



Keegan & Coppin
COMPANY, INC.

FOR LEASE

275 GREENFIELD AVENUE
SAN ANSELMO, CA

Two-Story Office Building
Close to Downtown



REPRESENTED BY:

JOHN MOHUN, AGENT
LIC # 02232254 (415) 461-1010, EXT 126
JMOHUN@KEEGANCOPPIN.COM



COMMERCIAL SPACE FOR LEASE



275 GREENFIELD AVENUE
SAN ANSELMO, CA

CLOSE TO DOWNTOWN

PROPERTY INFORMATION

HIGHLIGHTS

- High visibility location
- Creative layout
- Located just steps from downtown San Anselmo
- On-site parking
- Medical, retail and office use permitted

OFFICE SPACE

4,570+/- sq. ft.

DESCRIPTION

This high-end mid-century two-story office building was fully renovated in 2017. The layout includes a mix of private and shared offices, multiple conference rooms, open work stations, a cafe-style lounge, a large kitchen with commercial-grade appliances and dedicated on-site parking.

*This is a promotional first-year rate on qualifying lease terms.

LEASE TERMS

Size

4,570+/- sq. ft.

Rate

\$2.50 per sf *

Terms

Gross

3-5 year lease term preferred

Parking

On-site and abundant street parking

Zoning

Commercial C3

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.

REPRESENTED BY:

JOHN MOHUN, AGENT
LIC # 02232254 (415) 461-1010, EXT 126
JMOHUN@KEEGANCOPPIN.COM



COMMERCIAL SPACE FOR LEASE



275 GREENFIELD AVENUE
SAN ANSELMO, CA

CLOSE TO DOWNTOWN

DESCRIPTION OF AREA

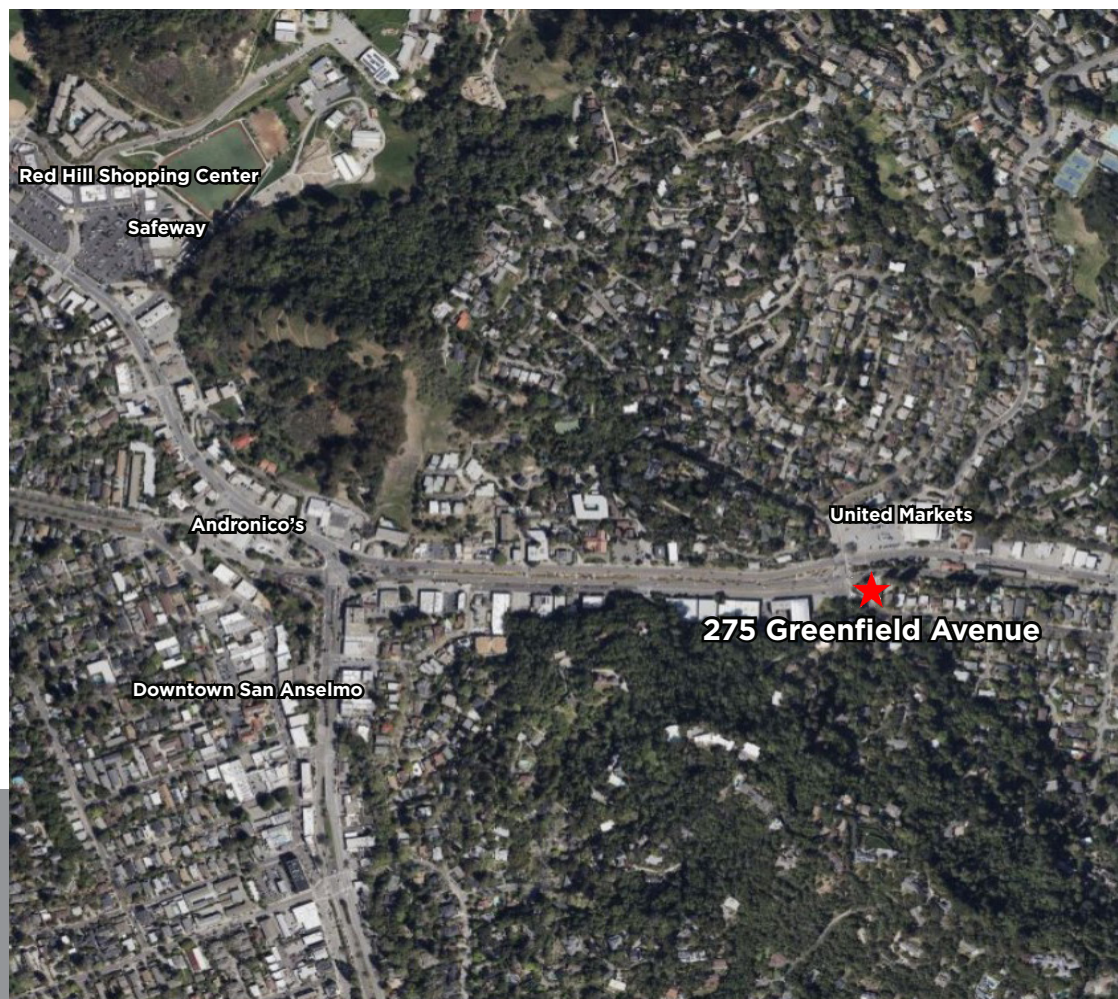
275 Greenfield Avenue is ideally positioned about half a mile east of the Hub intersection, offering excellent visibility in a high-traffic location. The property is also just a short walk to downtown San Anselmo, providing convenient access to nearby amenities and services.

