

7200
REDWOOD BOULEVARD
NOVATO | CALIFORNIA

CLASS A OFFICE

IN THE CENTER OF DOWNTOWN NOVATO



NEWMARK

GRAHAM STREET REALTY
REAL ESTATE INVESTMENTS

FOR LEASE ±1,580 RSF to ±6,559 RSF
\$2.50/RSF - \$2.65/RSF/MONTH, FULL SERVICE

PROPERTY HIGHLIGHTS



Convenient to Highway 101.



Across from the Novato Fair Shopping Center and walkable to Downtown Novato's many amenities and services.



Highly visible monument signage available facing Redwood Boulevard.



Exclusive parking in front and behind the building. Covered parking available.



Spaces have excellent window-lines, abundant natural light, and outdoor balconies.

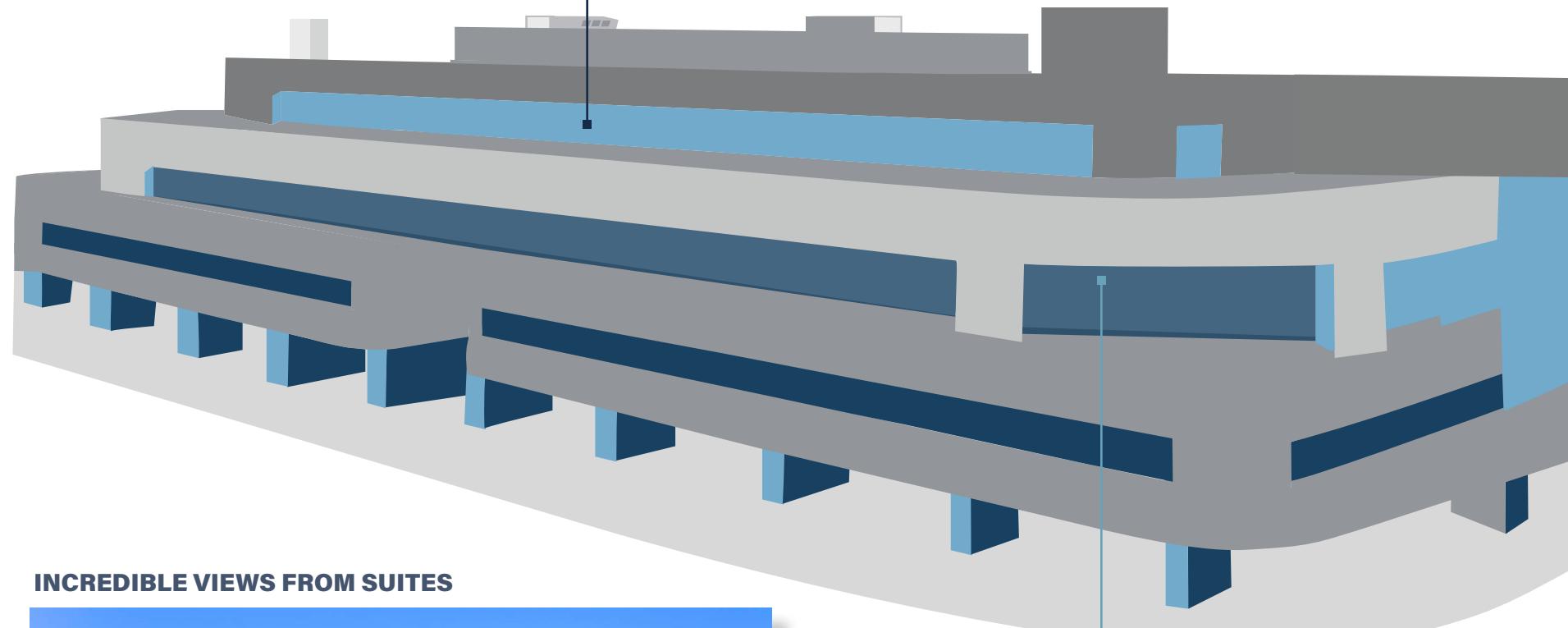


New paint, new baseboards, and upgraded LED lighting.



On-site gym with showers and lockers.





