

**1500**  
**GRANT AVENUE**  
NOVATO | CALIFORNIA

# NOVATO BUSINESS CENTER

PROFESSIONAL OFFICES IN THE HEART OF NOVATO

**NEW TENANT INCENTIVE:** One Month Free for every 13 months of lease term (up to 39 months) - contact listing agents for more information.



**NEWMARK**

**GRAHAM STREET REALTY**  
REAL ESTATE INVESTMENTS

**FOR LEASE** Up to ±2,031 RSF  
\$2.25 - \$2.50/RSF/MONTH, FULL SERVICE



# PROPERTY HIGHLIGHTS



Completely remodeled, high-end finishes, and LED lighting throughout.



Located on Grant Avenue, the commercial thoroughfare of Downtown Novato.



Walking distance to restaurants, bakeries, shops and banks.



Spacious professional lobby with elevator service to upper floors.



Shared conference room with WiFi.

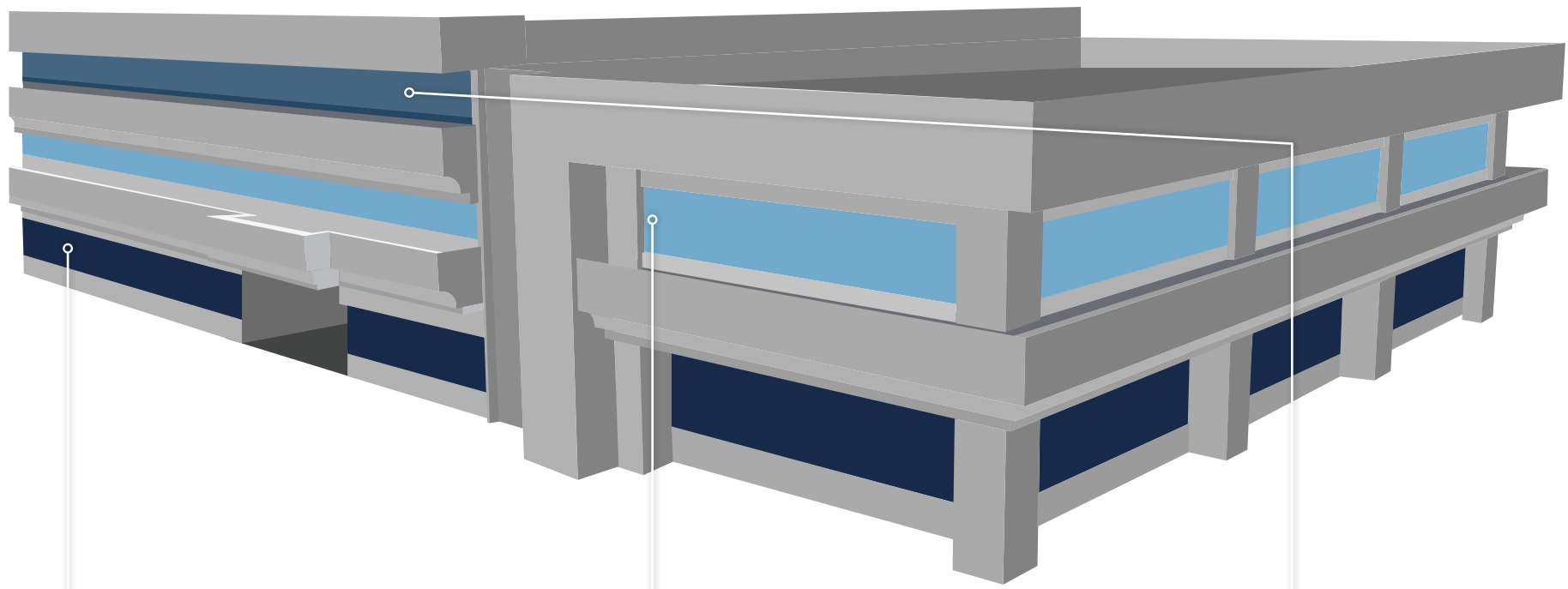


Move-in ready office spaces featuring kitchenettes, new carpeting, and fresh paint.



Ample parking for tenants and visitors.