NEARBY AMENITIES

- Safeway
- Red Hill Shopping Center
- Downtown San Anselmo
- Andronico's Supermarket
- United Markets

TRANSPORTATION ACCESS

- 2.0 miles from Hwy 101
- 0.5 miles from San Anselmo Hub



REPRESENTED BY:

JOHN MOHUN, AGENT
LIC # 02232254 (415) 461-1010, EXT 126
JMOHUN@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.



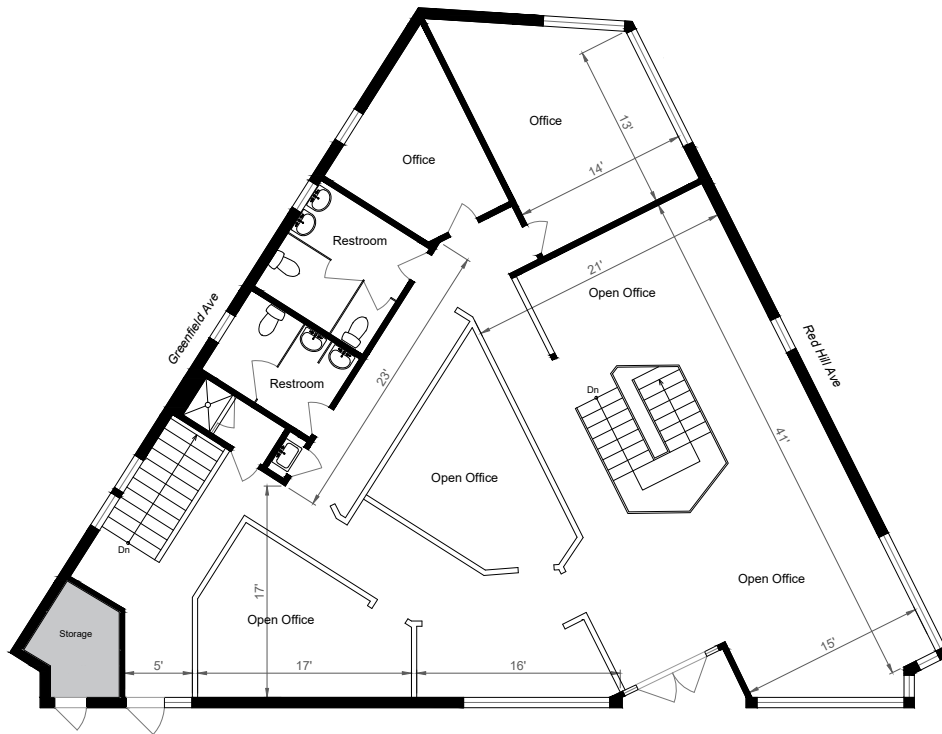
FLOOR PLAN



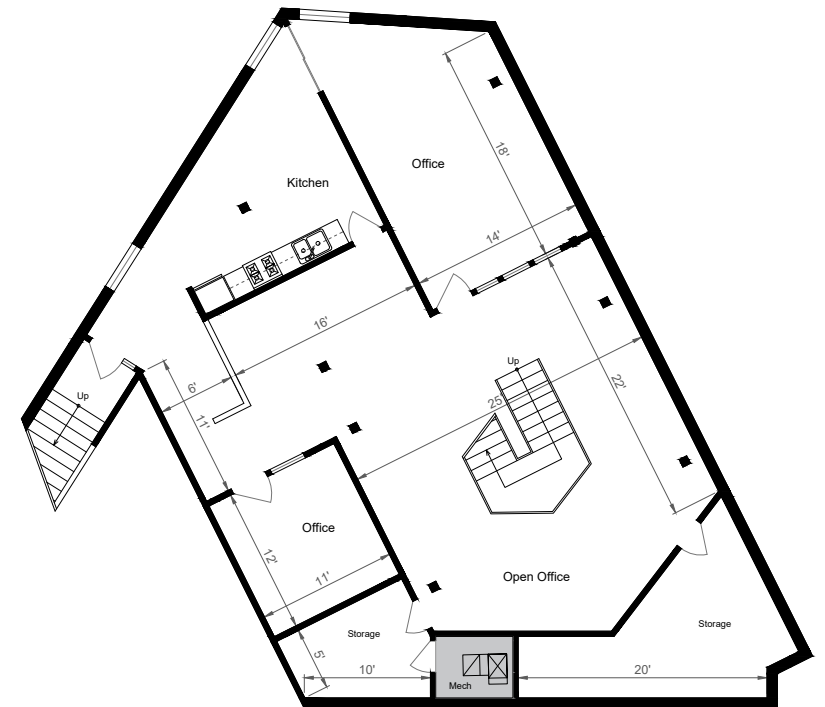
275 GREENFIELD AVENUE
