

Café Space for Lease

11 Commercial Boulevard, Novato, CA 94949



KEEGAN & COPPIN
COMPANY, INC.
www.keegancoppin.com

Theo Banks, Agent & Nathan Ballard, Partner

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

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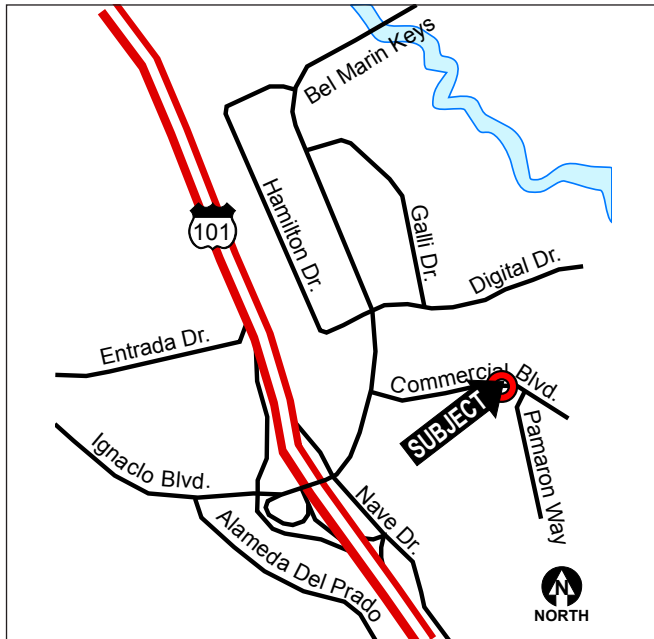
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Featuring:

- Excellent location near Hwy 101
- Close to many amenities
- Well-maintained property
- On-site parking



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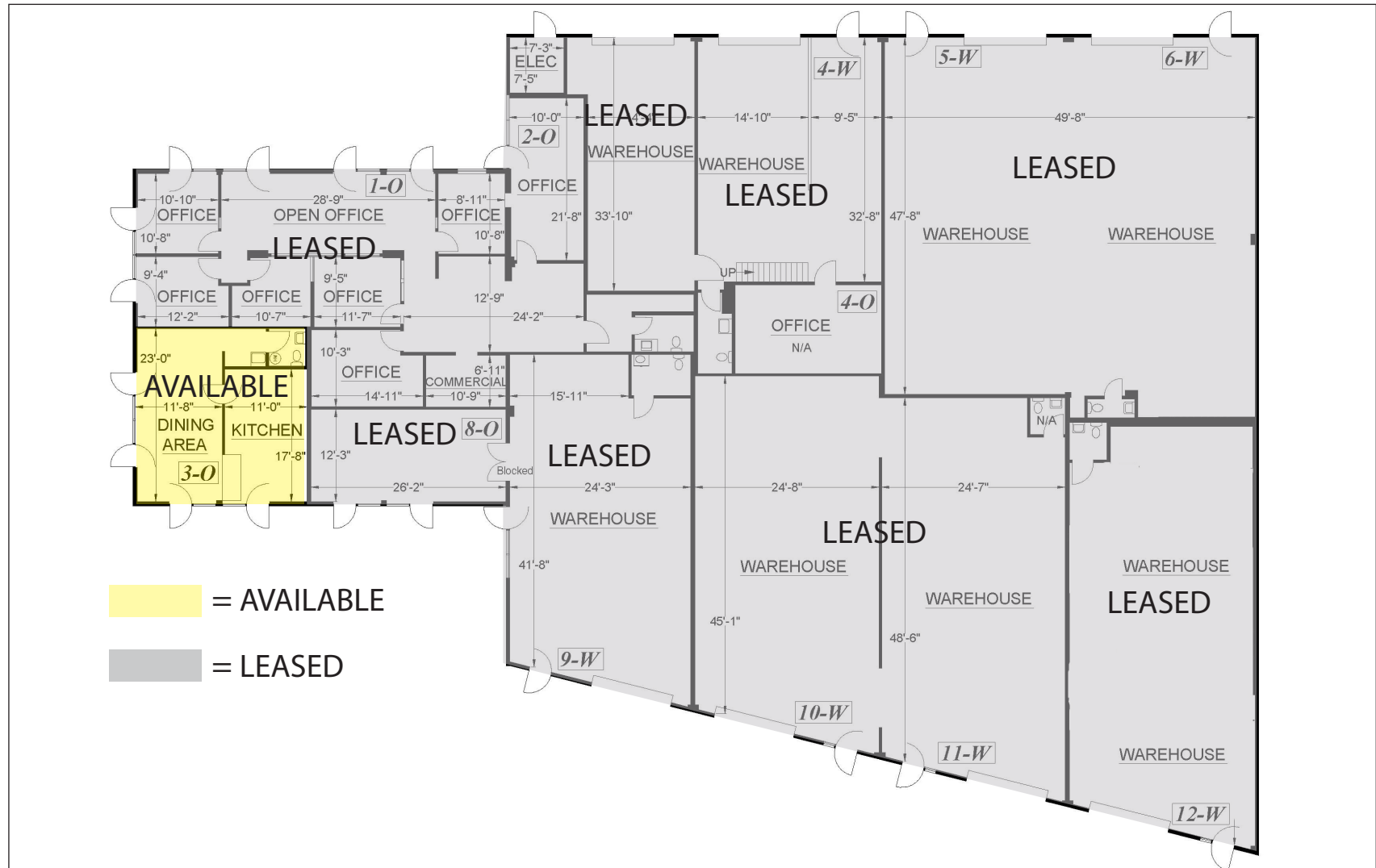
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Café Space for Lease

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USER SPACE: Retail / Café

RENTABLE SPACE: 565+/- SF

LEASE TERMS:

PARKING: On-Site

RENT PSF: \$2.00 psf

3-5 Year Lease Term, Industrial Gross

ZONING: PD (LI/O)

BUILDING SIZE: 12,049+/- SF

Landlord pays base year taxes and insurance.
Tenant pays separately metered PG&E and CAM. Estimated CAM is \$.07 psf.

DESCRIPTION OF LOCATION - FEATURES:

SUITE	SIZE	DESCRIPTION
7	565+/- SF	Turn-key café suite. New restroom.

DESCRIPTION OF LOCATION - AREA:

Southern Novato location near Highway 101. Located in Bel Marin Keys near many amenities.



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