## FIRST FLOOR

SUITE 130 - ±2,031 RSF  
Retail\*

*\* Ground floor retail spaces  
are not provided interior  
janitorial services.*

## SECOND FLOOR

SUITE 228 - ±726 RSF  
SUITE 230 - ±455 RSF

## THIRD FLOOR

SUITE 320 - ±798 RSF  
SUITE 324 - ±911 RSF  
SUITE 338 - ±886 RSF  
SUITE 340 - ±458 RSF  
SUITE 344 - ±438 RSF  
SUITE 346 - ±443 RSF  
SUITE 348 - ±744 RSF

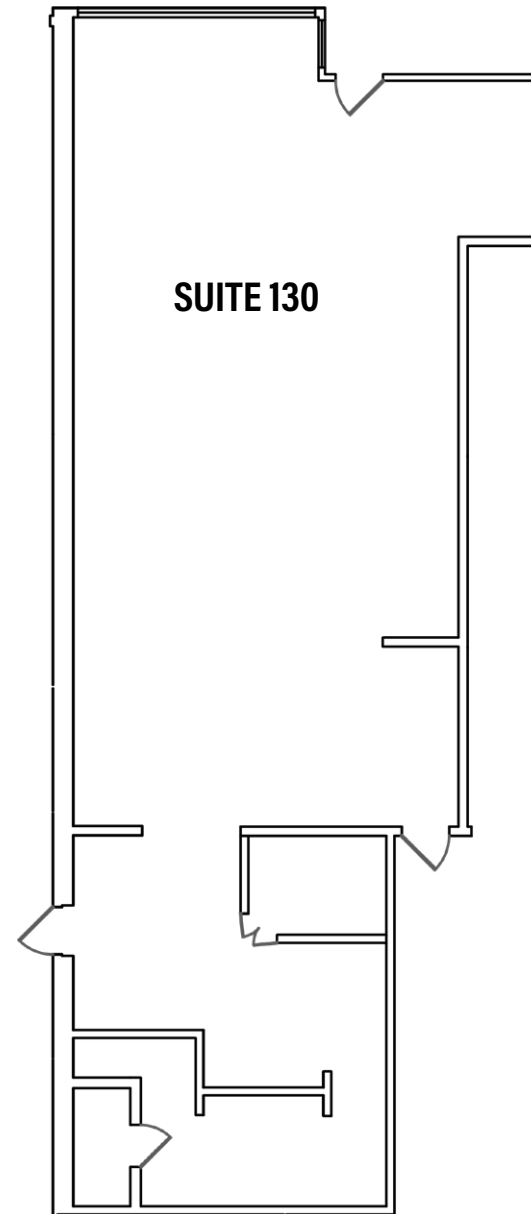
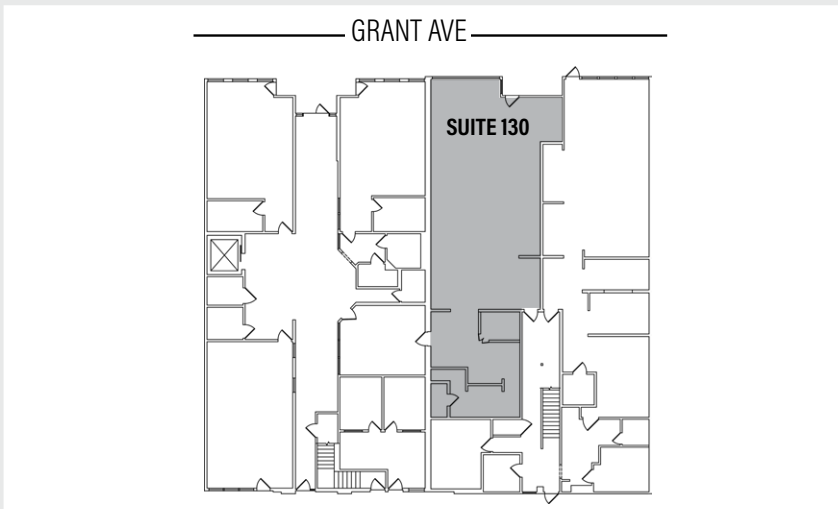




## SUITE 130 ±2,031 RSF

- Ground floor retail space on Grant Avenue
- Spacious layout formerly used as a hair salon
- Restroom and sink fixtures available in-suite
- \$2.50/RSF/Month, Full Service