SAN ANSELMO, CA

CLOSE TO DOWNTOWN

FIRST FLOOR



SECOND FLOOR



REPRESENTED BY:

JOHN MOHUN, AGENT
LIC # 02232254 (415) 461-1010, EXT 126
JMOHUN@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.

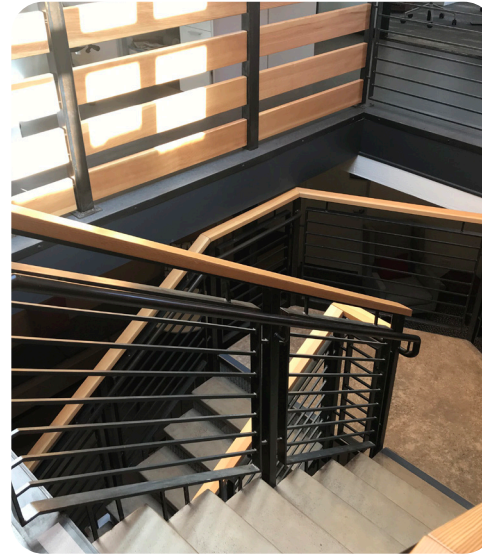


PHOTOS



275 GREENFIELD AVENUE
SAN ANSELMO, CA

CLOSE TO DOWNTOWN



REPRESENTED BY:

JOHN MOHUN, AGENT
LIC # 02232254 (415) 461-1010, EXT 126
JMOHUN@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.