



## For Sub-Lease: Office Suite

384 Bel Marin Keys Blvd. Suite 140, Novato, CA

- 2 Private Offices
- Lots of Light
- Heat and Air Conditioning
- Large Reception Area
- 70 Shared Parking Spaces

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>1,000 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$2.25 psf</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>*SubLease through:</b>	<b>9/30/27</b>
<b>Available:</b>	<b>10/1/25</b>



Contact:  
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384 Bel Marin Keys Blvd., Suite 140, Novato, CA 94949

## Building/Space Description:

Situated within a well-maintained two-story office building, this approximately 1,000-square-foot suite offers a blend of functionality and comfort. The layout includes two private offices and an expansive open work area, complemented by large windows that flood the space with natural light, creating a bright and inviting environment.

## Location Description:

This property is located in the Bel Marin Keys Industrial Park, a multi-purpose industrial office park, just off Hwy. 101 and just 10 minutes north of Downtown San Rafael and five minutes south of Novato. Easy access to the East Bay and I-80 over Hwy. 37.

## Space Information/Features:

Total Available Square Feet:	1,000 +/- sq. ft.	(owner is source)
Divisible/Can Add:	No	
Views:	No	
Kitchen:	No	
Number of Parking Spaces:	70 shared spaces ( 3 Unreserved for this unit)	

## Building Information/Features:

Total Building Square Feet:	25,557 +/- sq. ft.
Year Constructed:	1978
Zoning/Permitted Uses:	<a href="#">O (Office)</a>
Fire Sprinklers:	Yes
Elevator Services:	Yes
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)
An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.	

## Lease Information:

Minimum Lease Term:	*Sub-Lease expires 9/30/27 Longer term possible w/landlord
Initial Base Rent:	\$2.25 psf (\$2,250/mo)
Lease Type:	Full Service
Load Factor:	15%
Tenant Expenses:	4% Annual Increases



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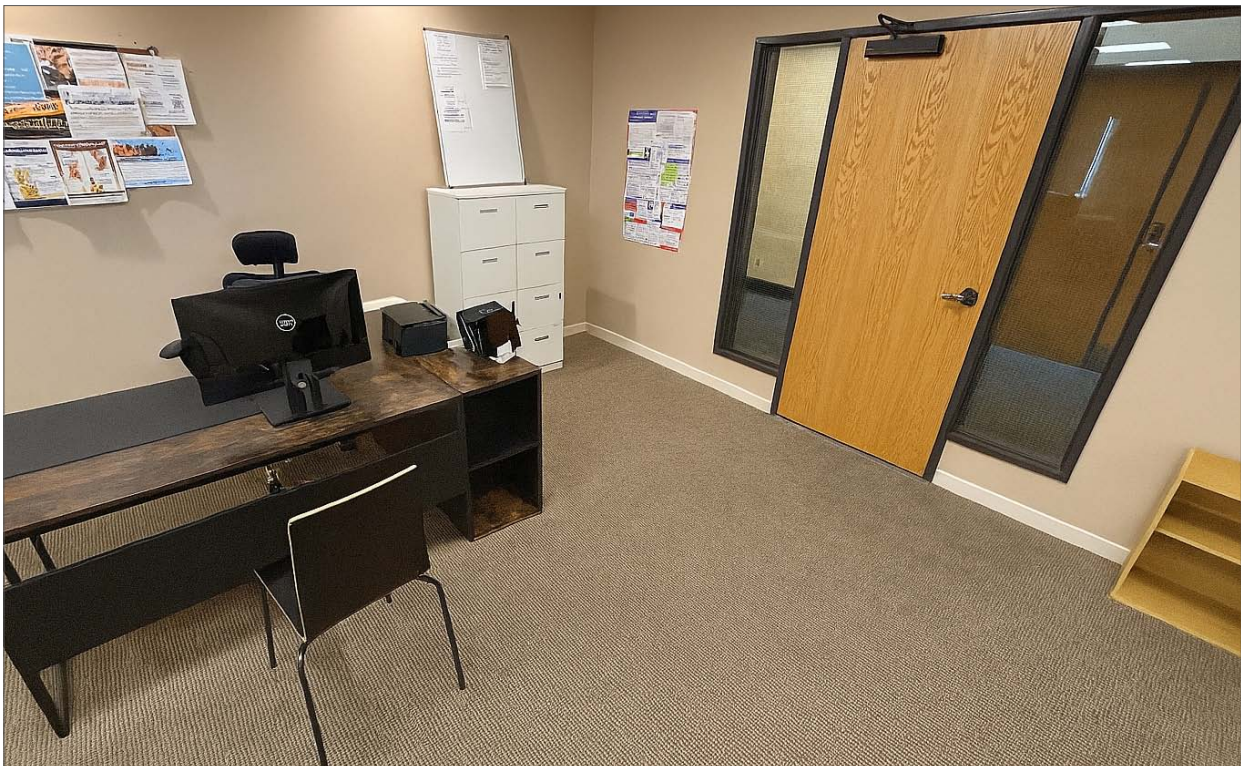


