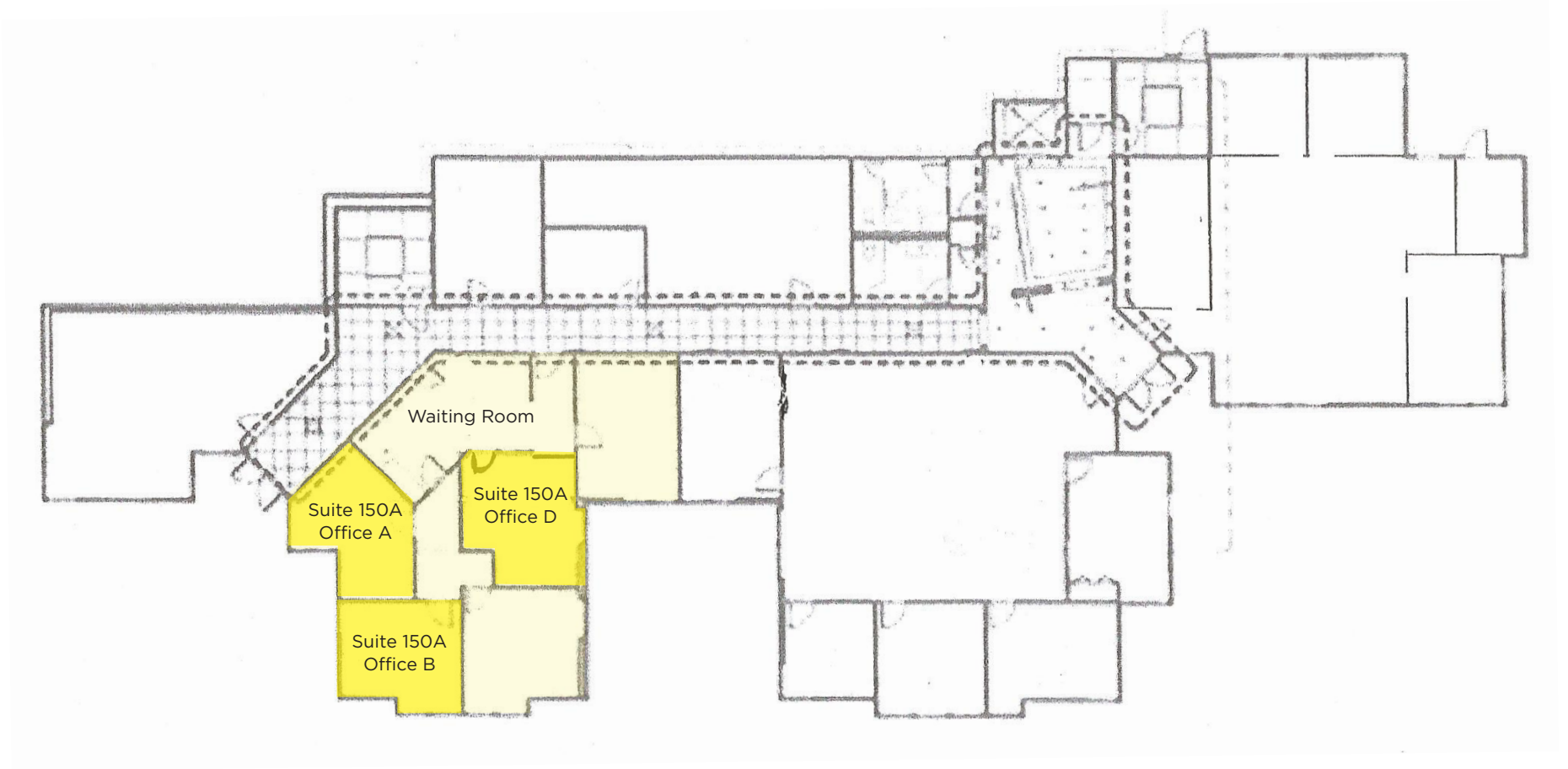
# FLOOR PLAN



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## BUILDING A - LEVEL 1



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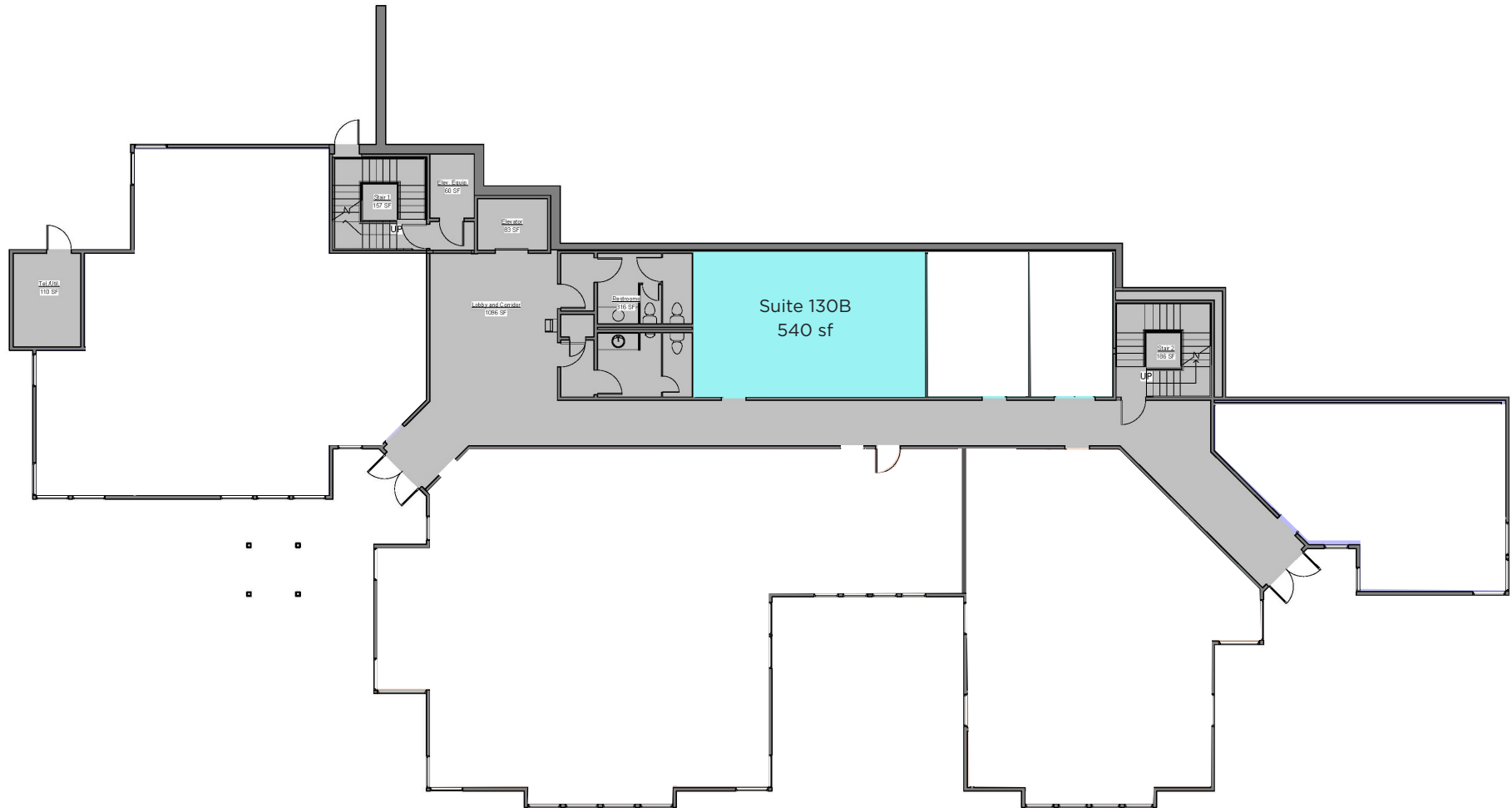
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## BUILDING B - LEVEL 1



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## BUILDING B - LEVEL 3



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