

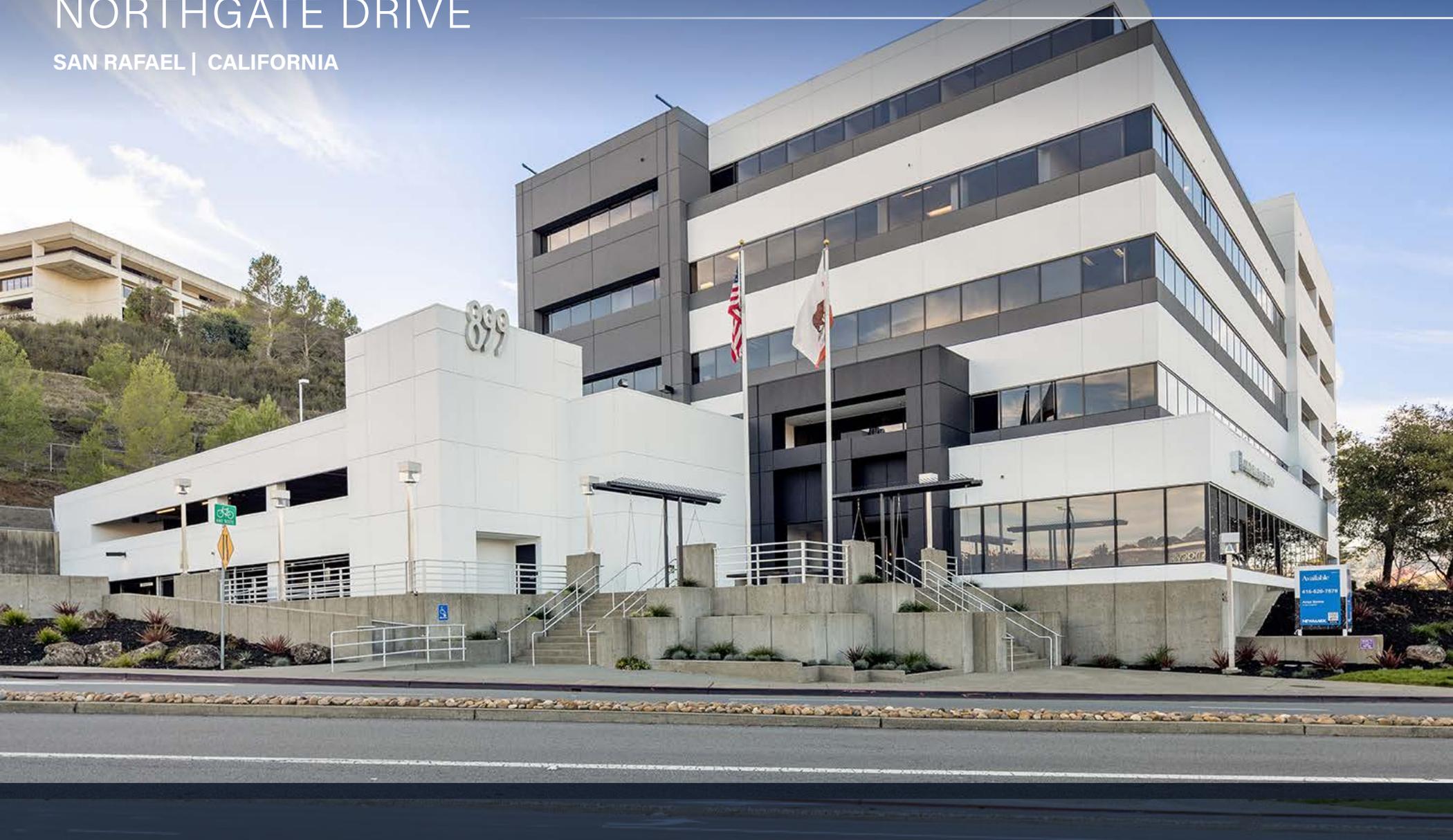
# 899

## NORTHGATE DRIVE

SAN RAFAEL | CALIFORNIA

# CLASS A OFFICE

THE HEART OF NORTHGATE DISTRICT



**NEWMARK**

**GRAHAM STREET REALTY**  
REAL ESTATE INVESTMENTS

**FOR LEASE** Up to ±22,000 RSF  
\$3.50/SF/MONTH, FULL SERVICE



Updated, modern lobby with high-end finishes accessible to covered parking garage