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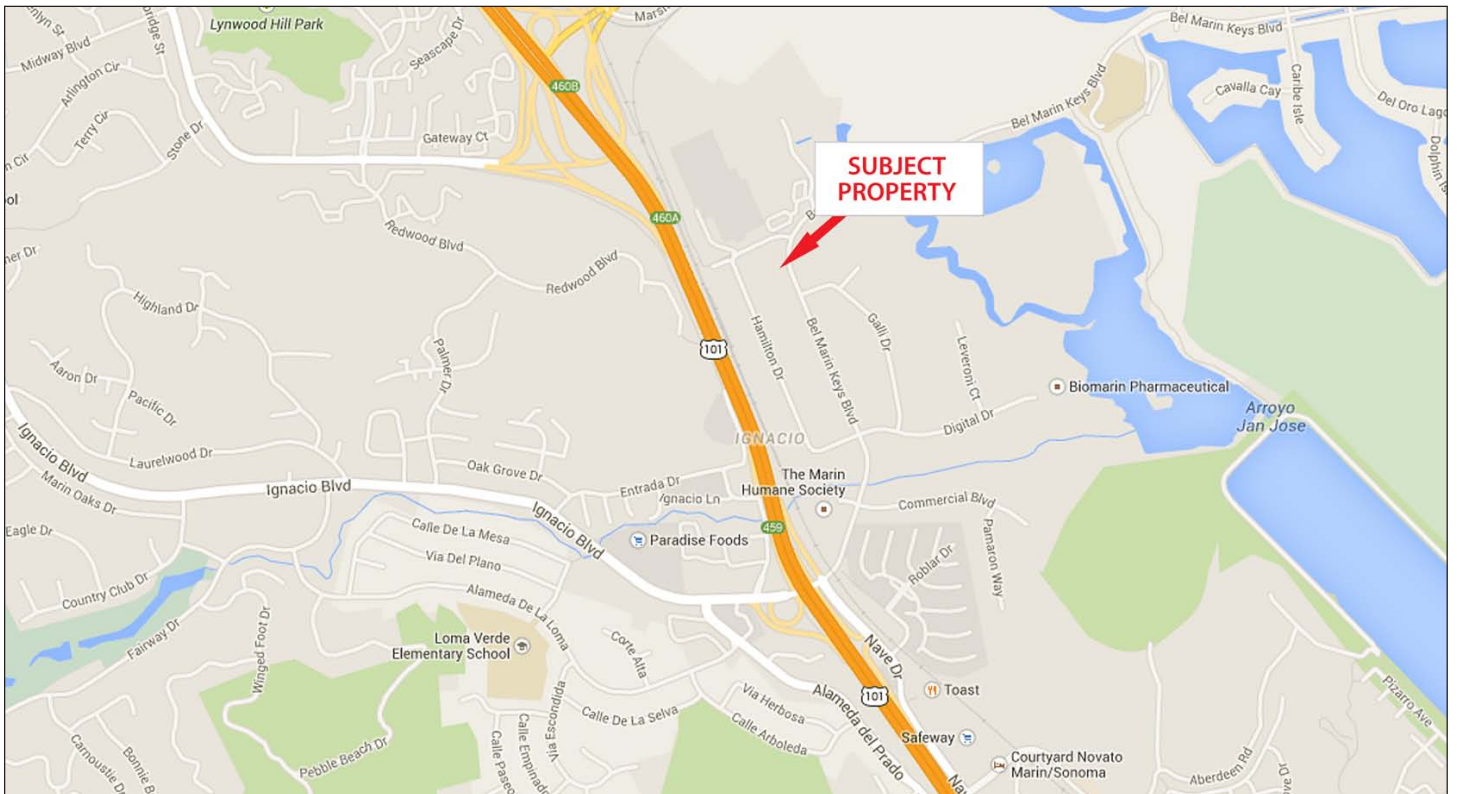
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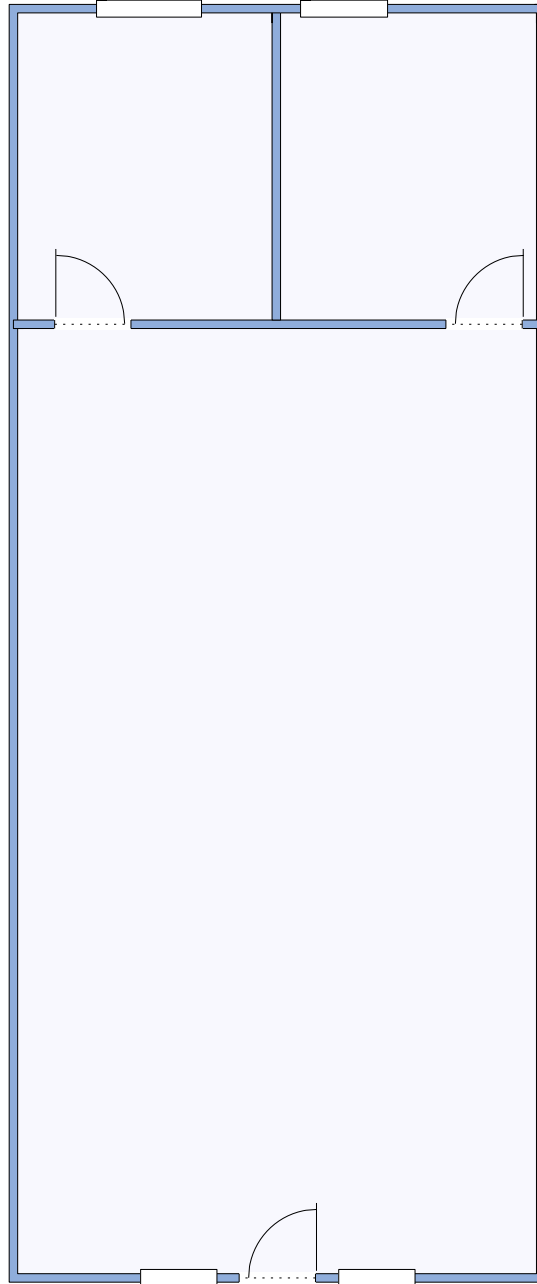
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Floor Plan Not to Scale  
For Illustration Only