



Keegan & Coppin
COMPANY, INC.

FOR LEASE

101 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

World Class Location
Class "A" Office Space



REPRESENTED BY:

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



CLASS "A" OFFICE SPACE FOR LEASE



101 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

**WORLD CLASS
LOCATION**

PROPERTY INFORMATION

HIGHLIGHTS

- Absolutely the best views
- Best Marin County location
- Balconies
- Excellent visibility and access
- Covered parking
- Within walking distance of all services

OFFICE SPACE

Suite 215: 1,226+/- sq ft

Suite 222: 849+/- sq ft

Suite 223: 2,178+/- sq ft

Suite 228: 1,033+/- sq ft

Suite 318: 1,160+/- sq ft

DESCRIPTION

3 private offices and open area.

2 private offices and open work area.

6 private offices, conference room, storage, bullpen and Mt. Tamalpais views.

2 private offices, kitchen, storage and open area.

Third floor suite with 4 private offices, open area, storage and work room.

LEASE TERMS

Size

849 - 2,178+/- sq ft

Rate

\$6.00 per sq ft

Terms

Full Service

17% load/Annual CPI increases

Base year for operating expenses

Parking

Garage parking included

Zoning

O (Office)

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

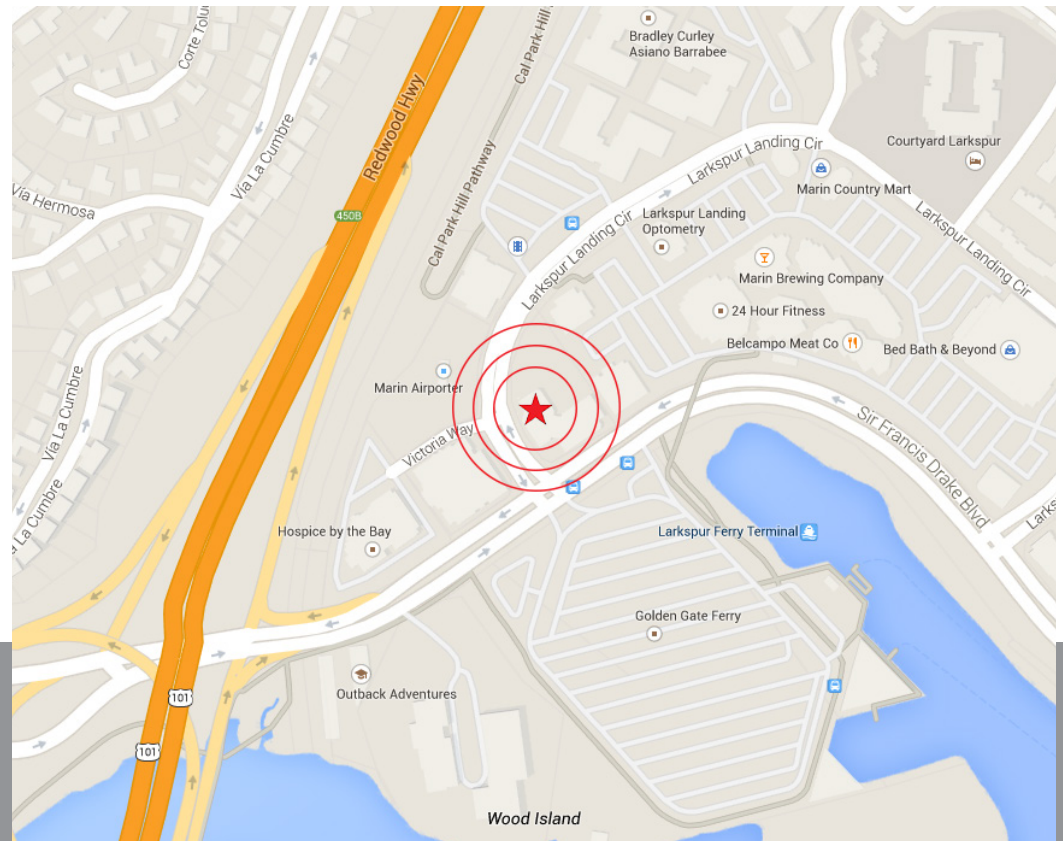
Located 10 miles north of the Golden Gate Bridge at the intersection of Highway 101, Interstate 580 and the Richmond-San Rafael Bridge. Best central Marin location.

NEARBY AMENITIES

- Located next door to the Marin Country Mart Shopping Center
- Within walking distance to many restaurants and all services
- Parks, open space and trails

TRANSPORTATION ACCESS

- Directly off Highway 101
- 10 minutes to the Golden Gate Bridge
- Adjacent to the Golden Gate Ferry Terminal, the Marin County Airporter bus stop, and the Larkspur SMART Train Station.



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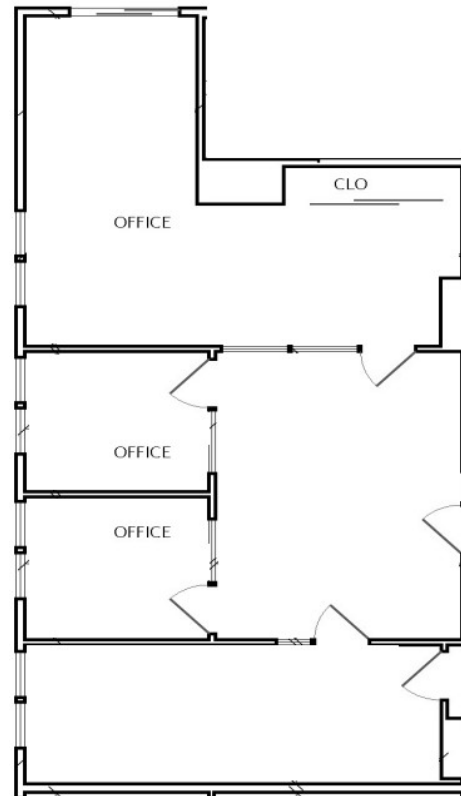
FLOOR PLANS



101 LARKSPUR LANDING CIRCLE
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SUITE 215
1,226+/- RSF



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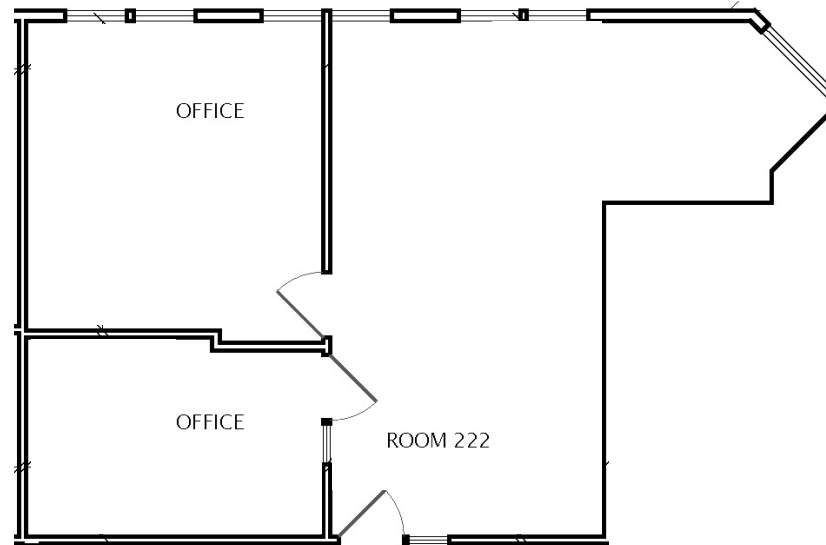
FLOOR PLANS



