



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1401 LOS GAMOS DRIVE  
SAN RAFAEL, CA

Class "A" Office Space  
Best Central Marin Location

REPRESENTED BY:

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## CLASS "A" OFFICE SPACE FOR LEASE



1401 LOS GAMOS DRIVE  
SAN RAFAEL, CA

**BEST CENTRAL MARIN  
OFFICE LOCATION**

## PROPERTY INFORMATION

### HIGHLIGHTS

- Highway 101 visibility
- High-end finishes throughout
- Immediate freeway access
- General purpose floor plans
- Great glass line
- Common area kitchen, deck and conference room

### OFFICE SPACE

**Suite 103:** 789+/- sq ft

**Suite 120:** 1,204+/- sq ft

**Suite 140:** 2,812+/- sq ft

**Suite 210:** 1,517+/- sq ft

**Suite 230:** 4,179+/- sq ft

**Suite 240:** 3,041+/- sq ft

**Suites 230 & 240 can be combined for a total of 7,220+/- sq ft**

### DESCRIPTION

2 private offices and an open area.

Small efficient suite with open area, one private office and a storage/copy room.

Large open area, 3 private offices, conference room, and kitchenette. Suite includes a private deck and a great glass line.

Efficient suite with three private offices and a generous glass line.

Open office with four private offices, conference room, kitchenette and private deck.

7 private offices and open work area.

### LEASE TERMS

#### Size

789 - 7,220+/- sq ft

#### Rate

\$2.80 per sq ft, Full Service

#### Terms

1 - 10 year lease term

Base year for operating expenses

CPI 3% - 6%

#### Parking

3.6 : 1,000

#### Total Building Size

30,499+/- sq ft / 2.42 acre site

### DESCRIPTION OF PREMISES

1401 Los Gamos is an excellent Class "A" office property overlooking Highway 101 in San Rafael. The building offers a generous glass line and beautiful hillside views. The efficient suites offer a nice mixture of private offices and open work area.

Keegan & Coppin Co., Inc.  
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Larkspur, CA 94939  
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(415) 461-1010

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**BEST CENTRAL MARIN  
OFFICE LOCATION**

## DESCRIPTION OF AREA

1401 Los Gamos Drive, located approximately 14 miles north of San Francisco and 15 miles south of Sonoma County, is centered in one of the Bay Area's largest employment centers. The City of San Rafael is Marin County's governmental, business and cultural center and of the Bay Area's nine-county premier live/work environments with some of the highest income and home values in the nation. The building is located just off Highway 101 at the Lucas Valley Road exit.

## NEARBY AMENITIES

- Immediately adjacent to the Marin YMCA
- Close proximity to the Northgate Shopping District which includes a wide variety of services including:
  - Banks
  - Restaurants
  - Kaiser Permanente
  - Many office parks

## TRANSPORTATION ACCESS

- Immediate freeway access
- Walking distance to public transportation
- 1/3 mile from SMART