INCREDIBLE VIEWS FROM SUITES



THIRD FLOOR - \$2.50/SF

SUITE 312- ±2,294 RSF

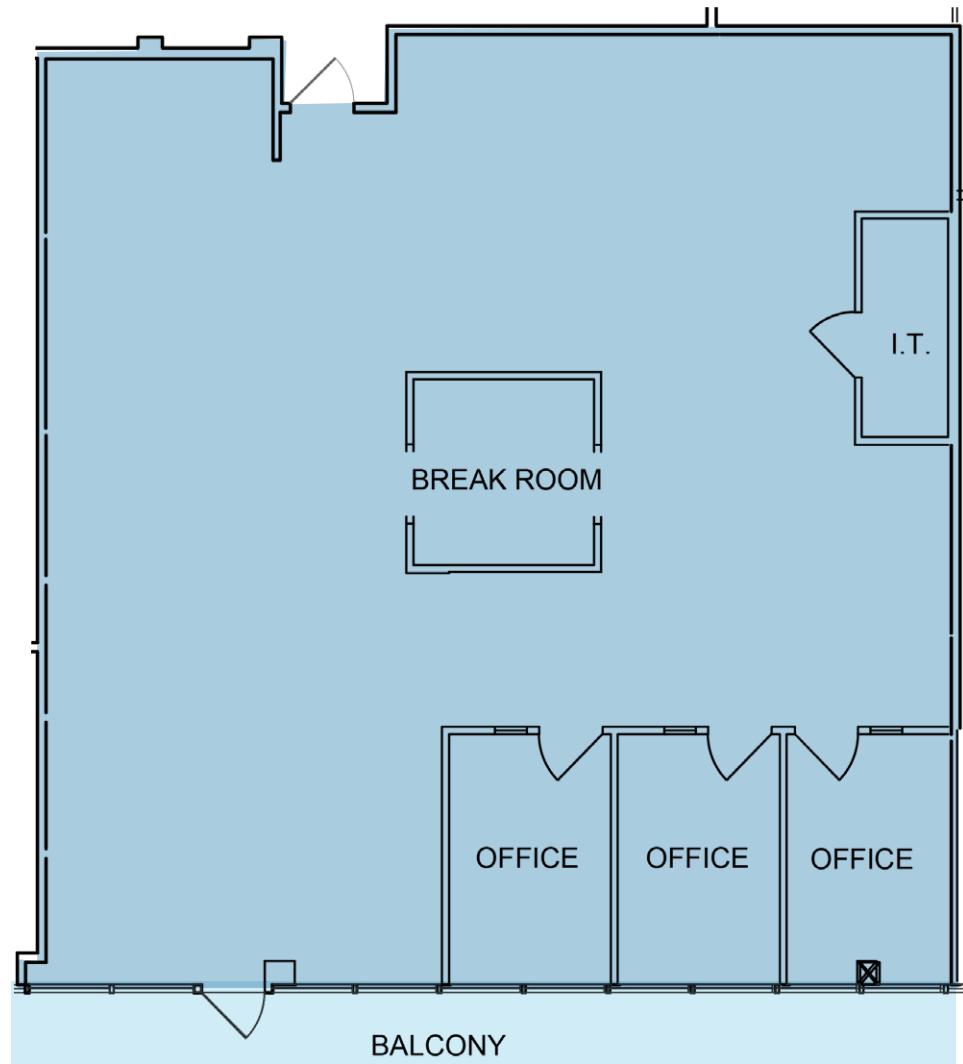
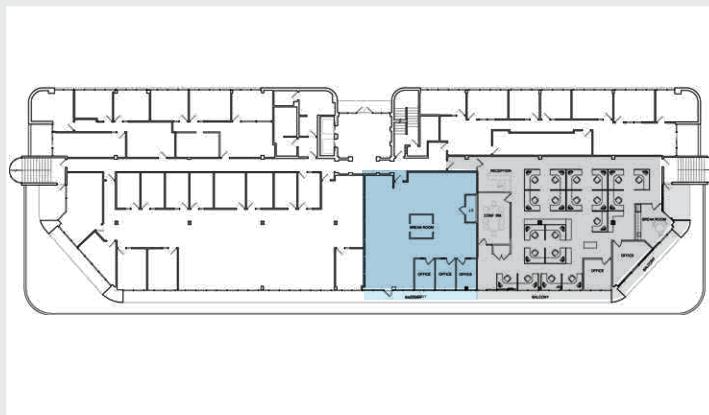
SUITE 320- ±4,265 RSF

Can be combined for
±6,559 RSF

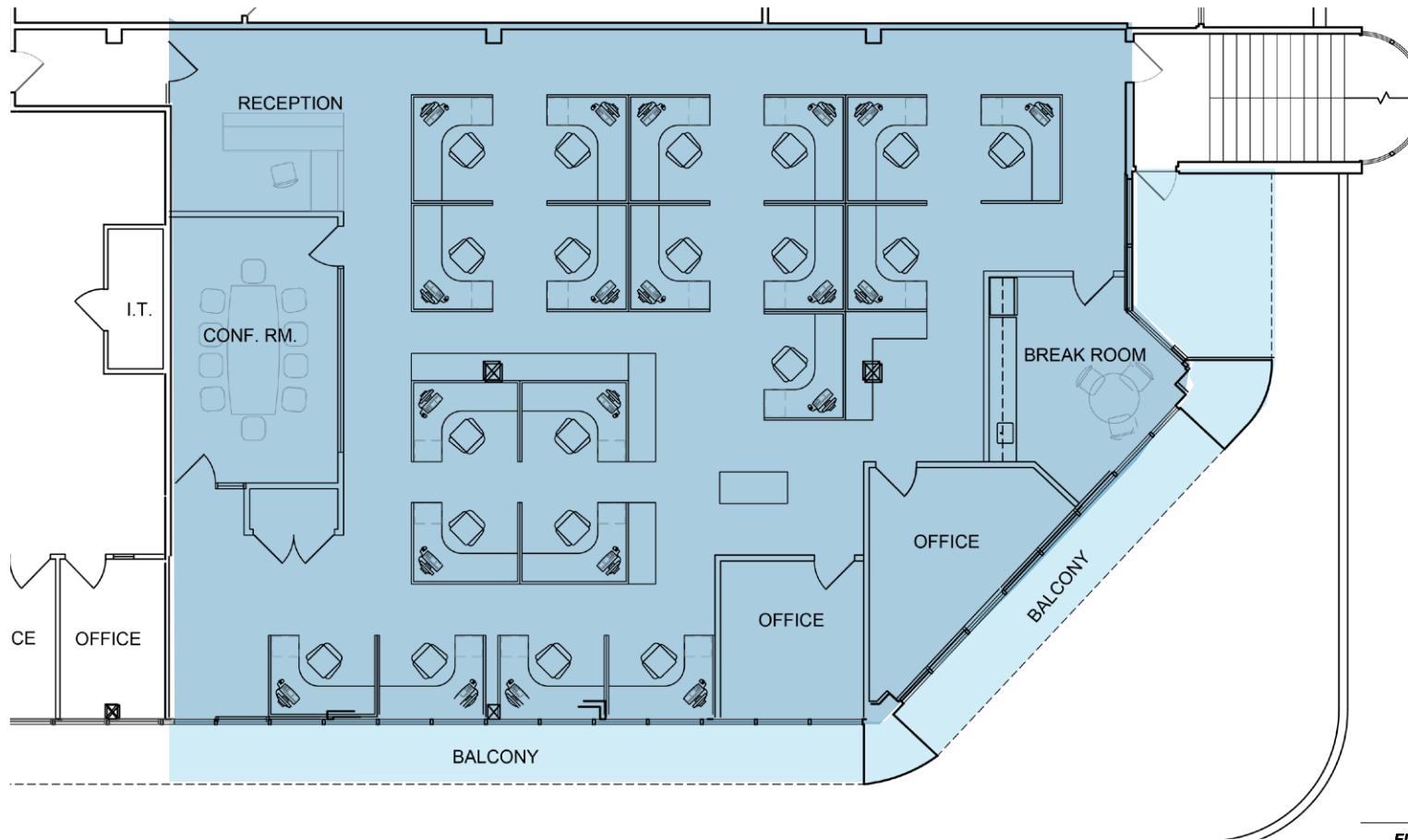
SUITE 312 ±2,294 RSF

- Modern reception area
- Flexible layout with multiple private offices
- Kitchenette
- Private entry to balcony with gorgeous hillside views
- Can be combined with Suite 320 for ±6,559 RSF

