

**FOR SALE**

**350 BON AIR ROAD**

**GREENBRAE, CA**



**599 SIR FRANCIS DRAKE**



**350 BON AIR ROAD**

**14,257 SF**

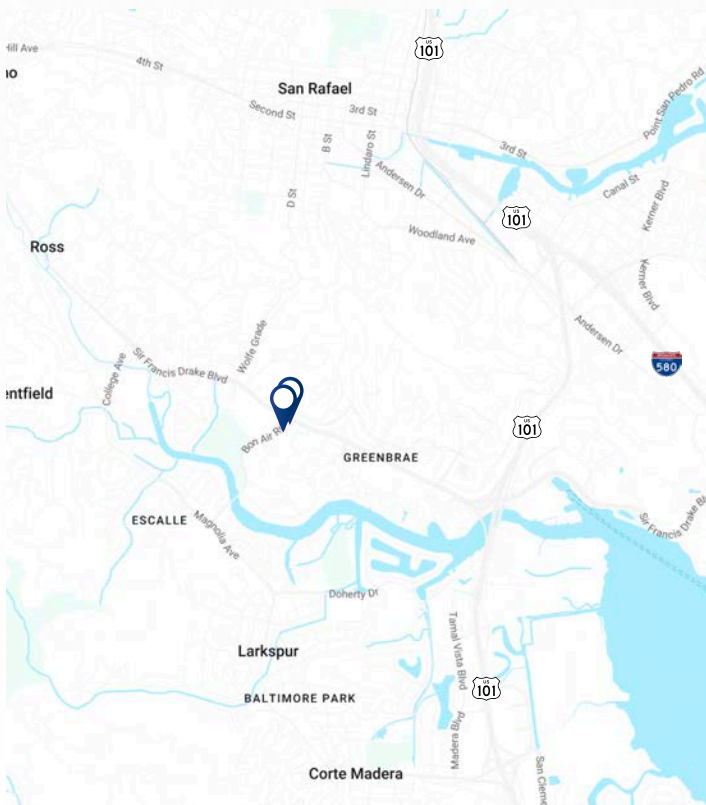
**599 SIR FRANCIS DRAKE**

**21,305 SF**

Marcus & Millichap is pleased to present the rare investment opportunity consisting of two medical office buildings located at 350 Bon Air Road and 599 Sir Francis Drake Boulevard in Greenbrae, California.

## PROPERTY HIGHLIGHTS

- Rare Opportunity to Acquire Two Medical Office Buildings in High Barrier-To-Entry Marin County Market
- Strategically Located Along Sir Francis Drake Boulevard with Over 75,000 Vehicles Per Day
- Proximity to Marin General Hospital and U.S. Highway 101 Enhances Medical Tenant Demand
- Compelling Value-Add Potential Through Lease-Up, CAM Reimbursements, and Future Rent Growth
- Diverse Tenant Mix with Strong Healthcare Synergies and Strategic Extension of Marin General Hospital Expansion Into the Property



### Exclusively Listed By:

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**Marcus & Millichap**

# RARE INVESTMENT OPPORTUNITY



- 350 Bon Air Road: 14,257 SF
- 86.60% Occupied



- 599 Sir Francis Drake: 21,305 SF
- 89.37% Occupied

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