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## PHOTOS



1401 LOS GAMOS DRIVE  
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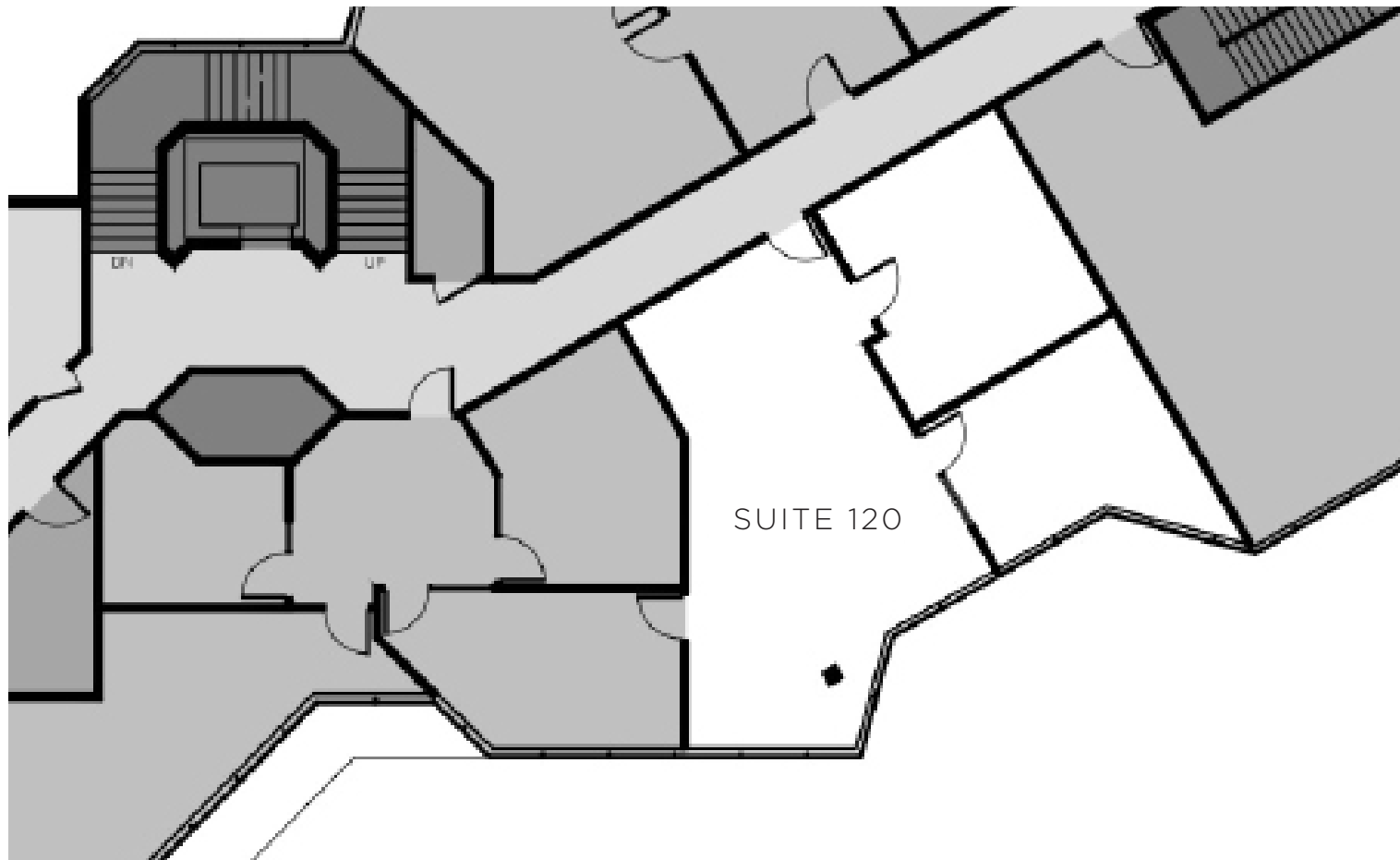
## FLOOR PLANS



1401 LOS GAMOS DRIVE  
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**BEST CENTRAL MARIN  
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SUITE 120: 1,204+/- RSF



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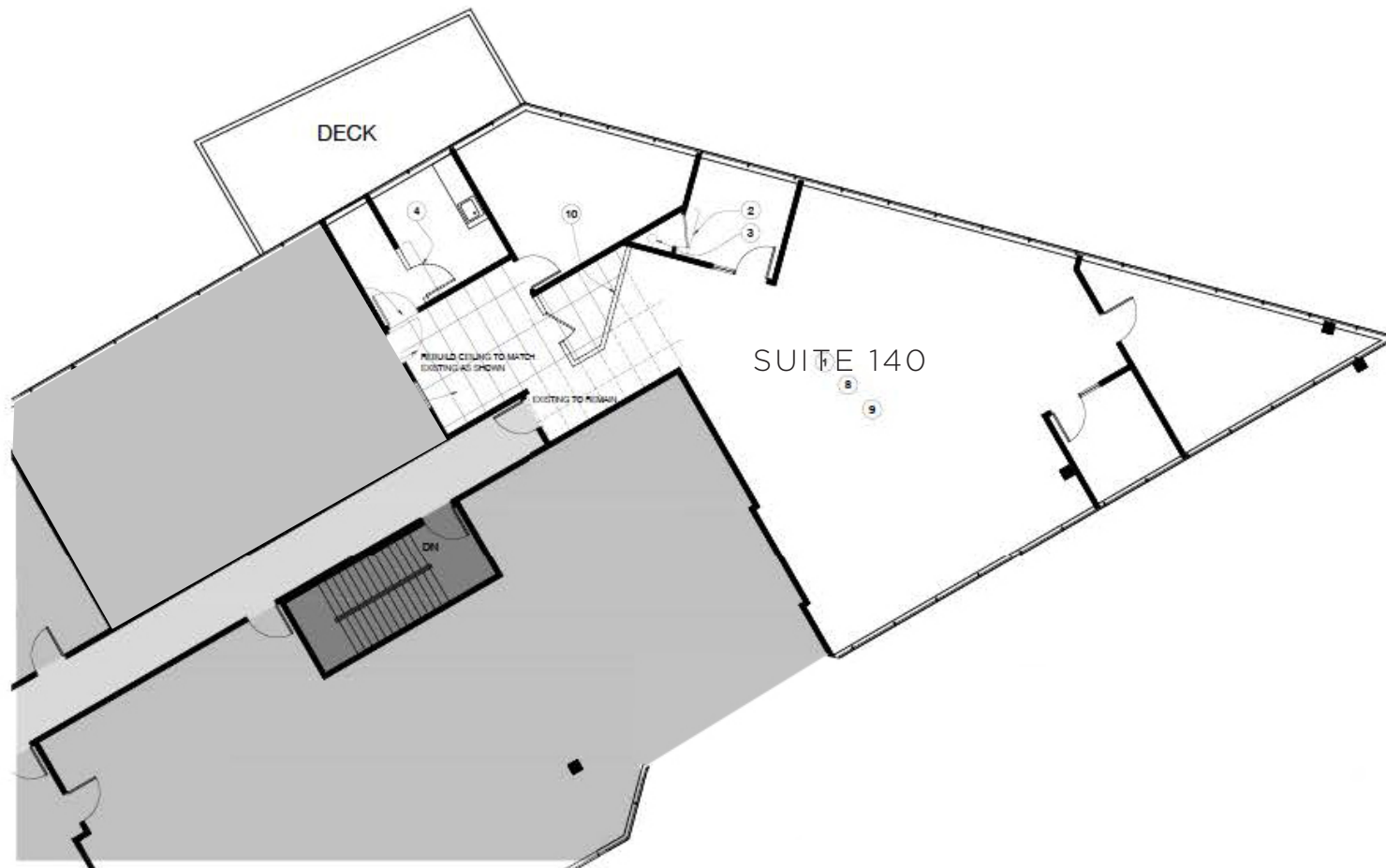
## FLOOR PLANS



