



Keegan & Coppin
COMPANY, INC.

FOR LEASE

150 NELLEN AVENUE
CORTE MADERA, CA

Central Marin Freeway Frontage
Best Value Office Space for Lease



REPRESENTED BY:

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



OFFICE SPACE FOR LEASE



150 NELLEN AVENUE
CORTE MADERA, CA

CENTRAL MARIN
FREEWAY FRONTAGE

PROPERTY INFORMATION

HIGHLIGHTS

- Efficient Layouts
- Elevator Served
- Building Signage
- Good Natural Light
- Newly Renovated Bathrooms & Common Areas
- Strategic Location
- Easy Freeway Access

OFFICE SPACE

2nd Floor: 2,500+/- sq ft

DESCRIPTION

Open floor plan with one private office and kitchen/break area. Great natural light. Can be demised to approx. 1,250 sq. ft.

NEARBY AMENITIES

- Larkspur Ferry Terminal
- SMART Train
- Bon Air Shopping Center
- Town Center Corte Madera

LEASE TERMS

Size

2,500+/- sq ft

Rate

\$1.95 per sq ft, gross unserviced

Terms

1 -5 Year Lease

Parking

On-site

Zoning

C-3

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

Centrally located in one of the most desirable and strongest office submarkets in Marin County. Corte Madera is the choice location for tenants that desire the best location, accessibility and proximity to all services. Convenient and strategic location directly off Highway 101. Just minutes to the Richmond-San Rafael Bridge. Within a short distance to shops, restaurants, the Larkspur Ferry Terminal and public transportation.