FULL FLOOR PLAN

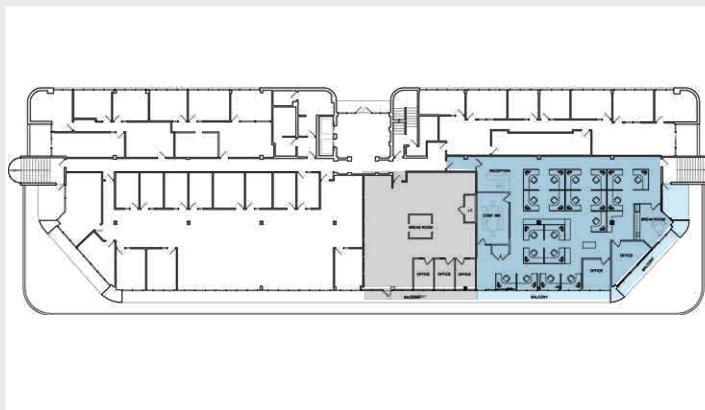


FLOOR PLANS NOT TO SCALE

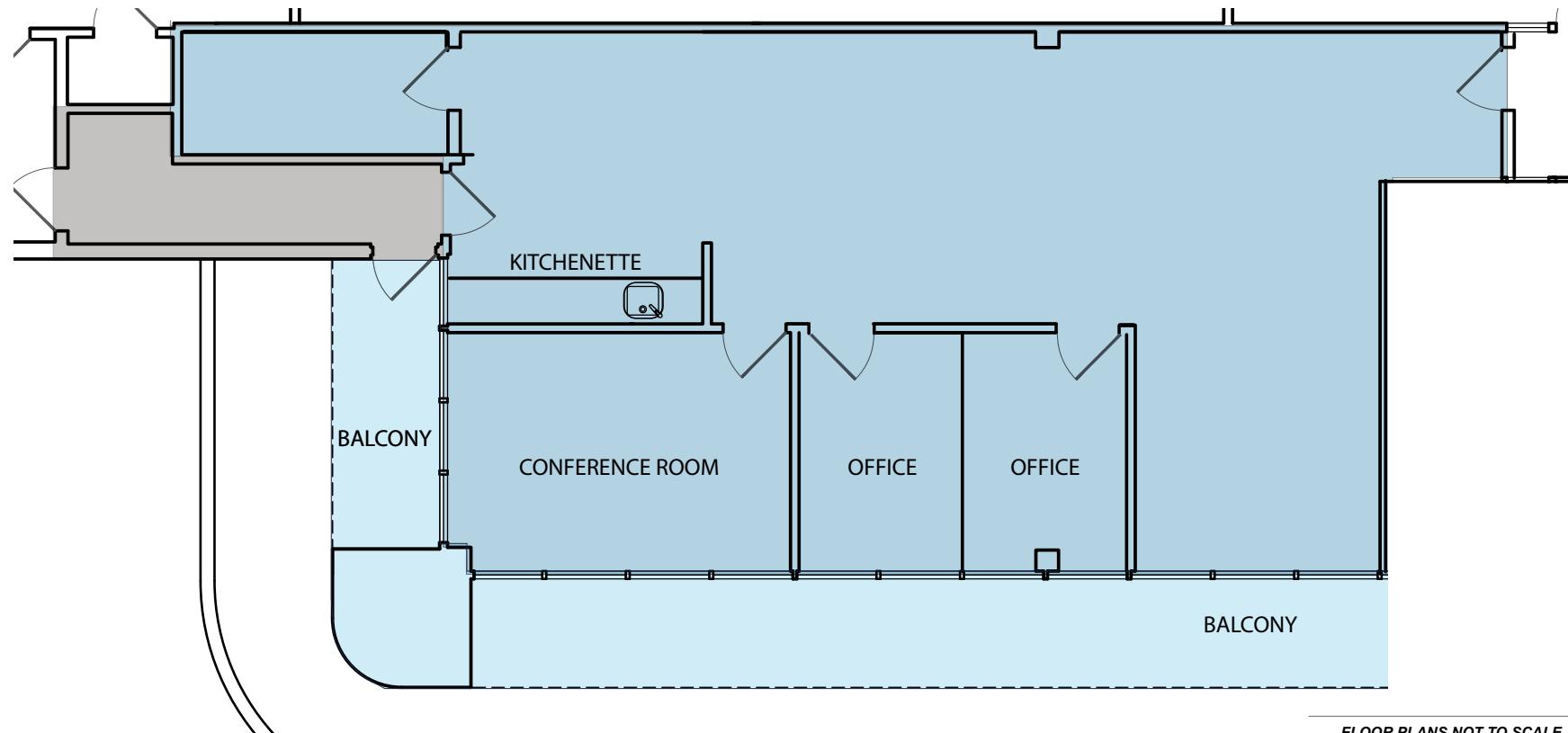


FLOOR PLANS NOT TO SCALE

FULL FLOOR PLAN

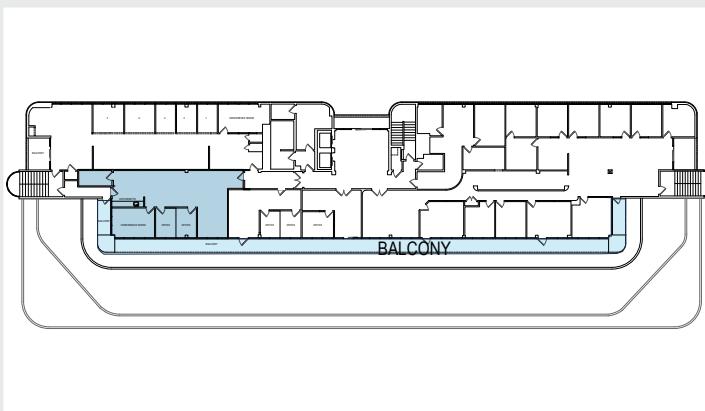
**SUITE 320 ±4,265 RSF**

- Panoramic hillside views and abundant natural light
- Surrounded by accessible large balcony
- Open floor plan with new paint, carpet, and LED lighting installed
- Ready to build spec suite shown as the floor plan above - Floor plan is flexible depending on a Tenant's needs
- Can be combined with Suite 312 for ±6,559 RSF



FLOOR PLANS NOT TO SCALE

FULL FLOOR PLAN



SUITE 401 ±1,580 RSF

- Updated kitchenette
- Large corner conference room
- Two private offices
- Open work space
- Storage
- Accessibility to the balcony