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SUITE 222
849+/- RSF



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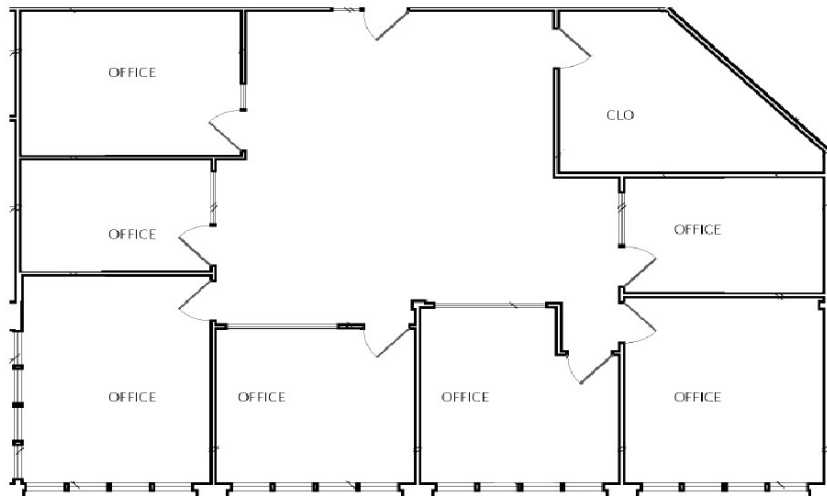
FLOOR PLANS



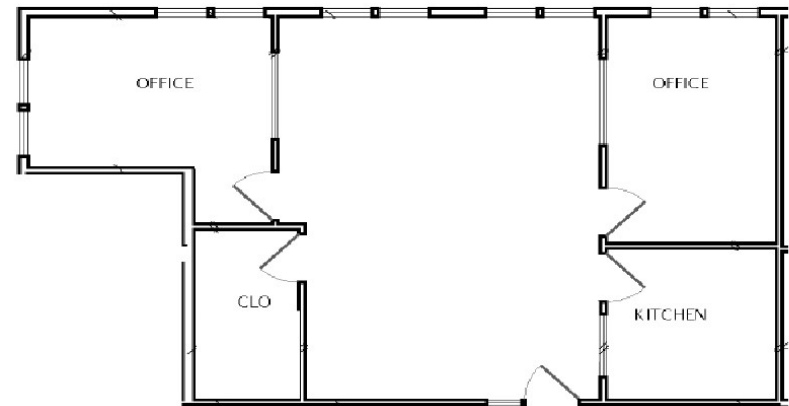
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**WORLD CLASS
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SUITE 223
2,178+/- RSF



SUITE 228
1,033+/- RSF



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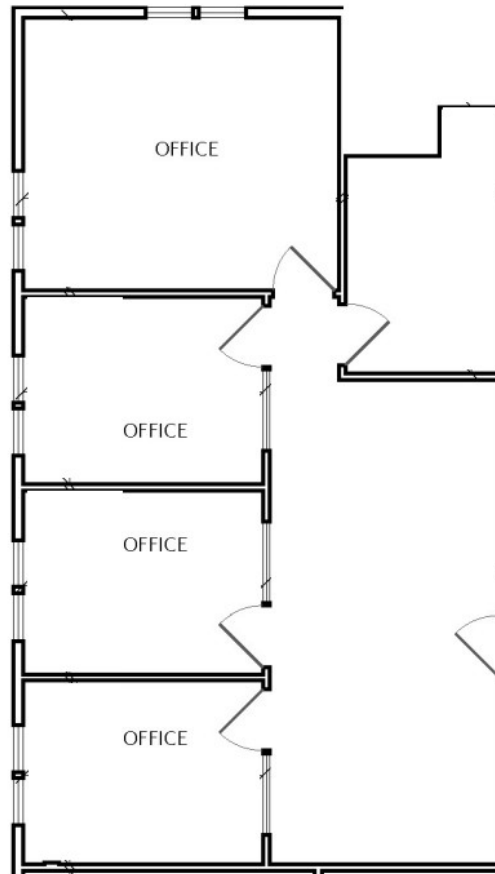
FLOOR PLANS



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SUITE 318
1,160+/- RSF



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