1401 LOS GAMOS DRIVE  
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**BEST CENTRAL MARIN  
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SUITE 140: 2,812+/- RSF



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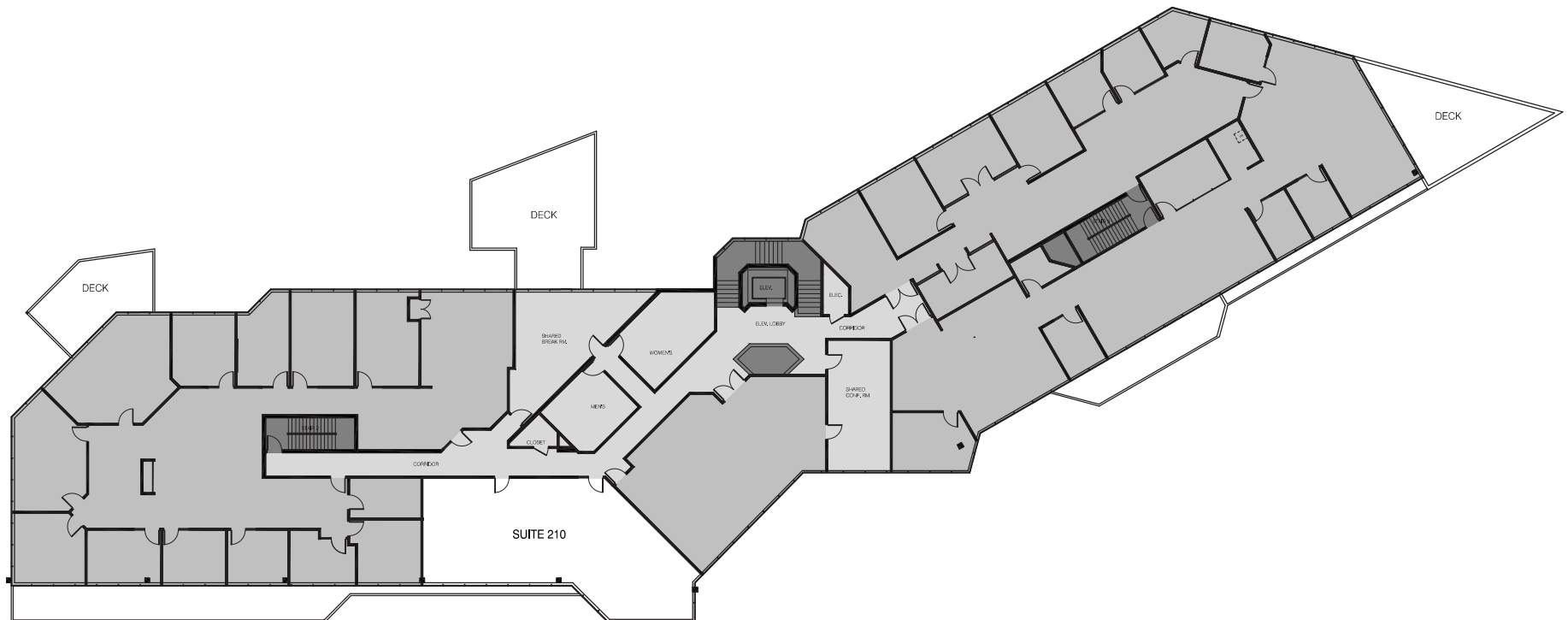
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SUITE 210: 1,517+/- RSF



