

Class "A" Office Space for Lease

1401 Los Gamos Drive, San Rafael, CA 94903



**KEEGAN & COPPIN
COMPANY, INC.**

www.keegancoppin.com

REPRESENTED BY:

Nathan Ballard, Partner & Matthew Storms, Partner

Lic.#s 01743417 & 01233478

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

(415) 461-1010 • (415) 925-2310

nballard@keegancoppin.com • mstorms@keegancoppin.com

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FEATURES AND AERIAL VIEWS

- › Highway 101 Visibility
- › High-End Finishes Throughout
- › Immediate Freeway Access
- › General Purpose Floor Plans
- › Great Glass Line
- › Common Area Kitchen, Deck and Conference Room



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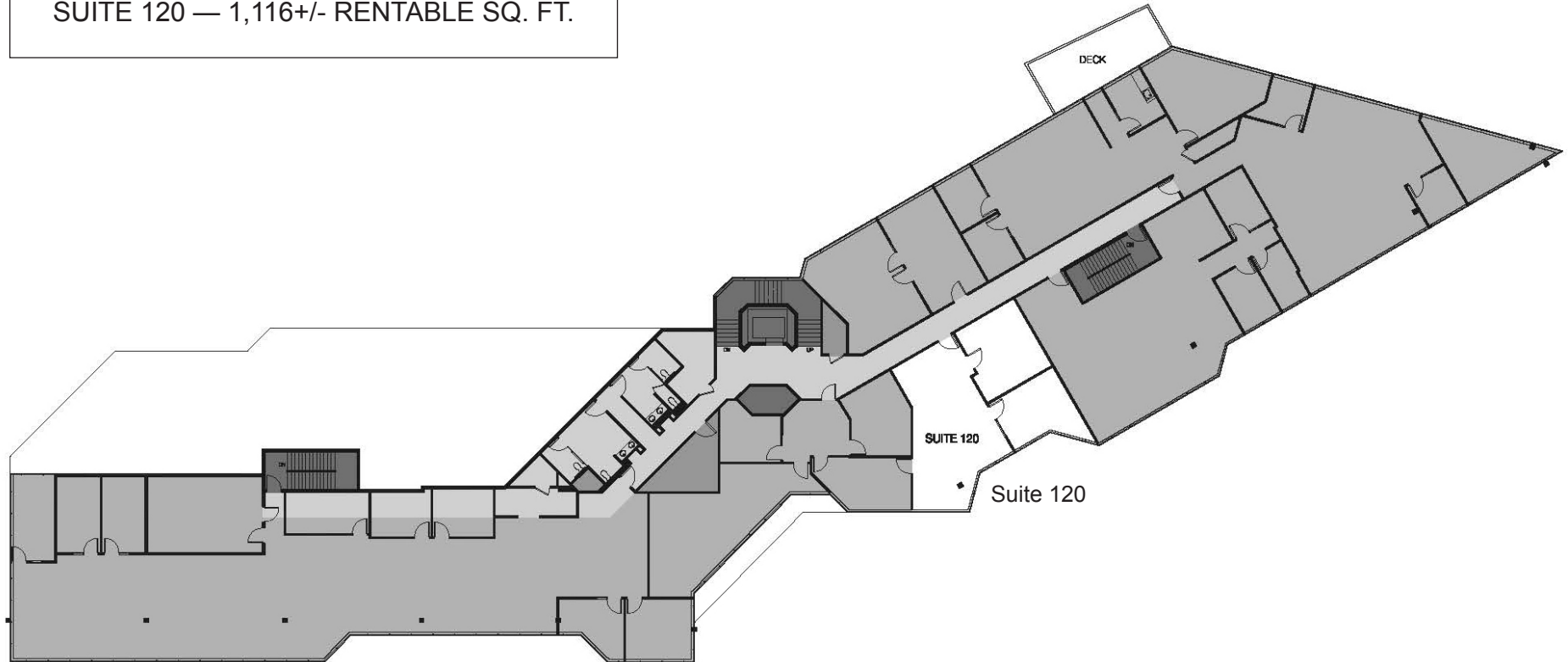
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RENTABLE AREA
SUITE 120 — 1,116+/- RENTABLE SQ. FT.