### FULL FLOOR PLAN



FLOOR PLANS NOT TO SCALE

# SECOND FLOOR PLAN

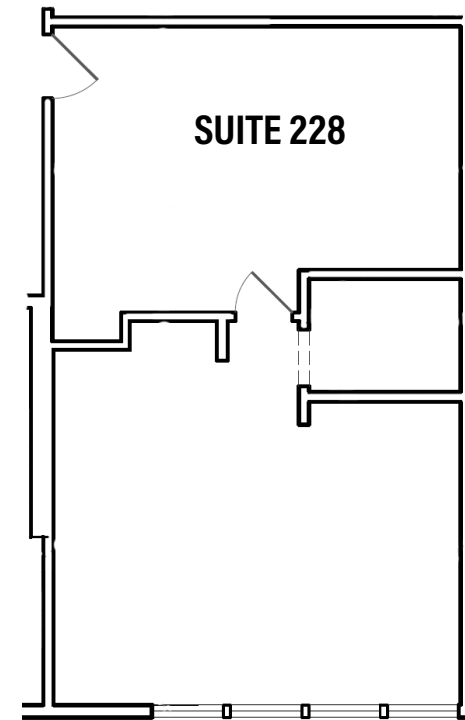
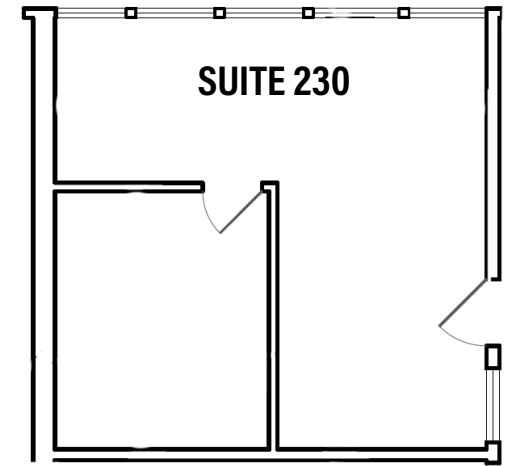
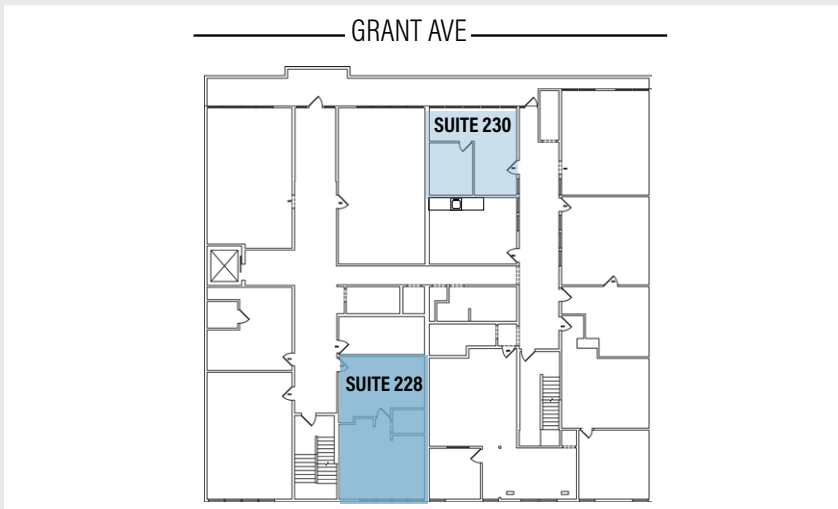
## SUITE 228 ±726 RSF

- Available: 30 day notice
- \$2.50/RSF/Month, Full Service

## SUITE 230 ±455 RSF

- Available: 30 day notice
- \$2.50/RSF/Month, Full Service

### FULL FLOOR PLAN



FLOOR PLANS NOT TO SCALE

# THIRD FLOOR PLAN

## SUITE 320 ±798 RSF

- Open office layout
- \$2.50/RSF/Month, Full Service

## SUITE 324 ±911 RSF

- Can be combined with Suites 338 & 348 for ±2,541 RSF
- Open office layout
- \$2.50/RSF/Month, Full Service