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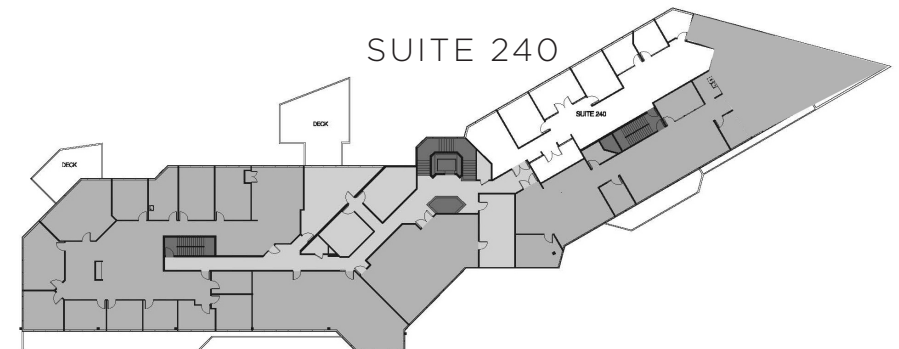
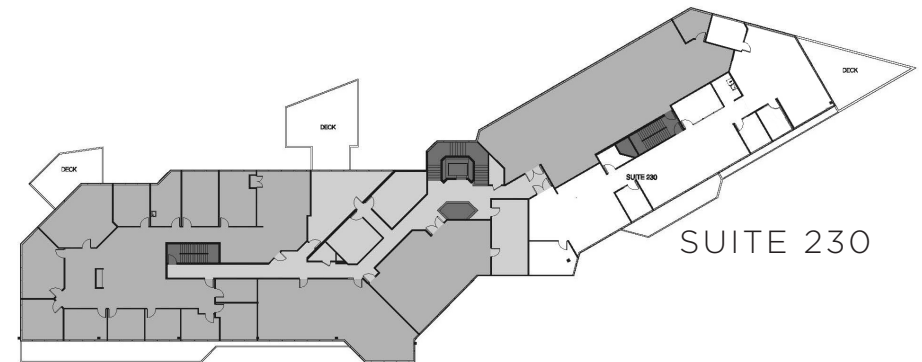
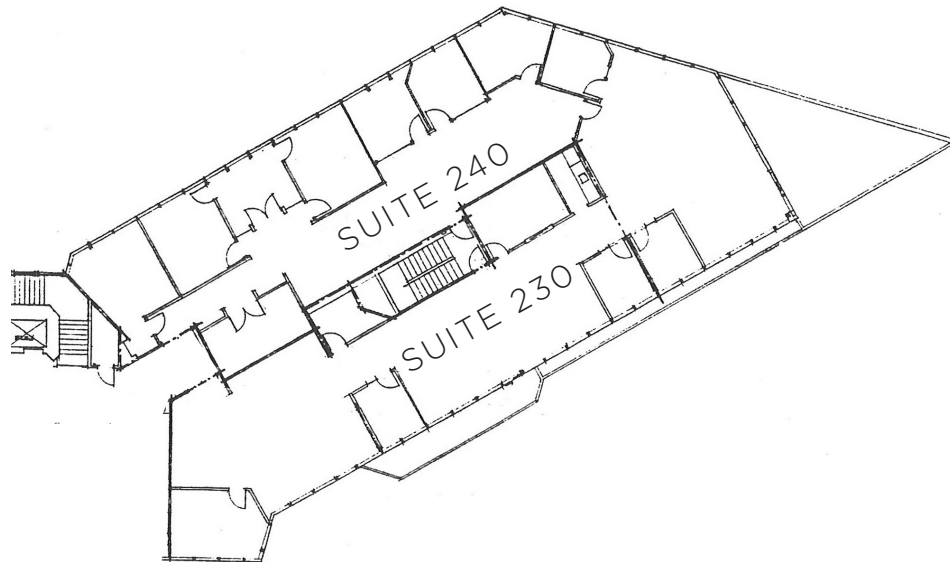
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SUITE 240: 3,041+/- RSF

**SUITES 230 & 240 CAN BE COMBINED FOR A TOTAL OF 7,220+/- SQ FT**



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