Across from the Northgate Mall and walkable to many amenities and services



Conveniently located 2 minutes from Highway 101



Building signage available

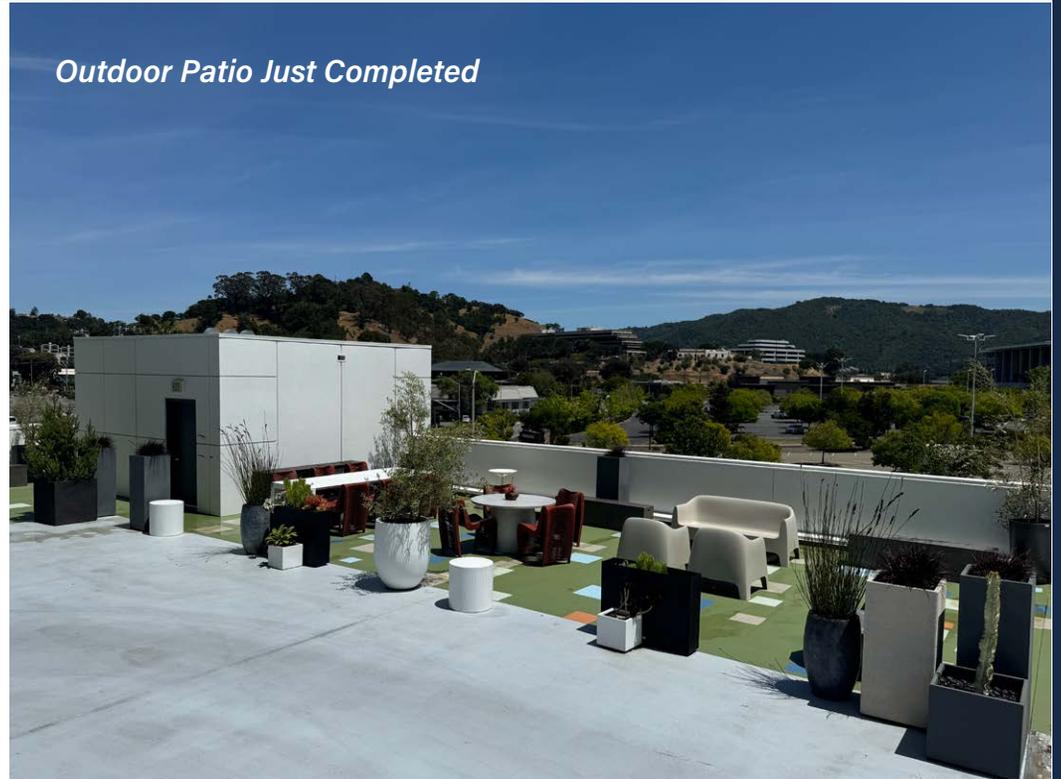


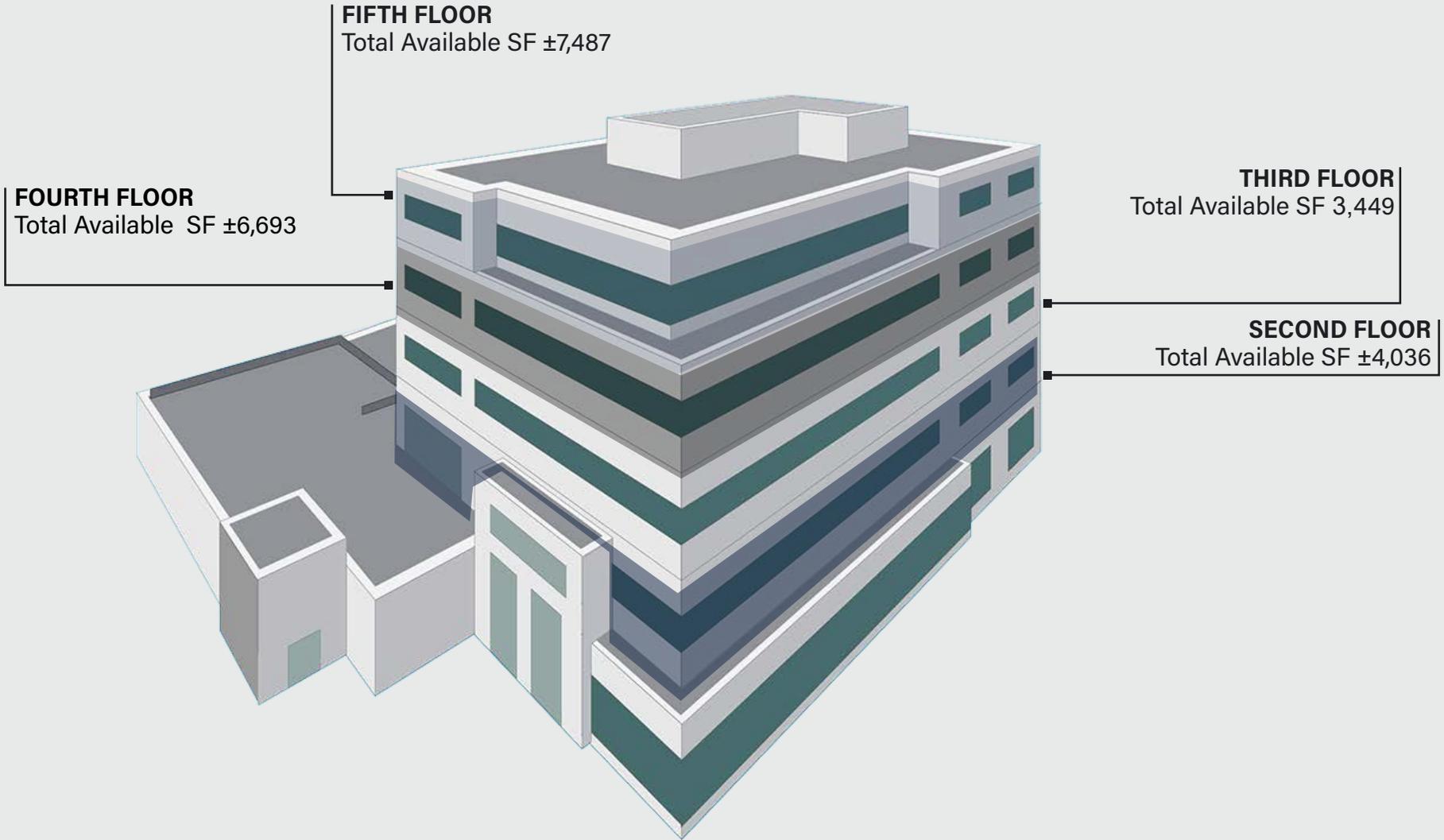
Multi-tenant, office and medical spaces with large window lines for abundant natural light



