

PROFESSIONAL OFFICE SPACE FOR LEASE

469C Magnolia Avenue, Larkspur, CA 94939



**KEEGAN & COPPIN
COMPANY, INC.**

ONCOR INTERNATIONAL

REPRESENTED BY:

Theo Banks, Agent & Vesa Becam, Partner

Lic.#s 0359605 & 01459190

101 Larkspur Landing Circle, Suite 112, Larkspur, CA 94939

(415) 461-1010 • (415) 925-2310

tbanks@keegancoppin.com • vesa@keegancoppin.com

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ZONING:

SD-H Storefront Downtown -
Heritage District

PARKING:

3 / 1,000

SUITE SIZE:

606+/- square feet

LEASE PRICE:

\$2,500 per month

LEASE TERMS:

Gross Unserviced.

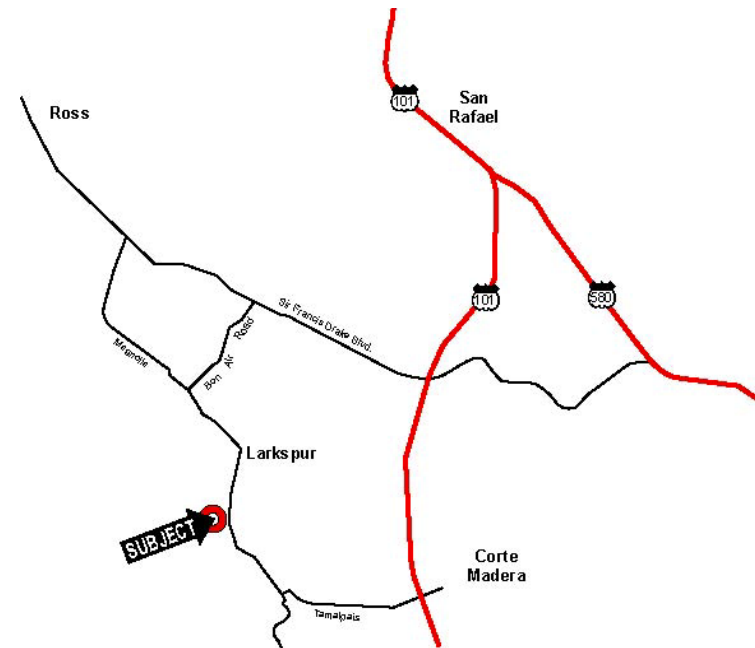
3-5 years, 4% annual increases.
No load. Tenant pays utilities,
janitorial and liability insurance.

DESCRIPTION OF PREMISES - FEATURES:

Ground-floor suite in an updated, pride-of-ownership heritage building. Immediate access to the rear parking lot, a private ADA-compliant restroom, operable windows and air conditioning. Quiet professional office - ideal for attorneys, accountants or financial consultants. Broadband cable available. The building's parking lots can be accessed from both Magnolia and Locust Avenues.

DESCRIPTION OF LOCATION - AREA:

Most charming downtown in Marin! Dine at Emporio Rulli, Left Bank, Lark Creek Inn, Picco and many more. Easy access to Highway 101, ferry terminal, San Francisco and Sir Francis Drake Boulevard.



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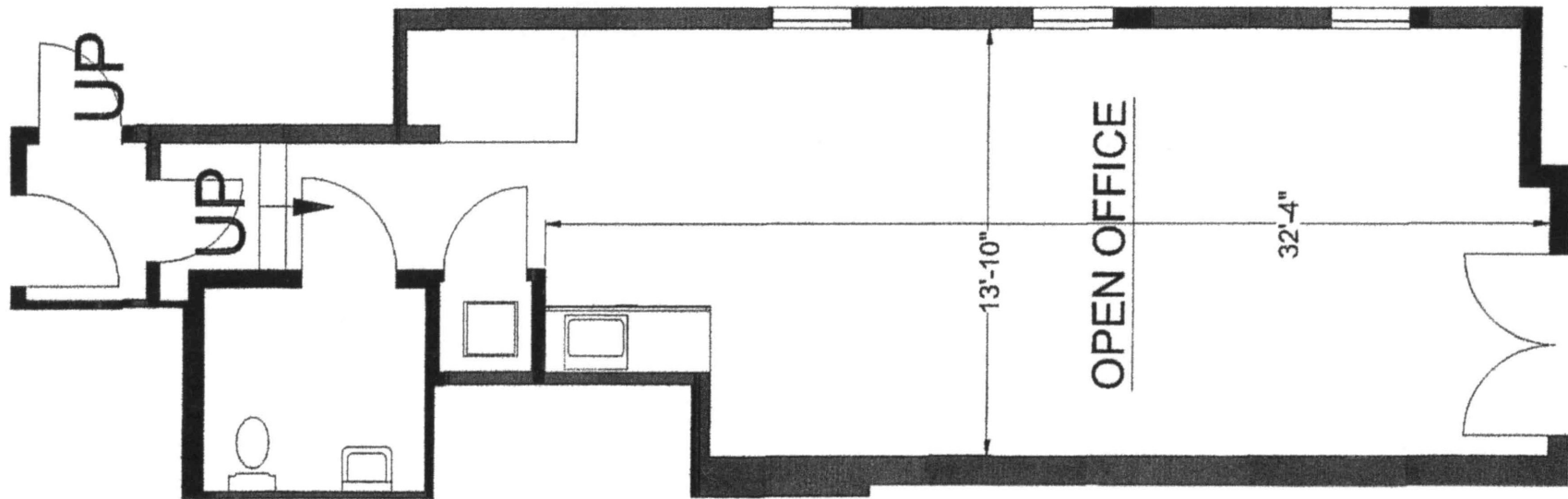
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