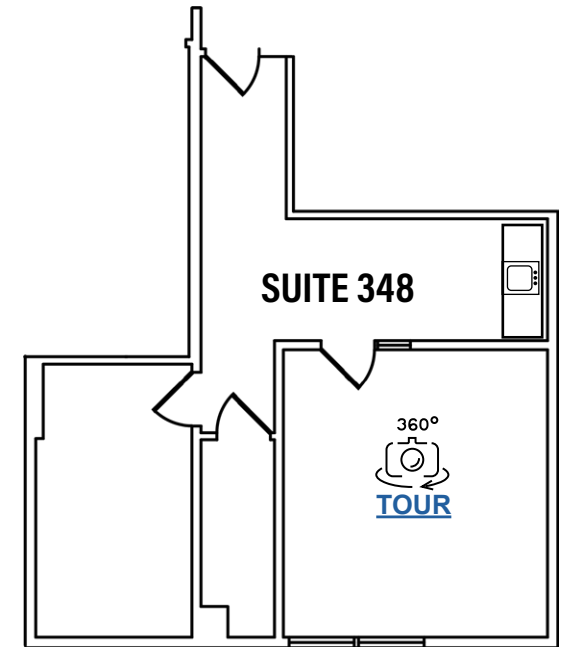
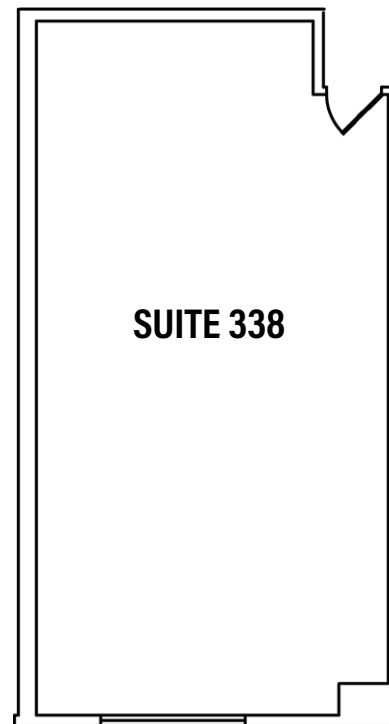
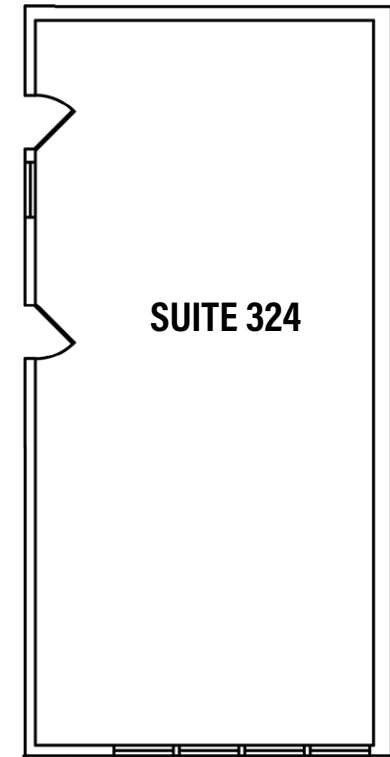
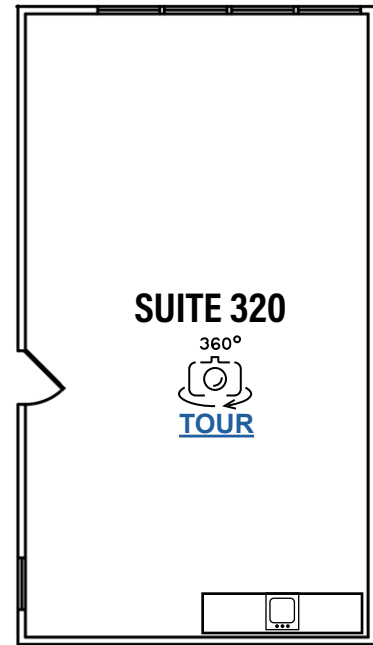
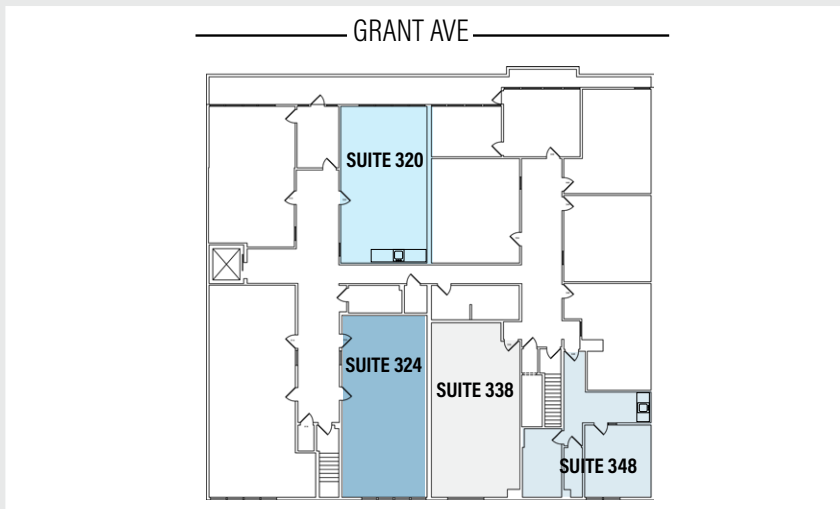
## SUITE 338 ±886 RSF

- Can be combined with Suites 324 & 348 for ±2,541 RSF
- Open office layout- Open office layout
- \$2.50/RSF/Month, Full Service

## SUITE 348 ±744 RSF

- Can be combined with Suites 324 & 338 for ±2,541 RSF
- Two private offices and storage closet
- \$2.50/RSF/Month, Full Service

### FULL FLOOR PLAN



FLOOR PLANS NOT TO SCALE

## SUITE 340 ±458 RSF

- Can be combined with Suites 344 & 346 for ±1,339 RSF
- Open office layout
- \$2.50/RSF/Month, Full Service

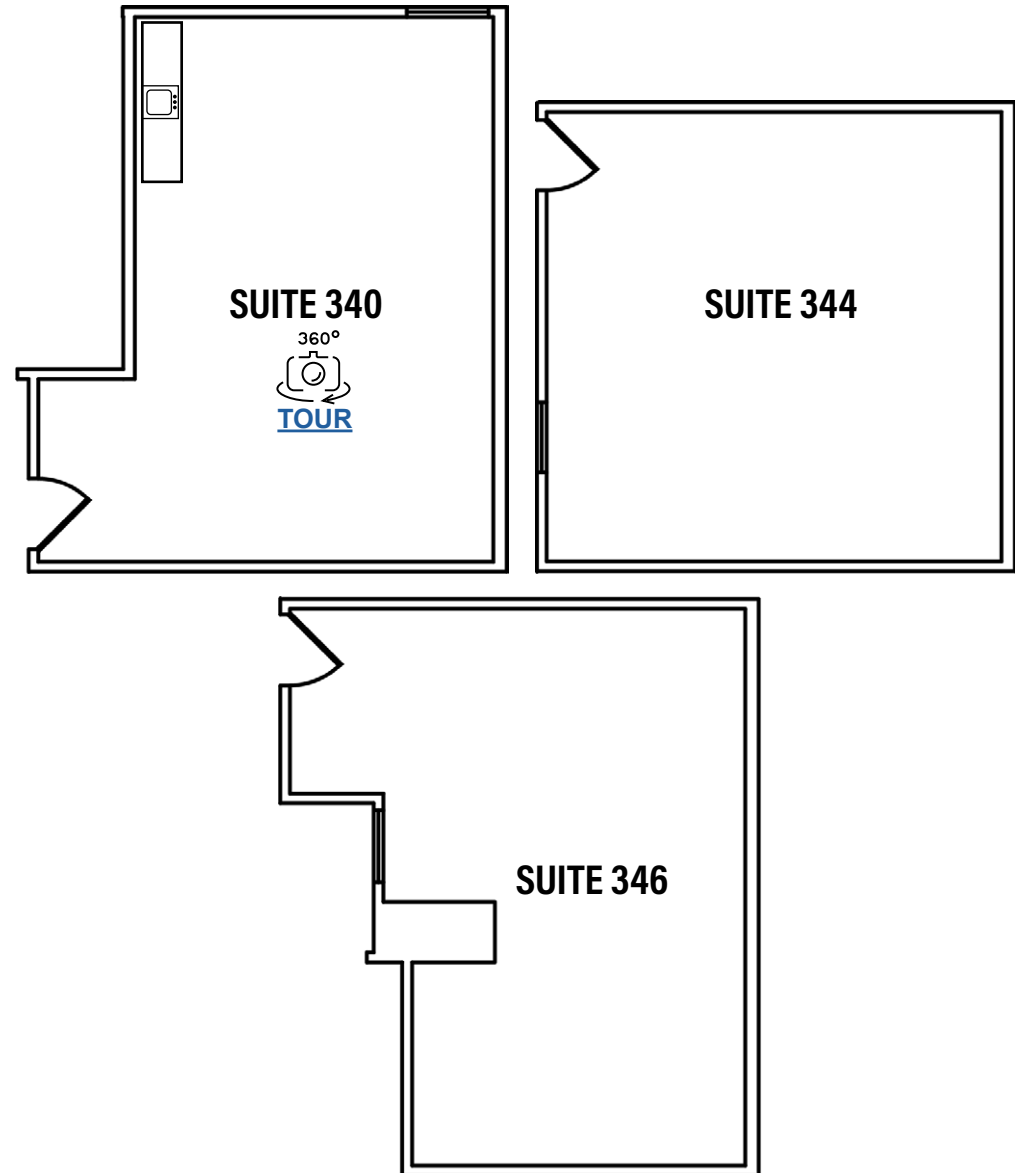
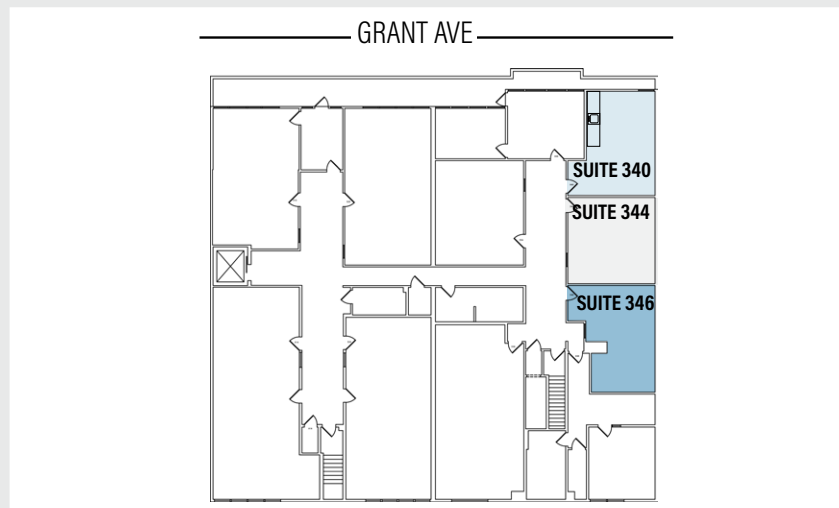
## SUITE 344 ±438 RSF

- Can be combined with Suites 340 & 346 for ±1,339 RSF
- Open office layout
- \$2.25/RSF/Month, Full Service

## SUITE 346 ±443 RSF

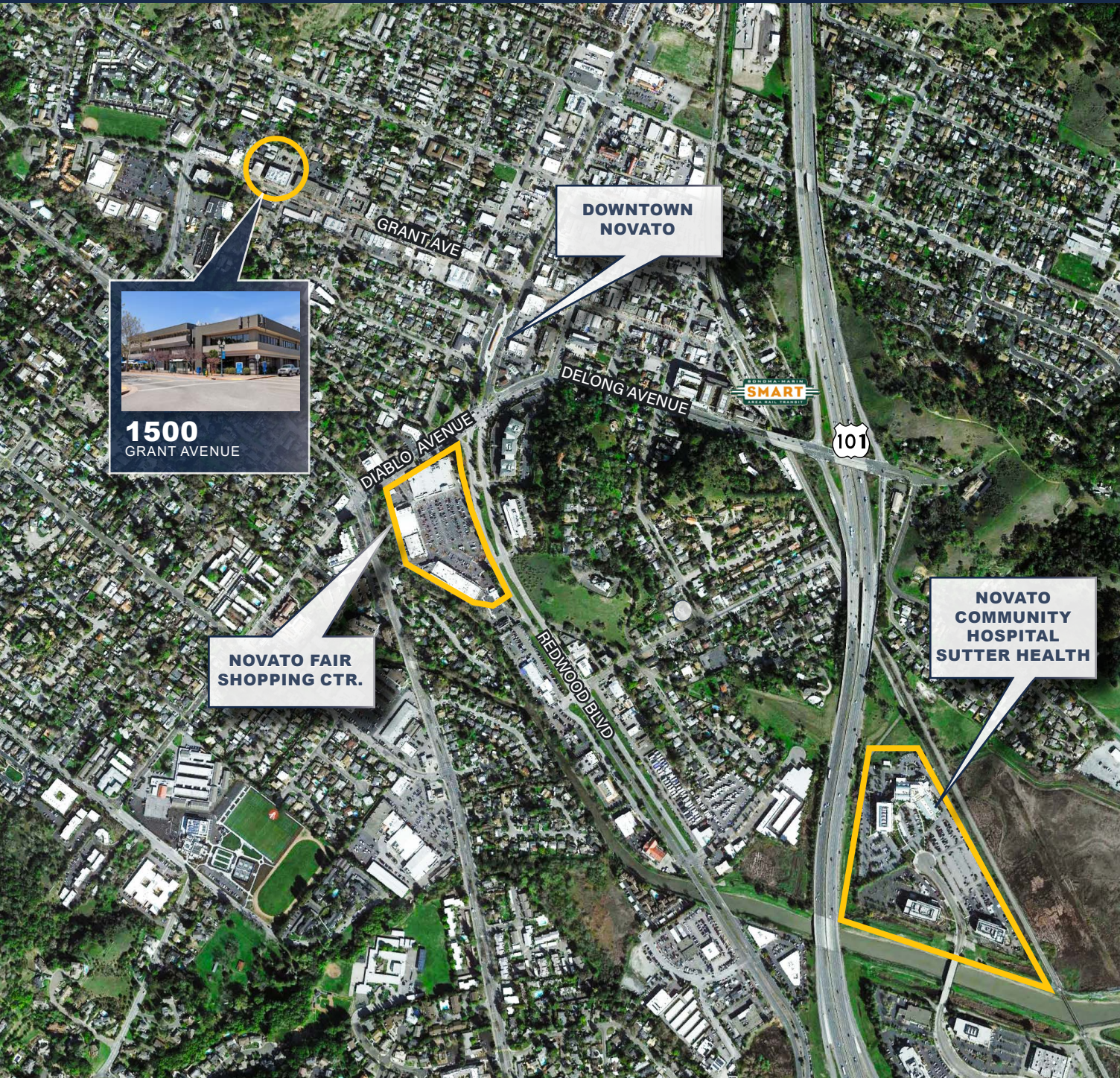
- Can be combined with Suites 340 & 344 for ±1,339 RSF
- Open office layout
- \$2.25/RSF/Month, Full Service

### FULL FLOOR PLAN



FLOOR PLANS NOT TO SCALE





**1500**  
GRANT AVENUE

**NOVATO FAIR SHOPPING CTR.**

**DOWNTOWN NOVATO**

**NOVATO COMMUNITY HOSPITAL SUTTER HEALTH**

**NOVATO FAIR SHOPPING CENTER**



**MORE AMENITIES NEARBY**



**DOWNTOWN NOVATO AMENITIES**





# TRANSPORTATION MAP



**1500**  
GRANT AVENUE  
NOVATO | CALIFORNIA

WALK TO NOVATO FAIR SHOPPING CENTER 4 MINUTES

WALK TO SMART STATION 12 MINUTES

DRIVE TO LARKSPUR LANDING FERRY TERMINAL 14 MINUTES

DRIVE TO PETALUMA 12 MILES

 Route Larkspur to Santa Rosa

 Smart Stations



# 1500

## GRANT AVENUE

NOVATO | CALIFORNIA



### JOE MCCALLUM

415.526.7672  
joe.mccallum@nrmk.com  
CA DRE #02048815

### ALYSSA DOYLE

415.526.7652  
alyssa.doyle@nrmk.com  
CA DRE #02016068

### HADEN ONGARO

415.526.7649  
haden.ongaro@nrmk.com  
CA DRE #00916960

### SHANE ZUVELLA

415.526.7677  
shane.zuvella@nrmk.com  
CA DRE #02125003

1101 Fifth Avenue, Suite 370, San Rafael, CA 94901

[nrmk.com](http://nrmk.com)

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Last updated: 2024.10.18 3:13 PM

**NEWMARK**

**GRAHAM STREET REALTY**  
REAL ESTATE INVESTMENTS