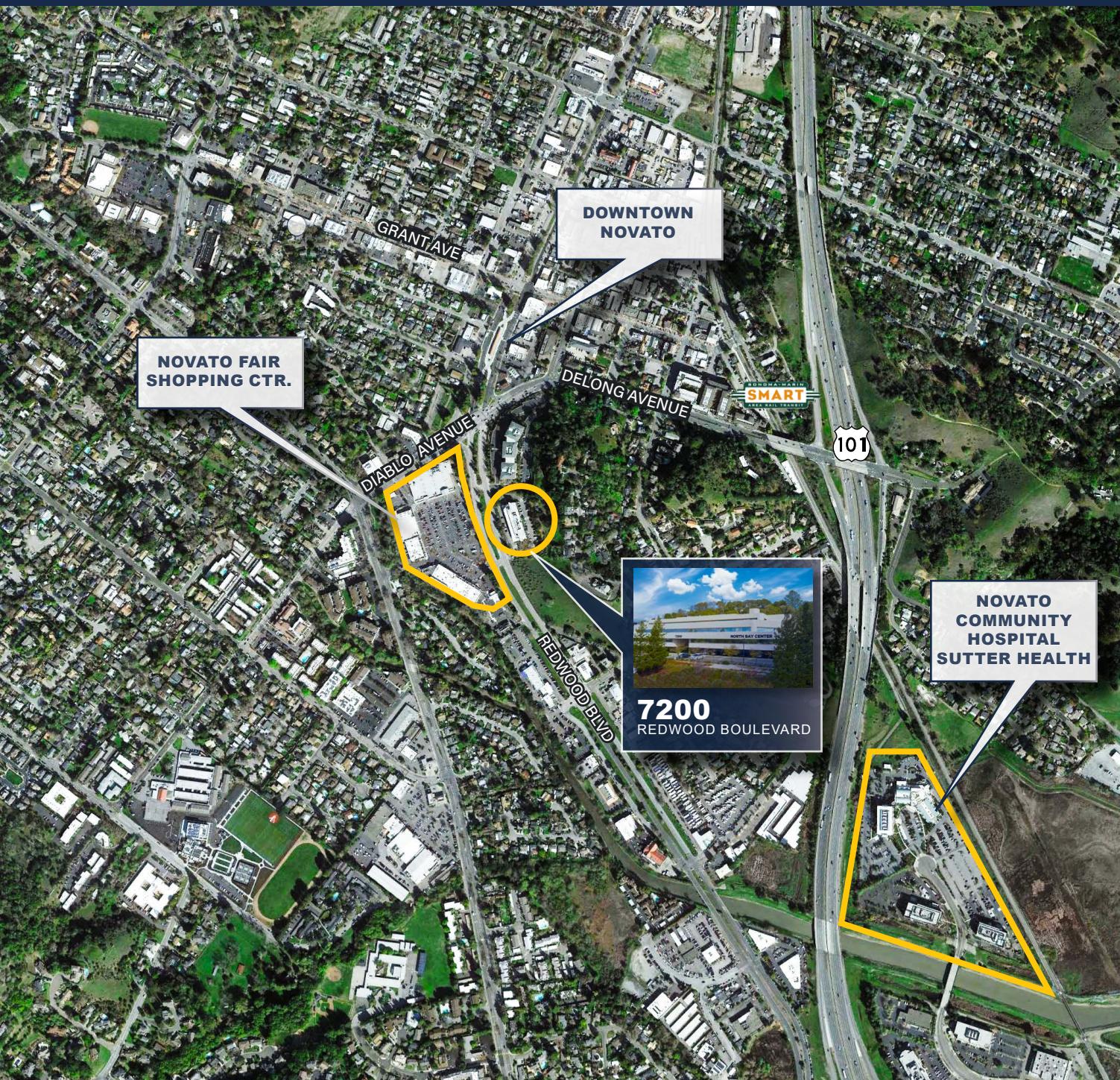
PHOTO GALLERY

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NEIGHBORHOOD AMENITIES

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7200 REDWOOD BOULEVARD | NOVATO

