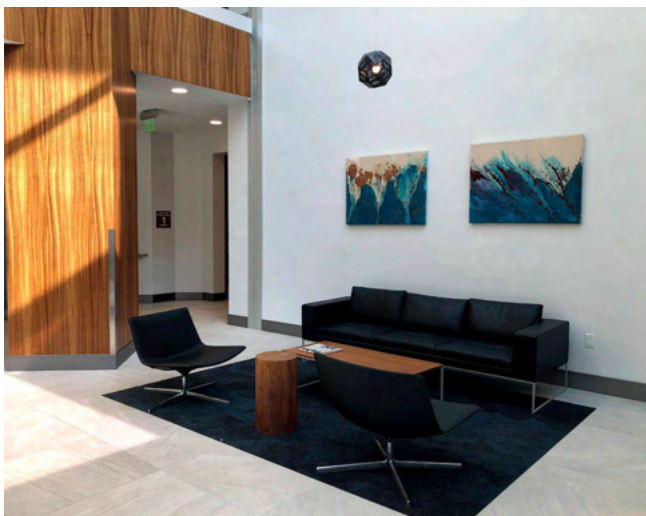




100 WOOD HOLLOW DRIVE

NOVATO, CA

CLASS A OFFICE SPACE



WOOD HOLLOW

PROPERTY HIGHLIGHTS

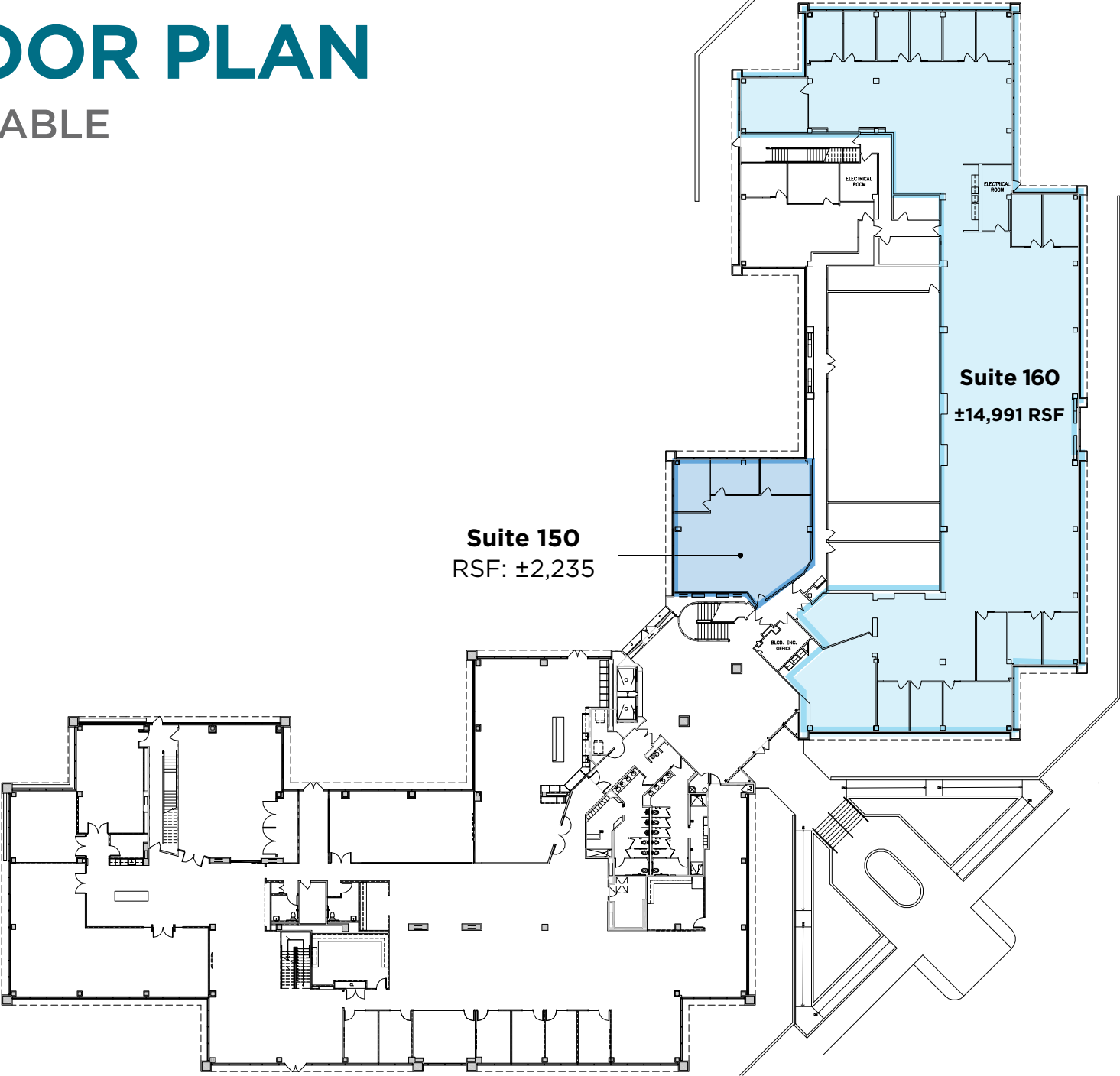
**AS-IS PRICING SPECIAL - \$2.25 PER
RSF, 3% ANNUAL INCREASES, 5-YEAR
TEAM, UP TO \$10/RSF REFRESH**

