

FOR SALE AND LEASE

DUPLICATE - 1036 SIR FRANCIS DRAKE BLVD

1036 Sir Francis Drake Blvd, Kentfield, CA 94904



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Property Summary

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PROPERTY DESCRIPTION

First time on the market in over 50 years!
Leased office building for sale.

PROPERTY HIGHLIGHTS

- Suitable for a variety of medical and therapy uses.
- Easy access with great parking.
- Access to public transportation.
- Common waiting rooms, kitchenette and restrooms.

OFFERING SUMMARY

Lease Rate:	\$800.00 - 2,500.00 per month (MG)
Number of Units:	23
Available SF:	±200 - 710 SF
Lot Size:	±0.57 Acres
Building Size:	±10,646 SF
\$/SF:	\$0.00
Property Type:	Office
Zoning:	Planned Office (OP)

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Property Description

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LOCATION DESCRIPTION

The office building is one of the most visible and well-located structures in Kentfield along Sir Francis Drake Boulevard, just off the intersection with College Avenue. The Sir Francis Drake thoroughfare serves as the main artery through Ross Valley and along the commute path to-and-fro some of Marin's most affluent neighborhoods. The building is on a corner lot and street fronting with high traffic count signage opportunity. The property is less than two miles from Highway 101 and has ease of access to all points north, south, east and west.

The property is located in the unincorporated community of Kentfield in Central Marin County. Kentfield is a wealthy community, bordering Kent Woodlands and the Town of Ross. Kentfield, Kent Woodlands and the Town of Ross are known for having among the most expensive housing in the nation. Except for along the main thoroughfares, the surrounding community is almost entirely residential. Together Kentfield, Kent Woodlands and the Town of Ross form a population of approximately 9,400.

The two principal thoroughfares through Kentfield are Sir Francis Drake Boulevard and College Avenue. Commercial use along these thoroughfares is dominated by the College of Marin campus, Woodlands Shopping Center, several professional offices and the Kent Middle School.

SITE DESCRIPTION

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The Site is a corner parcel which forms two abutting rectangles. The site has 205 feet of frontage on Sir Francis Drake Boulevard and 170 feet of frontage on Butterfly Lane. The total site area is 24,725 square feet, or approximately 0.6 acres.

EXTERIOR DESCRIPTION

The improvements consist of a two story, wood framed medical office building originally built in 1952 and renovated place in 1973 and 1976. In 1973 a two-story addition to the rear of the building was completed, doubling the total rentable area. In 1976, the exterior breezeway on the second floor was enclosed.

INTERIOR DESCRIPTION

There are 24 individual suites in the building. 11 on the first floor and 13 on the second. The units on the first floor are accessed from a central hallway which runs off the main entrance on Sir Francis Drake Boulevard. First floor units have rear patio areas which are sectioned off with wood fencing. Individual HVAC units are located in these patios. Since the building is used primarily as a medical office, some of the first-floor units have been upgraded with double stud framing which is staggered and insulated with sound board. The open feeling and natural light afforded inside enhance the overall charm and character of the building.

The second-floor units are accessed from an exterior stair tower located on the west side parking lot and which leads to a main entrance. The front section of the second floor has 5 suites, the rear section has 8. Each of the two sections has its own reception area; the rear reception area is two stories in height and features an octagonal dome with abundant glass and beam ceilings. All interior wall finishes consist of natural redwood which is unpainted, painted drywall in select areas and natural wood molding throughout. There is and exterior deck which extends around the rear of the second-floor units.

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Lease Spaces

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	200 - 710 SF	Lease Rate:	\$800.00 - \$2,500.00 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suit 1J (#22)	200 SF	\$850 per month	First floor suite located on the Ross Valley corridor. Lovely suite with private waiting room, separate bathrooms and shared kitchenette. Suite has high ceilings, great natural light from the sliding glass door which leads onto a private deck.
200C (#1)	320 SF	\$1,000 per month	2nd level suite with shared half bath and kitchenette and waiting room located on the Ross Valley corridor.
200G (#15)	340 SF	\$800 per month	2nd level suite with shared half bath and kitchenette and waiting room located on the Ross Valley corridor.
200I (#3)	465 SF	\$1,300 per month	2nd level suite with shared half bath and kitchenette and waiting room located on the Ross Valley corridor.
Suite 1F/G (#1)	710 SF	\$2,500 per month	Ground floor suite with two private offices, waiting rooms, half bath and kitchenette located on the Ross Valley corridor. Private entry off parking area.



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