NOVATO FAIR SHOPPING CENTER



MORE AMENITIES NEARBY



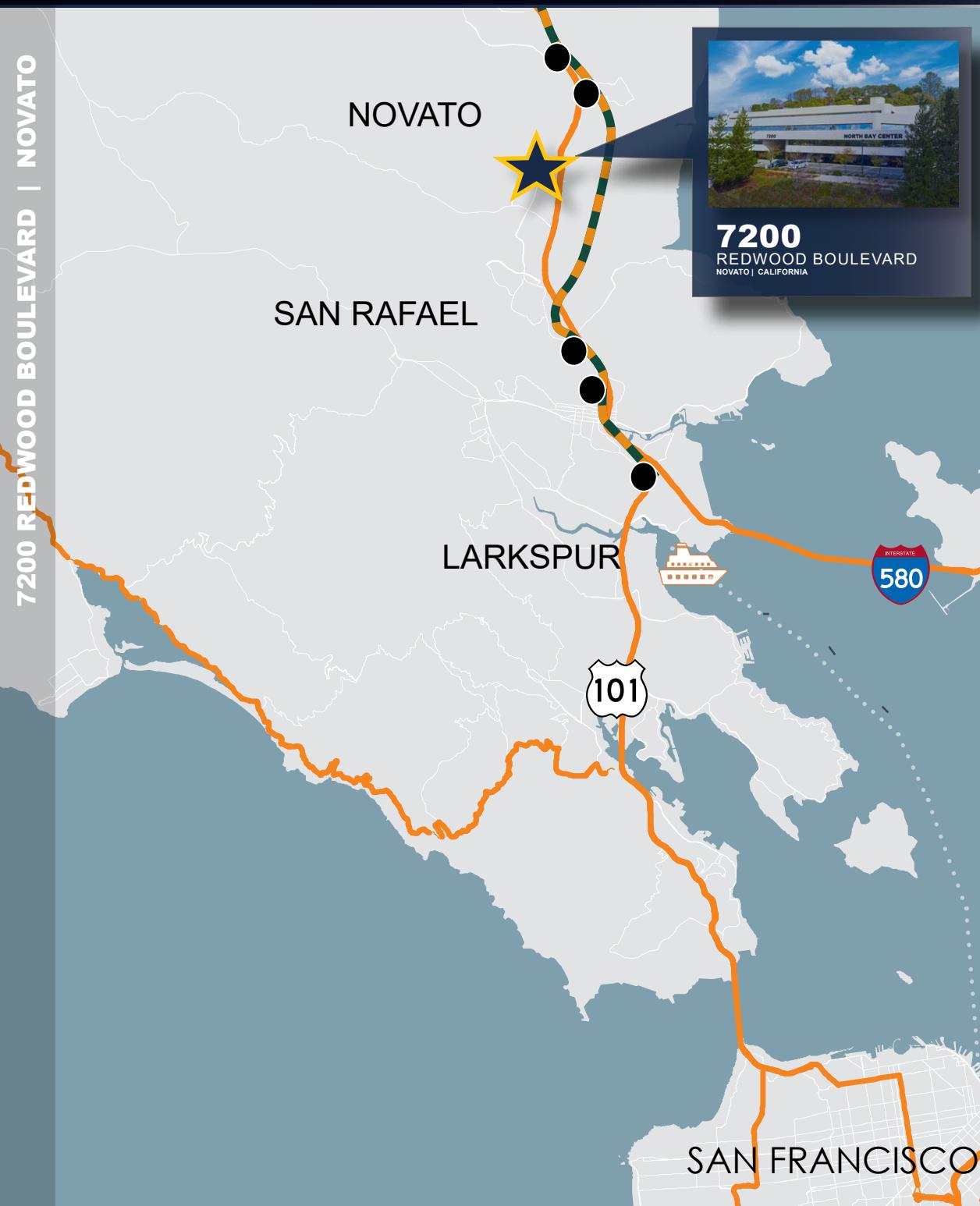
DOWNTOWN NOVATO AMENITIES



NEWMARK / GRAHAM STREET REALTY

TRANSPORTATION MAP

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WALK TO NOVATO FAIR SHOPPING CENTER 3 MINUTES