- Asking rate \$2.75 PSF Full Service
- Up to ±88,062 SF available
- Newly remodeled lobby
- Walking distance to Smart Train
- Professional grade bocce ball court and putting green
- Parking ratio 4 per 1,000 SF
- Outdoor patio protected by oak studded hillside
- Locker rooms with showers
- Access to biking and hiking trails
- Floor plans provide long window line and flexible layouts
- Building signage available continuous window line
- Fitwel Certified - Prioritize health and wellness



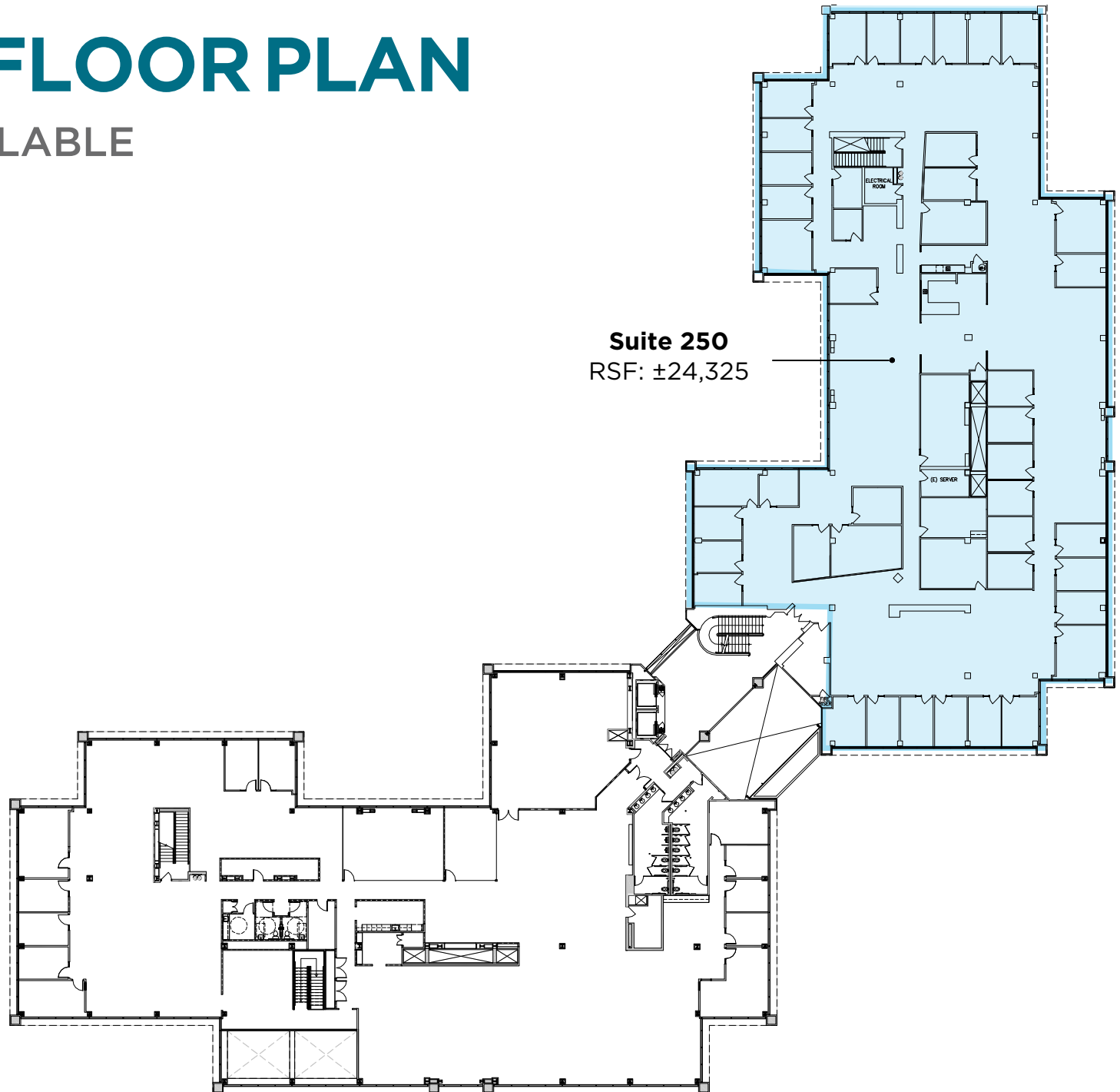
FIRST FLOOR PLAN

±17,226 SF AVAILABLE



SECOND FLOOR PLAN

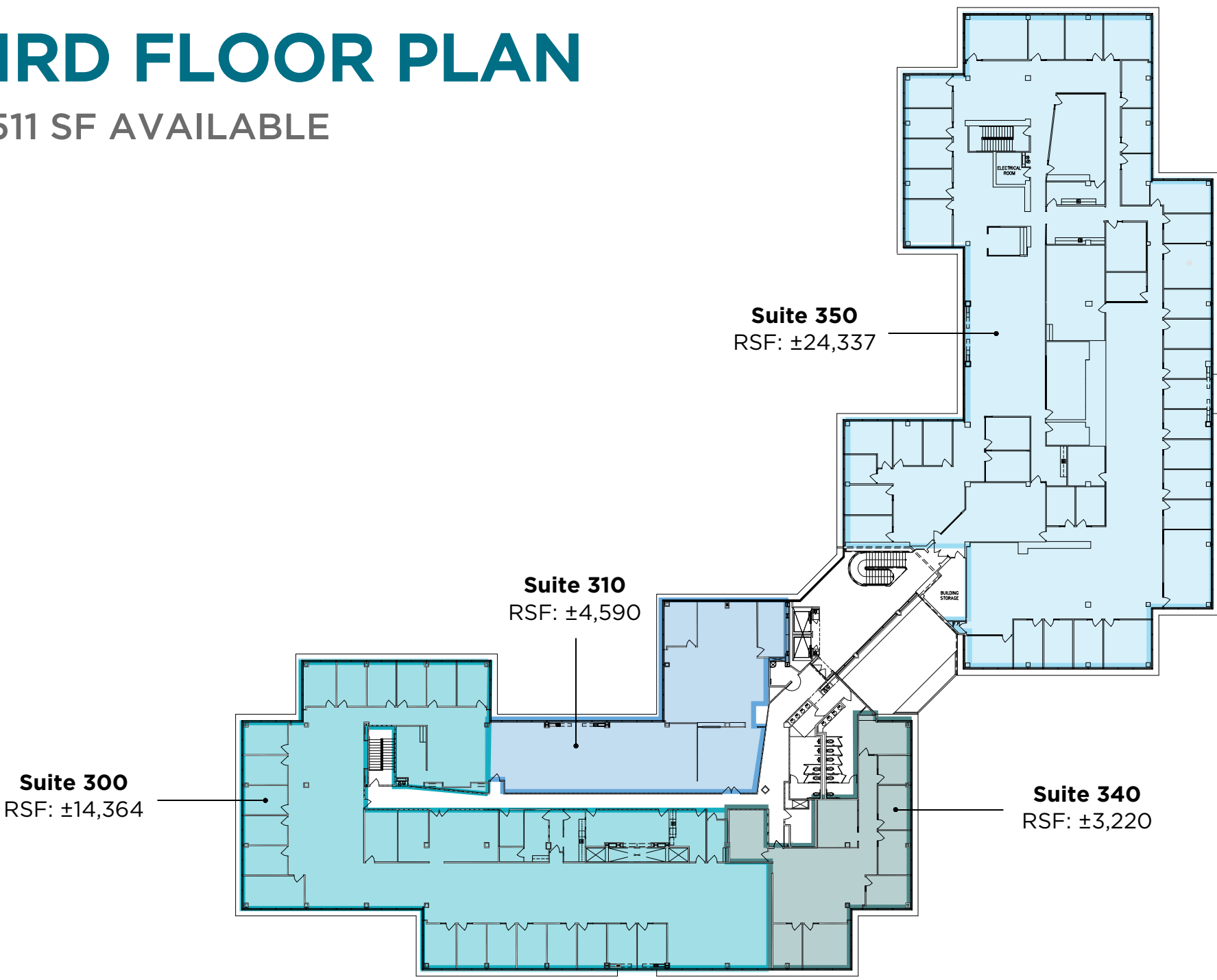
±24,325 SF AVAILABLE



Suite 250
RSF: ±24,325

THIRD FLOOR PLAN

±46,511 SF AVAILABLE

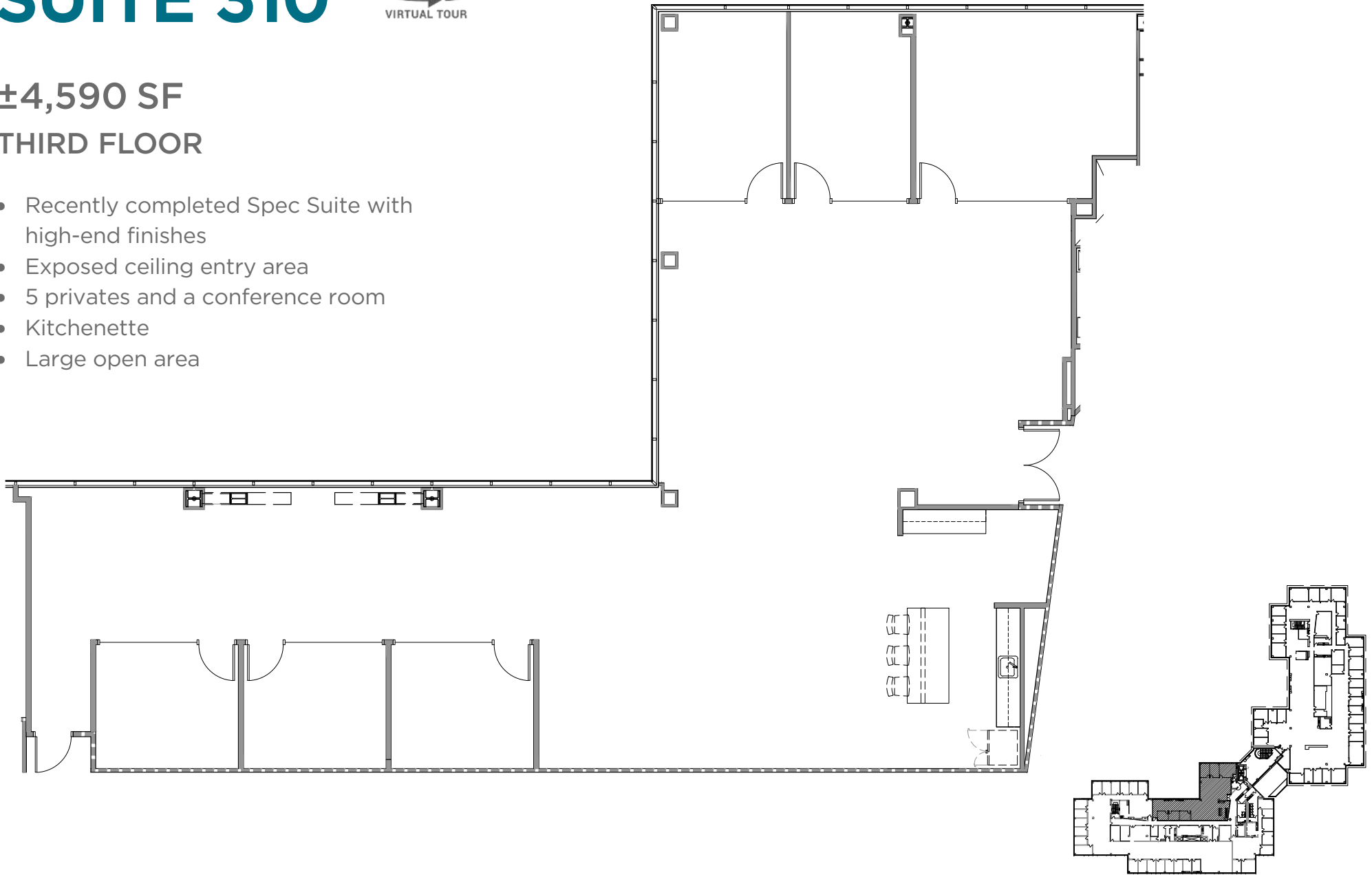


SUITE 310

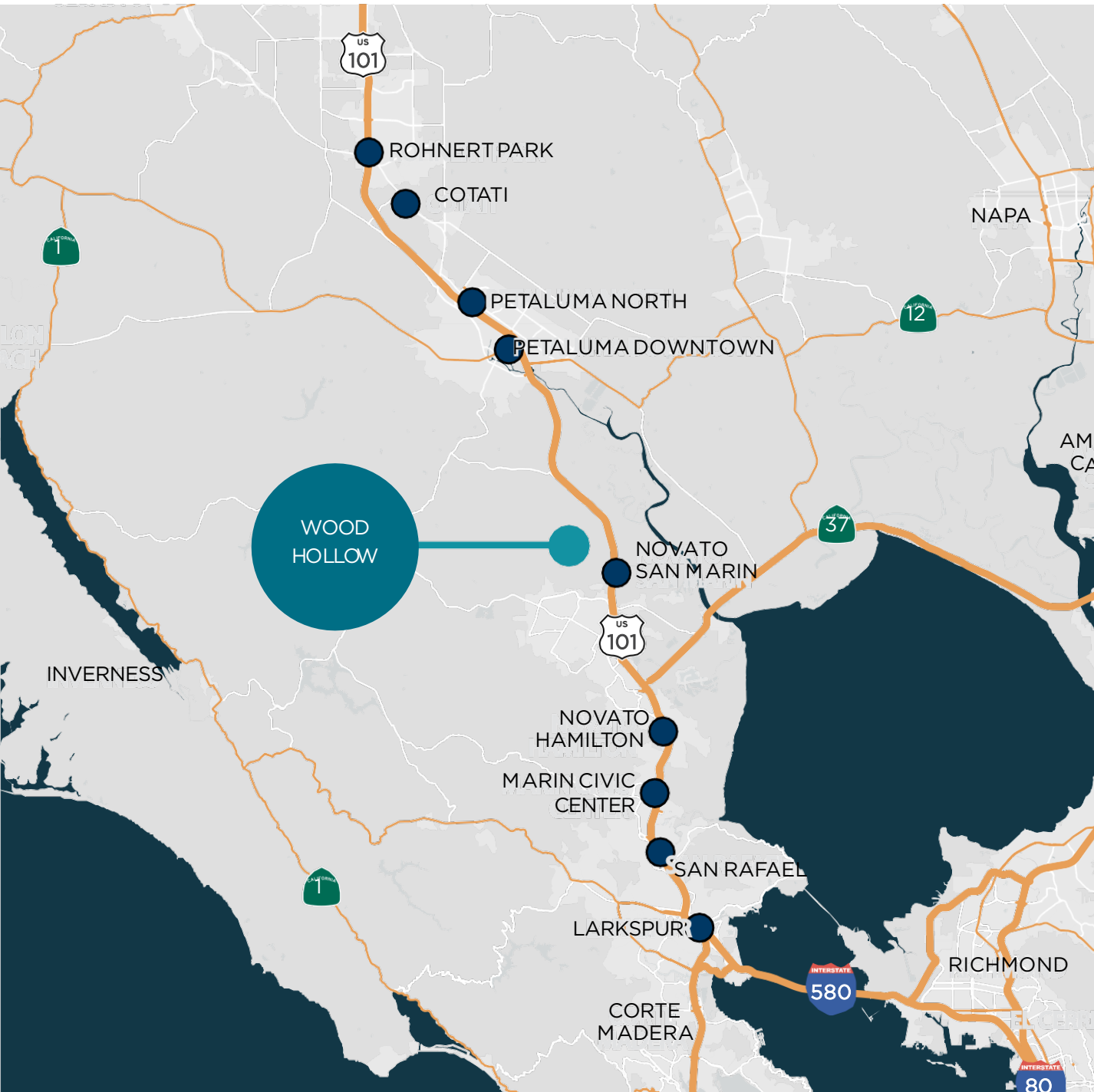


±4,590 SF
THIRD FLOOR

- Recently completed Spec Suite with high-end finishes
- Exposed ceiling entry area
- 5 privates and a conference room
- Kitchenette
- Large open area



TRANSPORTATION MAP



Smart Train Commute time to Wood Hollow

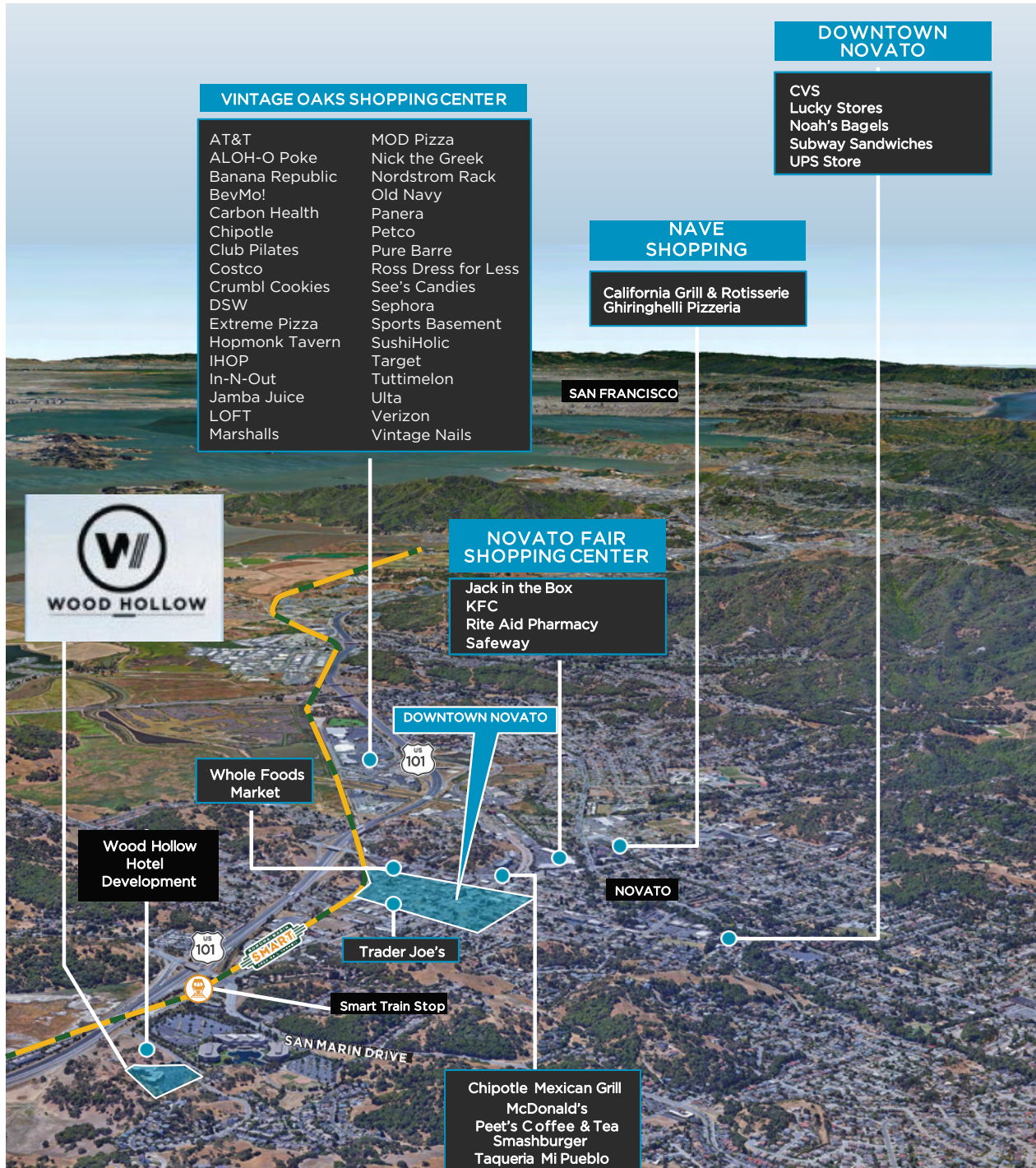
Trains run every 30 minutes during peak commute hours

San Rafael to Novato
estimated 18-20 minutes

Petaluma to Novato
estimated 18-20 minutes

Santa Rosa to Novato
estimated 35-40 minutes

AERIAL MAP



AMENITIES

All within minutes of Wood Hollow

Smart Train Station	0.4 Miles
US Hwy 101	0.6 Miles
Downtown Novato	1.3 Miles
Vintage Oaks Shopping Center	3 Miles
Marin County Airport	2.7 Miles
Buck Institute for Research on Aging	1.5 Miles

WOOD HOLLOW

100 WOOD HOLLOW | NOVATO, CA

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