



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2955 KERNER BOULEVARD
SAN RAFAEL, CA

**KERNER COWORK
BAY VIEW EXECUTIVE OFFICES**

Go beyond broker.

PRESENTED BY:

**RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM**



EXECUTIVE SUMMARY



2955 KERNER BOULEVARD
SAN RAFAEL, CA

BAY VIEW EXECUTIVE OFFICES

PROPERTY INFORMATION

AVAILABLE SUITES

Suite 200/210: 299+/- SF / \$1,345 Per Month

Can Be Split Into Two Offices

Suite 220: 90+/- SF / \$360 Per Month

Suite 230/240: 181+/- SF / \$724 Per Month

Can Be Split Into Two Offices

Suite 250/260: 309+/- SF / \$1,390 Per Month

Can Be Split Into Two Offices

Suite 265: 81+/- SF / \$360 Per Month

Suite 270/275: 171+/- SF / \$684 Per Month

Can Be Split Into Two Offices

Suite 280: 81+/- SF / \$360 Per Month

Suite 285: 414+/- SF / \$1,700 Per Month

Suite 290: 130+/- SF / \$650 Per Month

Terms:

Six (6) Months or One (1) Year
Lease Options

Full Service Lease (Utilities
Included)

Complimentary High-Speed
Internet

DESCRIPTION

Kerner CoWork offers a unique opportunity to lease a professional office in a two-story office building with ocean views.

Private offices are available in a range of sizes suitable for small businesses, consultants, and professional users. The property enjoys a peaceful setting overlooking open space and bay views while remaining conveniently located near Highway 101 and Marin business centers.

Both interior offices with small natural light windows and offices along the exterior window line with large ocean views are available.

HIGHLIGHTS

- Ocean View Offices
- Small and Large Private Suites Available
- Abundant On-Site Parking
- Security Camera Monitoring of the Building
- On-Site Management
- Professional Business Address
- 24/7 Building Access
- Kitchen with Refrigerator & Microwave
- Nightly Janitorial Available

PRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM

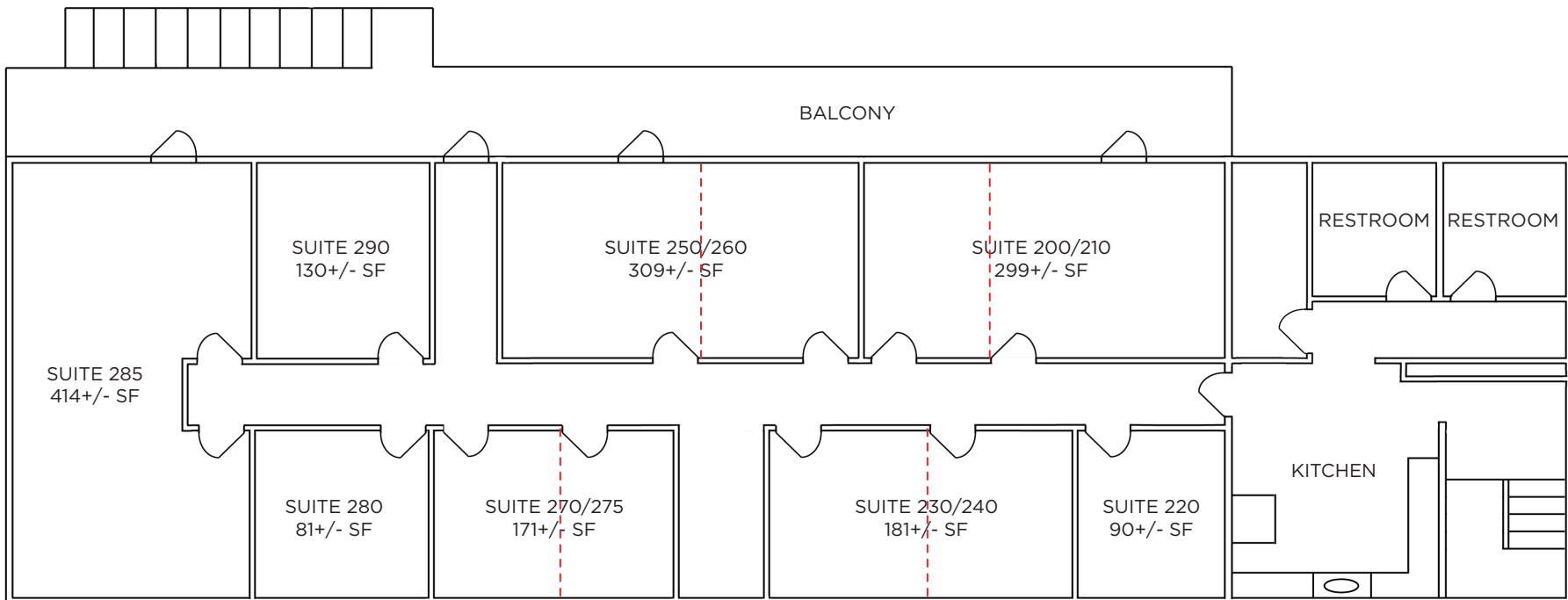


FLOOR PLAN



2955 KERNER BOULEVARD
SAN RAFAEL, CA

BAY VIEW EXECUTIVE OFFICES



PRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM



LOCATION DESCRIPTION



2955 KERNER BOULEVARD
SAN RAFAEL, CA

BAY VIEW EXECUTIVE OFFICES



SAN RAFAEL

Vibrant, diverse and historic, founded by Spain in 1817 and incorporated as a US city in 1874, San Rafael is steeped in history. It is the County Seat for Marin County and with its warm summer Mediterranean climate and mild winters is an ideal place to both live and work. BioMarin, Kaiser Permanente, Comcast and Dominican University are just a few of the top employers. The arrival of George Lucas in 1970 to film the movie THX 1138 established the city as a center for the entertainment industry, particularly the high-tech elements of the business. Lucasfilm, founded in 1971 and Industrial Light & Magic founded in 1975 are best known for the global hit movie series Star Wars and Indiana Jones. New development recently completed or under development include: a 140-room luxury Hotel by Marriott, a 185-room Hampton Inn & Suites along with expansion to the BioMarin campus in downtown San Rafael.

MARIN COUNTY

Marin County, at the northernmost tip of the San Francisco metropolitan area, is one of the most vibrant communities in the United States. Its population is one of the wealthiest, healthiest and most highly educated in the nation. The expanding economy acts as a global talent magnet and employment hub. Marin has a long history of being home to vibrant companies in innovative fields. Marin's unparalleled quality of life continues to attract new residents and reinforces residential property values. Residents enjoy exceptional school districts, easy access to a multitude of recreational activities, and breathtaking natural beauty. From all perspectives, Marin remains in high demand, with a dynamic economy, a desirable lifestyle, and a direct link to the urban core of the San Francisco Bay Area.

Marin remains a key component to the regional stability of the greater San Francisco Bay Area. Its low 2.7% percent unemployment rate is a sign of the County's robust economic health. A diverse workforce generates more than \$25 billion of annual personal income, while a very healthy business community contributes to the growth of the North Bay region.



PRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM



AERIAL MAP



2955 KERNER BOULEVARD
SAN RAFAEL, CA

**BAY VIEW
EXECUTIVE OFFICES**



PRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM

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.



PROPERTY PHOTOS



2955 KERNER BOULEVARD
SAN RAFAEL, CA

**BAY VIEW
EXECUTIVE OFFICES**



PRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM