

Downtown Larkspur
New Construction
Office or Retail
Space for Lease

295 Magnolia Avenue
Larkspur, CA 94939

905+ rsf



KEEGAN & COPPIN COMPANY, INC.
ONCOR INTERNATIONAL
Commercial Real Estate Services

Matt Storms, Partner & Vesa Becam, SREA
CA License #s: 01233478 & 01459190
101 Larkspur Landing Circle, Suite 112 • Larkspur, CA 94939
(415) 461-1010 • Fax (415) 925-2310
vesa@keegancoppin.com

Property Information

User Space: Commercial

Rentable Space: 905± sf

Address: 295 Magnolia Avenue
Larkspur, CA 94939

Description of Premises - Features:

This beautiful, newly-built commercial unit is ideal for retail or office uses, with custom finishes and a sleek, modern design. The space includes many "green" features of new construction. The high visibility and signage opportunity contribute to the desirability of this unit.

- Steps to downtown Larkspur shopping and restaurants
 - Located less than 15 miles from San Francisco
 - High Visibility
 - Patios
-

Lease Terms:

5 year terms. NNN leases.

Description of Location - Area:

Once advertised as the "Gem of California", downtown Larkspur is officially listed on the National Register of Historic Places. Its fashionable stores and restaurants line Magnolia Avenue, along with dozens of historical buildings, including the Blue Rock Inn and the newly-restored Lark Theatre, a 1930's art deco movie house. Merchants are known for luxurious, locally sourced wares. Located in the center of downtown Larkspur's Garden District, the property boasts street frontage on one of the most sought-after blocks on Magnolia Avenue. Larkspur is one of the most charming towns in Marin County.



KEEGAN & COPPIN COMPANY, INC.
ONCOR INTERNATIONAL
Commercial Real Estate Services

Matt Storms, Partner & Vesa Becam, SREA
CA License #: 01233478 & 01459190
101 Larkspur Landing Circle, Suite 112 • Larkspur, CA 94939
(415) 461-1010 • Fax (415) 925-2310
vesa@keegancoppin.com