Private, covered garage parking (3.75/1,000 RSF)

*Outdoor Patio Just Completed*





**SECOND FLOOR**

SUITE **205** - ±908 RSF

SUITE **210** - ±3,128 RSF

(Can be combined for ±4,036 RSF)

**THIRD FLOOR**

SUITE **301** - ±3,449 RSF

**FOURTH FLOOR**

SUITE **410** - ±2,902 RSF

SUITE **415** - ±3,791 RSF

**FIFTH FLOOR**

SUITE **530** - ±7,487 RSF

899 NORTHGATE DRIVE



NEWMARK / GRAHAM STREET REALTY

## SUITE 205 ±908 RSF

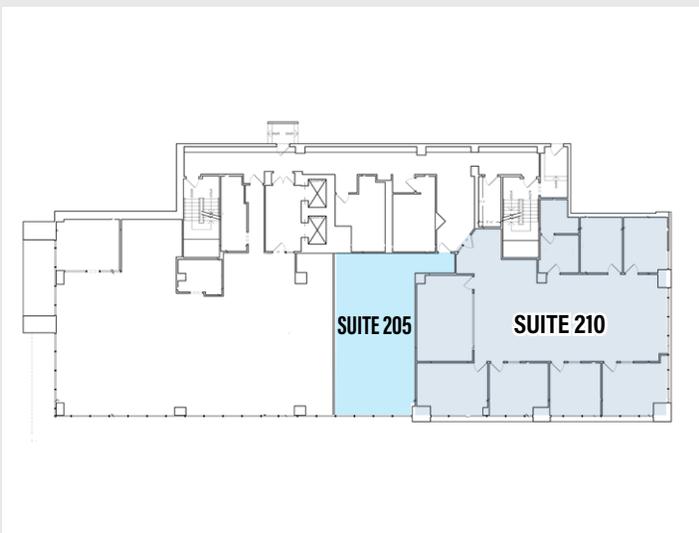
- Open work area
- Direct garage access off hallway

## SUITE 210 ±3,128 RSF

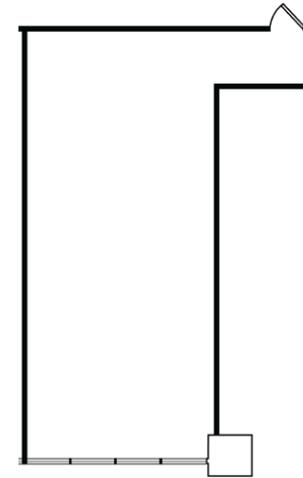
- Reception area
- Open work area
- 5 private offices with glass side-lights
- Glass-lined conference room
- Kitchenette
- Direct garage access off hallway

(Suites 205 & 210 can be combined for ±4,036 RSF)