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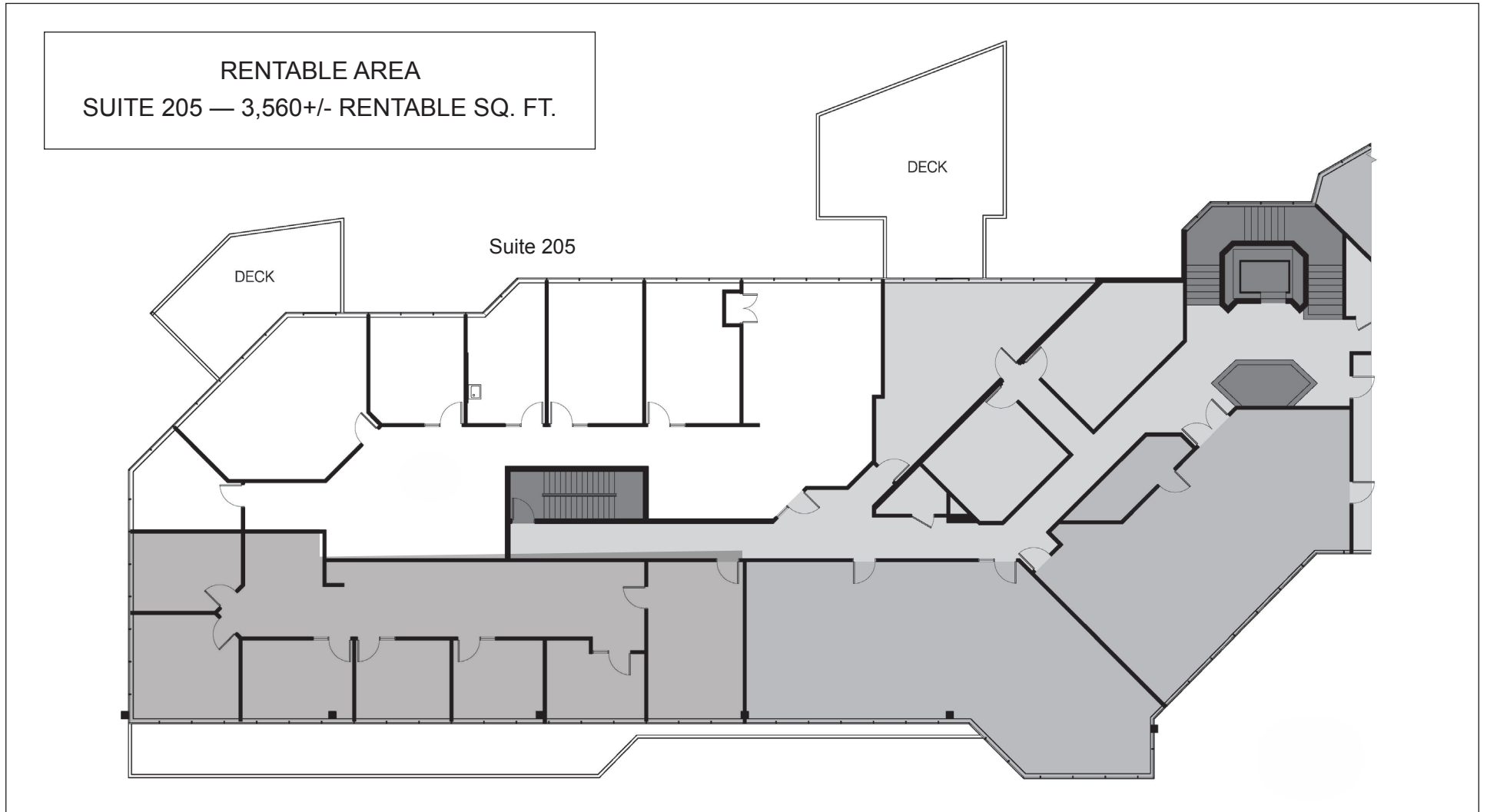
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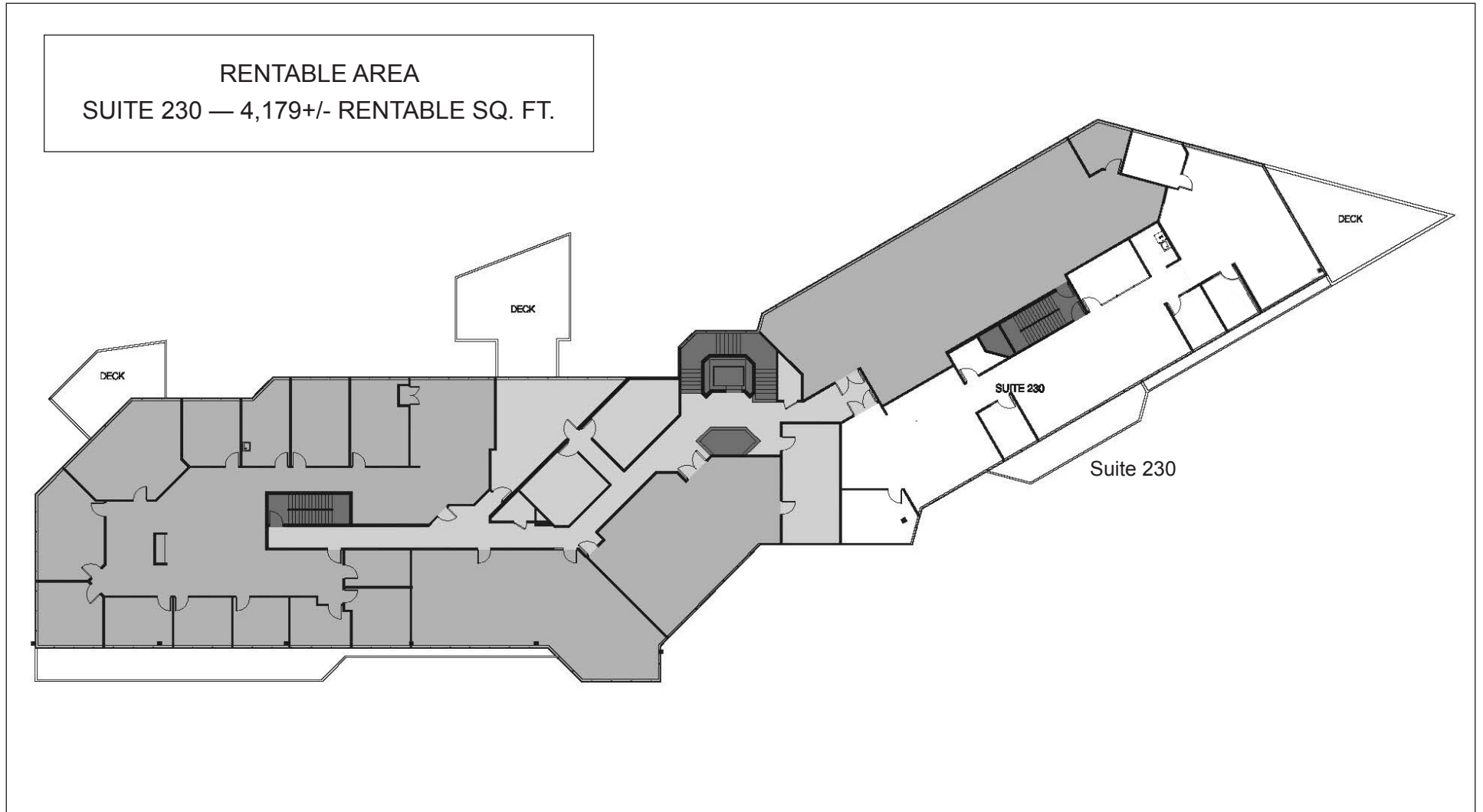
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<u>USER SPACE:</u>	O (Office)	<u>SIZE:</u>	1,116+/- to 8,855+/- Square Feet	<u>LEASE TERMS</u>
<u>PARKING:</u>	3.6 : 1,000	<u>RENT PSF:</u>	\$2.50 psf, Full Service	1-10 Year Lease Term
<u>APN:</u>	165-220-08	<u>BUILDING SIZE:</u>	30,499+/-Sq. Ft. / 2.42 Acre Site	Tenant pays pro-rata share of increases in operating expenses. CPI 3% - 6%

DESCRIPTION OF PREMISES - FEATURES:

1401 Los Gamos is an excellent Class "A" office property overlooking Highway 101 in San Rafael. The building offers a generous glass-line and beautiful hillside views. The efficient suites offer a nice mixture of private offices and open work areas.

DESCRIPTION OF LOCATION - AREA:

1401 Los Gamos Drive, located approximately 14 miles north of San Francisco and 15 miles south of Sonoma County, is centered in one of the Bay Area's largest employment centers. The City of San Rafael is Marin County's governmental, business and cultural center and of the Bay Area's nine-county premier live/work environments with some of the highest income and home values in the nation. The building is located just off Highway 101 at the Lucas Valley Road exit. It is immediately adjacent to the Marin YMCA and within close proximity to the Northgate Shopping District, which supports a wide variety of services including banks, restaurants, a hospital and many office parks.



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