WALK TO SMART STATION 12 MINUTES

DRIVE TO LARKSPUR LANDINGFERRY TERMINAL 18 MINUTES

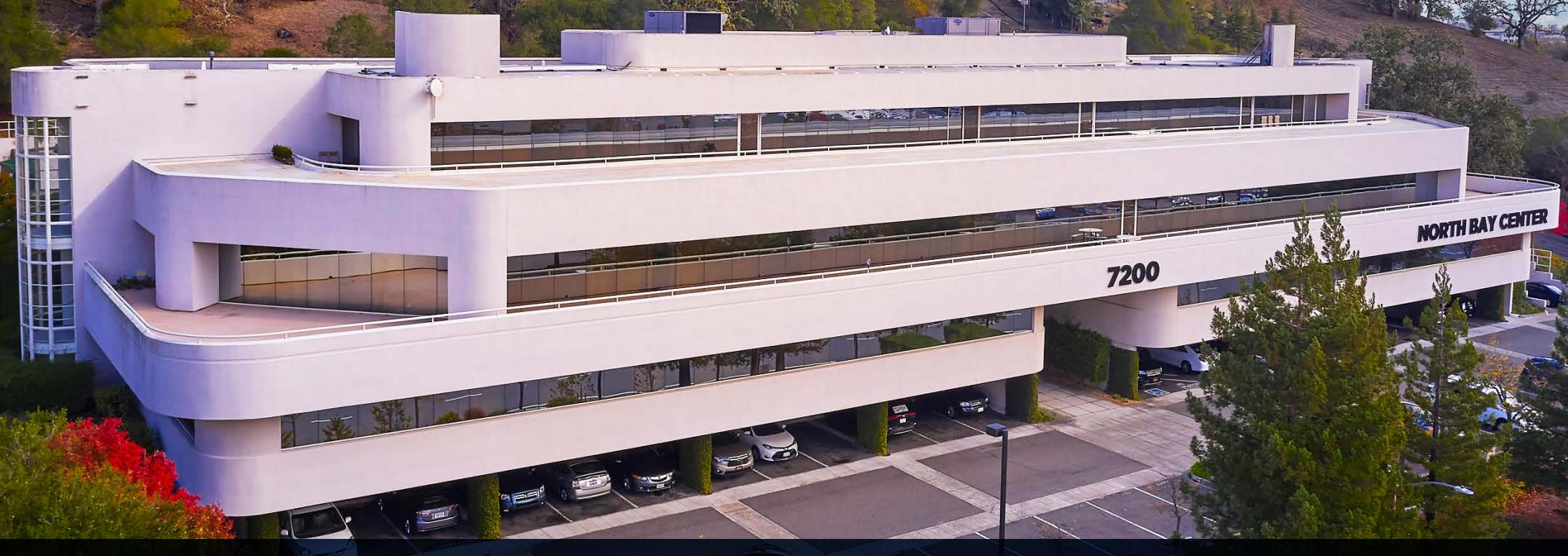
DRIVE TO PETALUMA 12 MILES

 SONOMA-MARIN SMART AREA RAIL TRANSIT Route Larkspur to Santa Rosa



Smart Stations

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