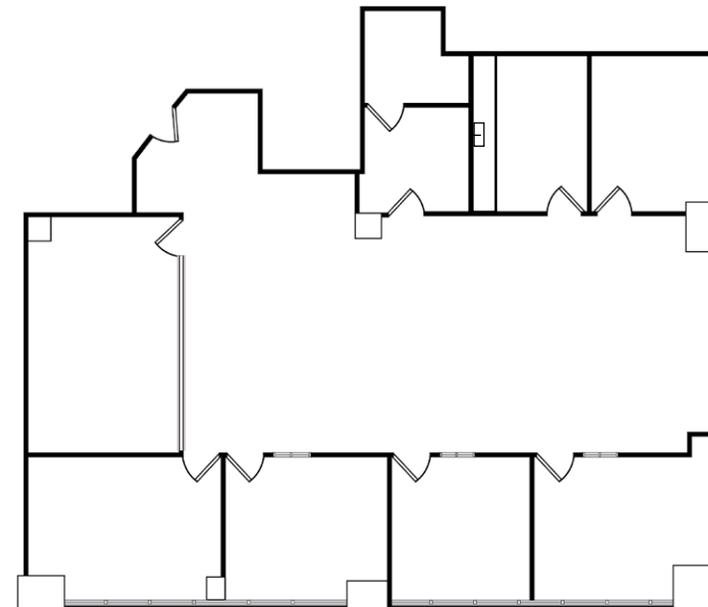
### FULL FLOOR PLAN



## SUITE 205



## SUITE 210

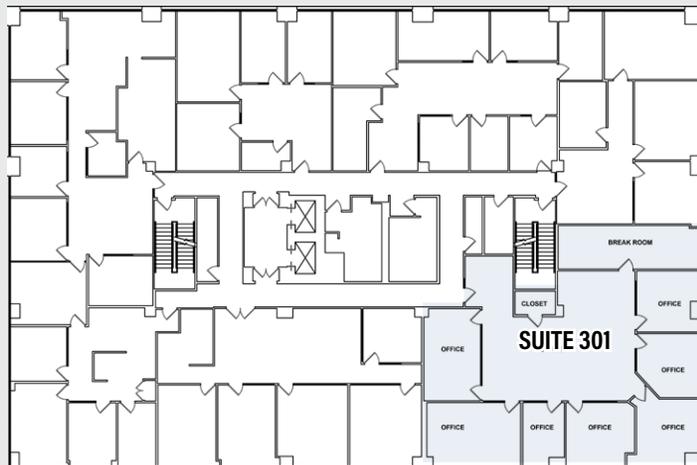


FLOOR PLANS NOT TO SCALE

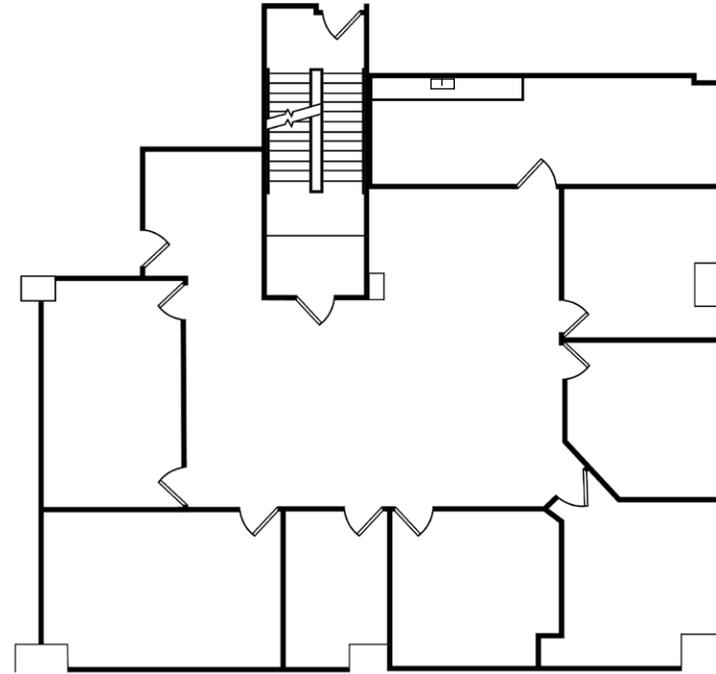
## SUITE 301 ±3,449 RSF

- Reception area
- Open work area
- 6 private offices with glass side-lights
- Conference room
- Kitchenette
- Northwest views

FULL FLOOR PLAN



SUITE 301



## SUITE 410 ±2,902 RSF

- Reception area
- Open work area
- 6 private offices with glass sidelights
- Conference room
- Kitchenette
- