



FOR LEASE

750 LAS GALLINAS AVENUE  
SAN RAFAEL, CA

Premier Medical Office Space



Go beyond broker.

REPRESENTED BY:

**VESA BECAM, PARTNER**  
LIC # 01459190 (415) 461-1010, EXT 114  
[VESA@KEEGANCOPPIN.COM](mailto:VESA@KEEGANCOPPIN.COM)

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



# OFFICE SPACE FOR LEASE



750 LAS GALLINAS AVENUE  
SAN RAFAEL, CA

**PREMIER MEDICAL  
DENTAL BUILDING**

## PROPERTY INFORMATION

### HIGHLIGHTS

- Excellent location
- Strong identity
- Easy access
- Covered parking

### OFFICE SPACE

**Suite 116A:** 579+/- sq ft

**Suite 116B:** 580+/- sq ft

**Suite 216:** 891+/- sq ft

**Suites 116A and 116B can be combined for a total of 1,159+/- sq ft**

### DESCRIPTION

Storage area, large bright room, kitchenette

Mostly open area, plumbing available

Efficient layout, reception, waiting area, two private offices, three treatment areas, storage and restroom

### LEASE TERMS

#### Size

579 - 1,159+/- sq ft

#### Terms

3 - 5 year lease term

Tenant pays their pro-rate share of PG&E, water and refuse.

Base year for taxes.

#### Load Factor

10%

#### Parking

On-site

#### Total Building Size

28,650+/- sq ft

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

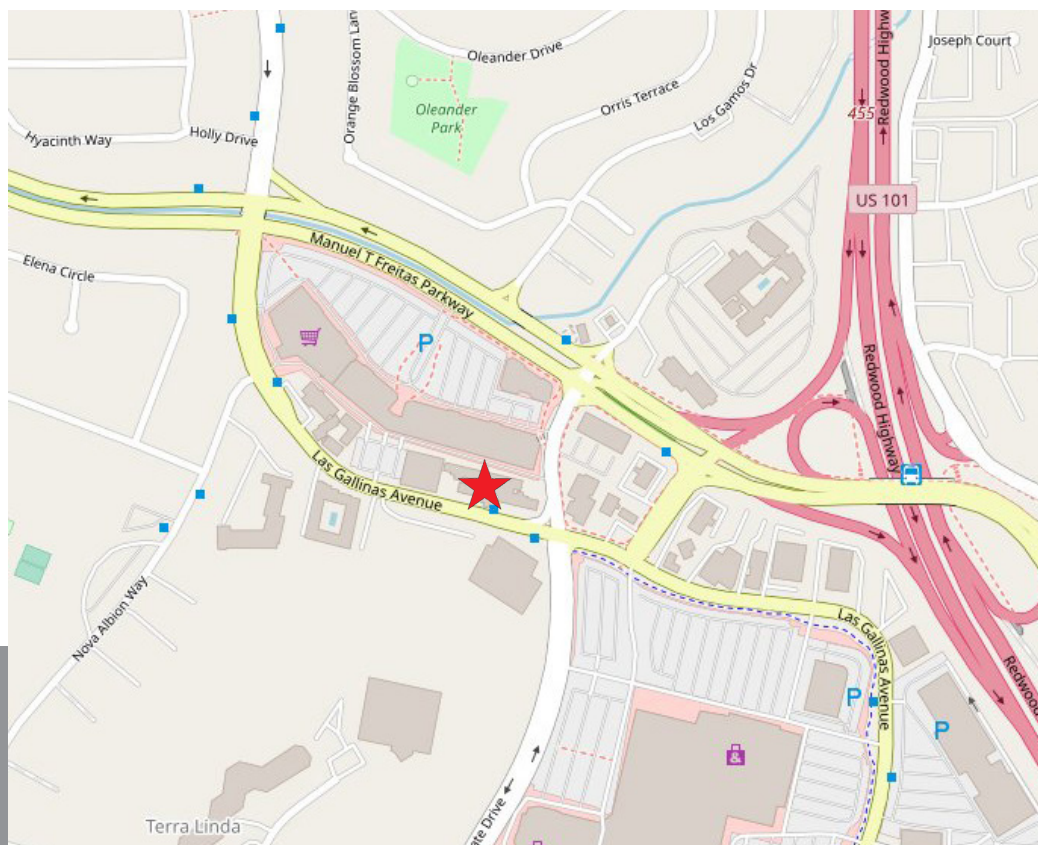
750 Las Gallinas offers medical and dental professionals the opportunity to occupy a professional office building in a major Marin County healthcare and office hub. With its easy access to Highway 101 and close proximity to a vast network of businesses, retailers, health care services, county administration, as well as the Northgate Mall, the site offers amenities unmatched in the local market. With dense daytime and evening populations, the area provides a concentration of resources and a destination for the county as a whole.

## NEARBY AMENITIES

- Steps from the Northgate Mall
- Minutes from county offices
- Close proximity to schools, hospitals, the YMCA
- Immediate access to Open Spce and a vast recreation network

## TRANSPORTATION ACCESS

- Easy access to Highway 101
- 1/4 mile from the Marin Civic Center SMART Station
- Fourteen minutes from the Golden Gate Bridge
- Seven minutes from the Richmond Bridge
- Ten minutes to the Larkspur Ferry terminal
- Served by Golden Gate Transit's route 38



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# 750 LAS GALLINAS AVENUE SAN RAFAEL, CA FLOOR PLANS



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