

# EFFICIENT OFFICE SPACE FOR LEASE

1201 Andersen Drive, San Rafael, CA 94901



**KEEGAN & COPPIN  
COMPANY, INC.**

[www.keegancoppin.com](http://www.keegancoppin.com)

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# Efficient Office Space for Lease

1201 Andersen Drive, San Rafael, CA 94901

**USER SPACE:**  
Office

**SIZE:**  
1400+/- square feet

**LEASE TERMS:**  
3-5 year term.

**PARKING:**  
Convenient On-Site

**PRICE:**  
\$1.85 psf

Industrial Gross Lease.

Tenant is responsible for PG&E, interior maintenance, and HOA (\$150/month).

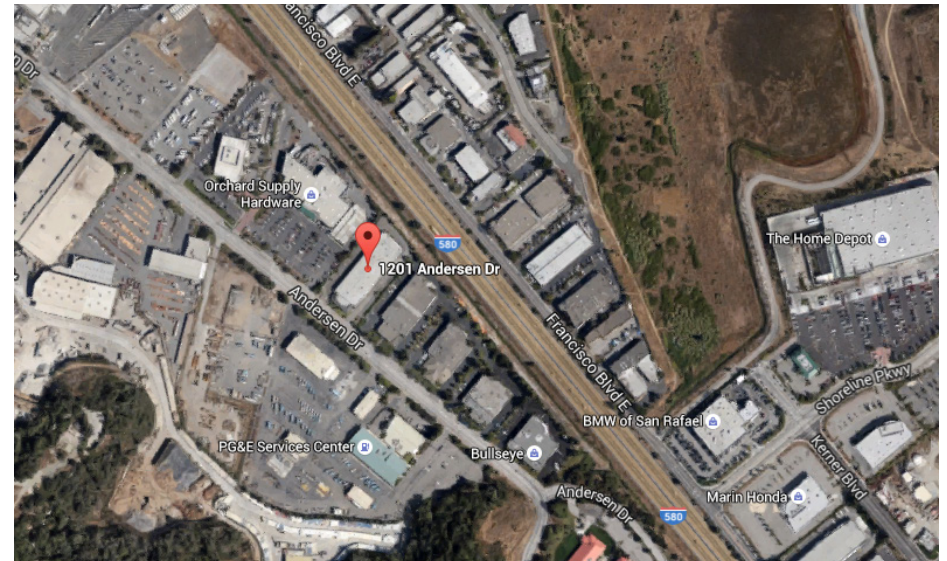
SIZE	DESCRIPTION
1,400+/- SF	One private office, reception counter, work area, open bull pen, private restroom with shower, kitchenette, and laundry hookups.

## DESCRIPTION OF PROPERTY - FEATURES:

Extremely efficient office space with on-site parking and many features make this an attractive office solution for a wide variety of businesses. A private restroom complete with shower, a small kitchenette, and laundry hook ups provide amenities not commonly found in office space in San Rafael. Well managed property complete with new package HVAC unit and new roof recently completed.

## DESCRIPTION OF LOCATION - AREA:

Andersen Drive Corridor location toward the Richmond San Rafael Bridge provides convenient access to Interstate 580, Highway 101, and the Larkspur Ferry Terminal. Close to the Marin Airport, and many various other amenities.



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