TRANSPORTATION ACCESS



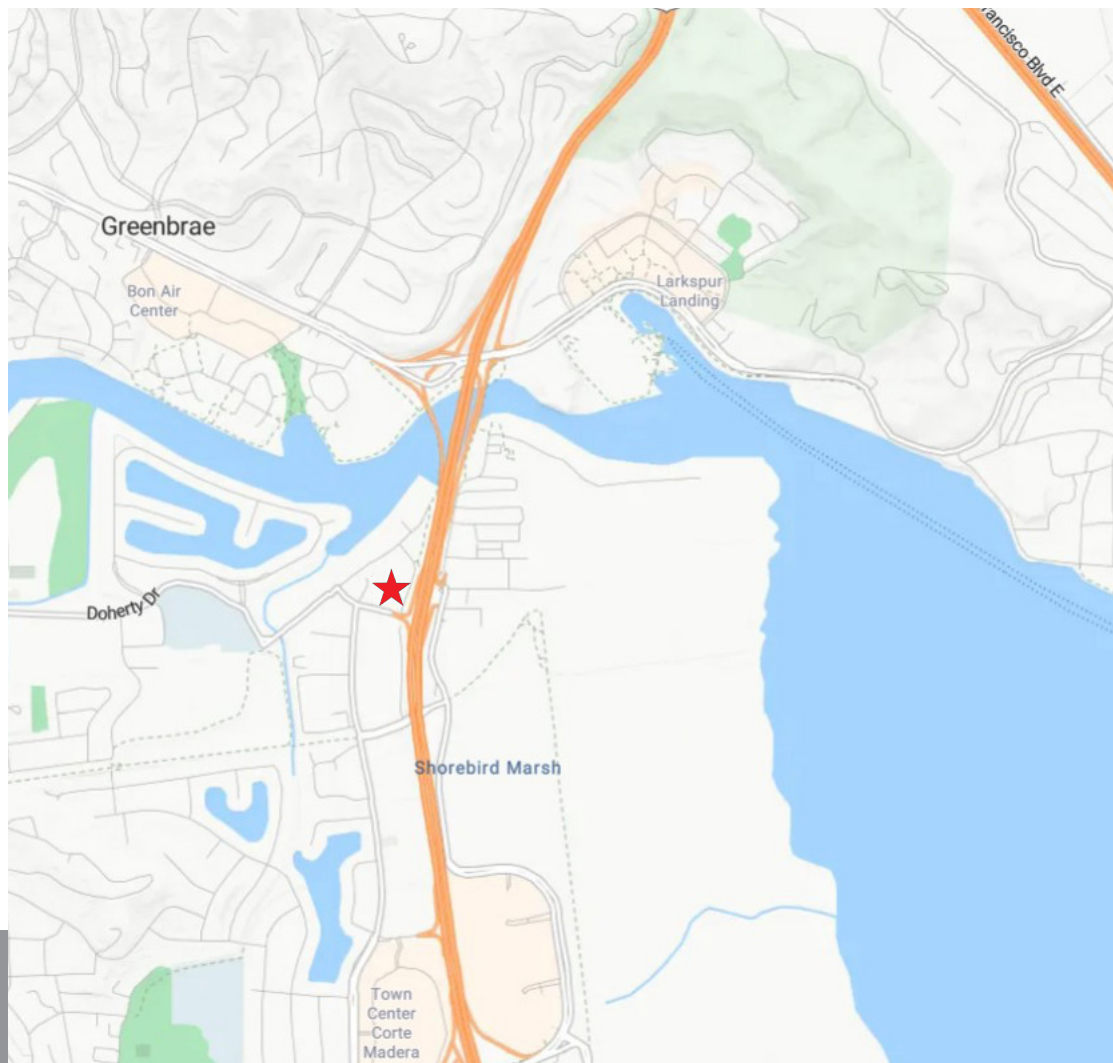
< 1 minute



5 minutes, 1.4 miles



8 minutes, 3.4 miles



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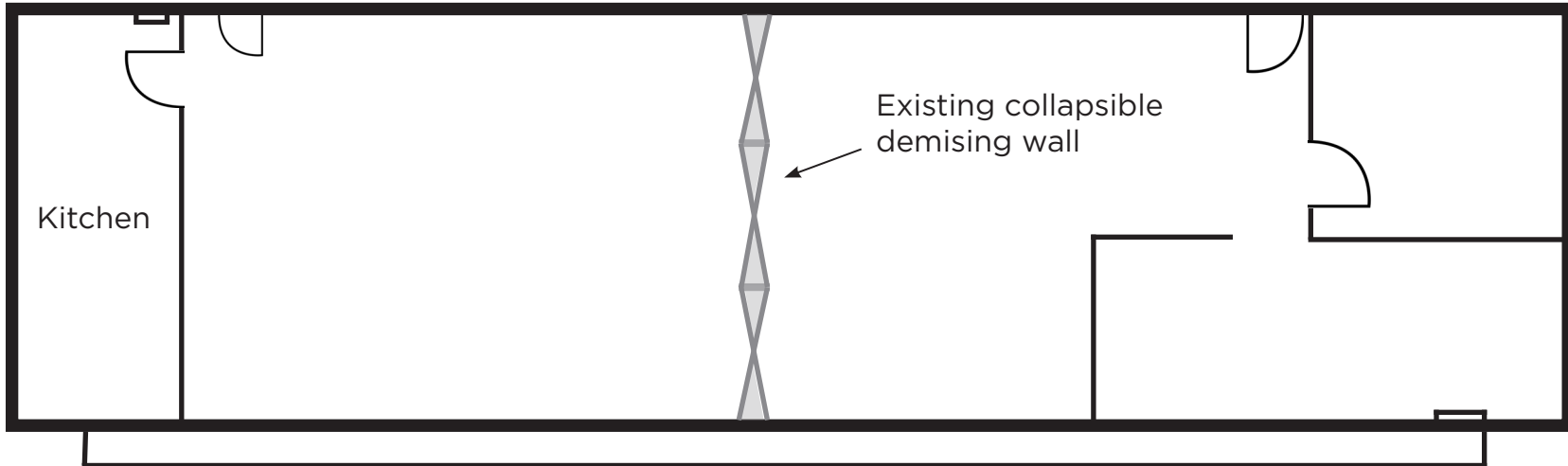
FLOOR PLAN



150 NELLEN AVENUE
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SECOND FLOOR
2,500+/- RSF



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