

# FOR LEASE & SALE

## 2 OFFICE CONDOMINIUMS



# 1615 HILL ROAD - UNITS 8 & 9/10

## NOVATO CA

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# PROPERTY OVERVIEW



## HIGHLIGHTS

- Turn-key opportunity
- Seller financing available
- Abundant natural light
- Beautiful finishes
- Garden-like setting
- Upgraded electrical & plumbing systems
- Convenient location
- Abundant parking



## NEARBY AMENITIES

- San Marin Plaza with Harvest Market, Starbucks, Bank of America, and Mary's Pizza
- Novato Fair Shopping Center with Safeway, Rite-Aid, T-Mobile and Habit Burger Grill
- Downtown Novato with Whole Foods, Rustic Bakery, Trader Joe's and numerous other restaurants



## TRANSPORTATION ACCESS

- Immediate access to Highway 101
- Close proximity to public transportation and the SMART train



# OVERVIEW

## UNIT 8

### UNIT 8

Space Available: ±608 SF

Sale Price: \$180,000

HOA fees: \$600.00

Lease Rate: \$1.85 MG

APN #'s: 140-490-09

Parking: Abundant on-site

Zoning: BPO



[Click Here for a virtual tour of the space](#)

- Upgraded unit
- Abundant natural light
- Reception area
- Open work area
- 3 private offices
- Kitchenette
- Private restroom



OPEN AREA



UPDATED FINISHES



# OVERVIEW

## UNITS 9 & 10

### UNIT 9 & 10

Space Available: ±1,135 SF

Sale Price: \$335,000

HOA fees: \$1,125.00

Lease Rate: \$1.85 MG

APN #'s: 140-490-10 & 140-490-11

Parking: Abundant on-site

Zoning: BPO



[Click Here for a virtual tour of the space](#)

- Upgraded dual unit
- Abundant natural light
- Reception
- Open work area
- Private restroom
- Kitchenette
- Break/conference room with a sink



OPEN AREA

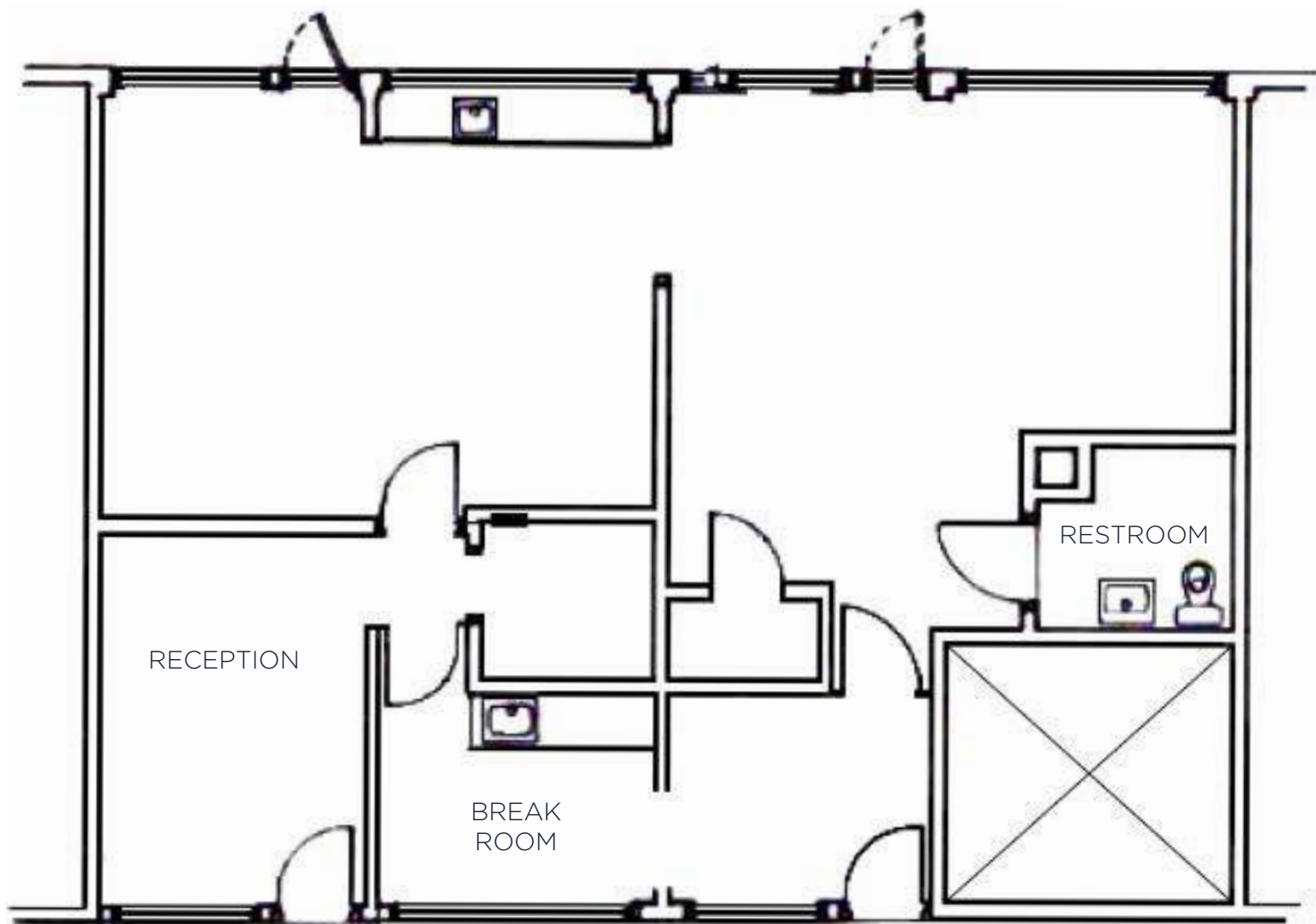


ABUNDANT LIGHT

# FLOOR PLAN

## UNITS 9/10

1615 HILL ROAD, NOVATO CA

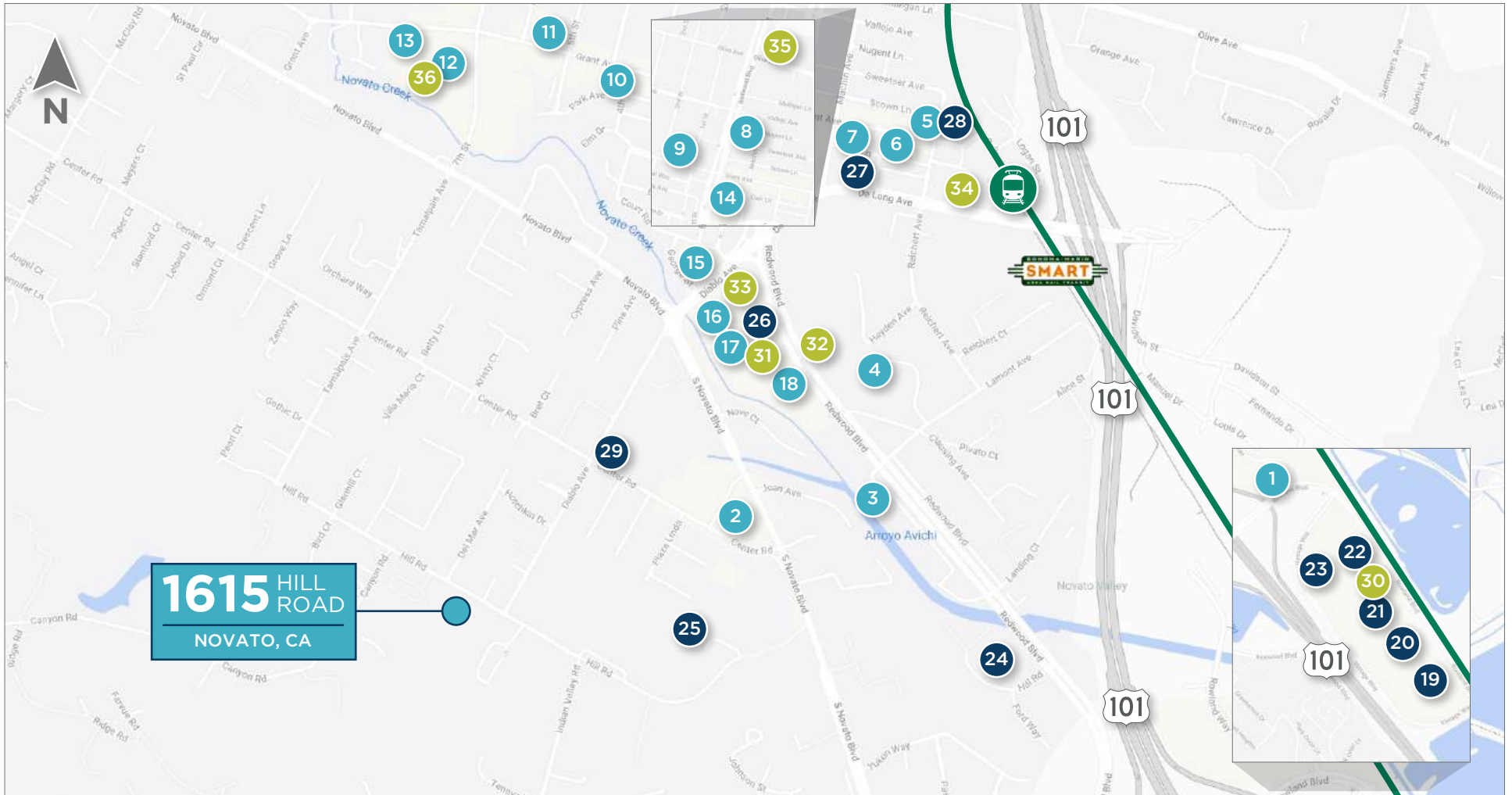








# AERIAL MAP



**1615 HILL ROAD**  
NOVATO, CA

## FOOD/BEVERAGE

- |                                   |                                 |                     |
|-----------------------------------|---------------------------------|---------------------|
| 1. Chick-Fil-A                    | 7. Finnegan's Marin             | 14. McDonalds       |
| 2. Redwood Bagel Company          | 8. Trek Winery                  | 15. Panda Express   |
| 3. China Palace                   | 9. Marvin's Breakfast Club      | 16. Starbucks       |
| 4. Ayawasaka Hilltop Novato       | 10. Rustic Bakery               | 17. The Habit Grill |
| 5. Dr. Insomiac's Fine Co-ee, Tea | 11. Bacon                       | 18. Starbucks       |
| 6. Blue Barn Novato               | 12. Creekside Bakery            |                     |
|                                   | 13. Tiagliaferri's Delicatessen |                     |

## RETAIL

- |                                  |                                       |
|----------------------------------|---------------------------------------|
| 19. Costco                       | 25. Pini Hardware                     |
| 20. Petco                        | 26. Novato Fair S.C                   |
| 21. Target                       | 27. Downtown Novato Community Farmers |
| 22. Ross Dress For Less          | 28. Novato Glass                      |
| 23. Vintage Oaks Shopping Center | 29. 7-Eleven                          |
| 24. Marin County Ford            |                                       |

## GROCERY/DRUG STORE

- |                         |
|-------------------------|
| 30. CVS                 |
| 31. Dollar Tree         |
| 32. Eckhart Corporation |
| 33. Safeway             |
| 34. Wholefoods          |
| 35. Trader Joe's        |
| 36. CVS                 |

### LEGEND

 Highway 101

 Smart Train





# CONTACT INFORMATION

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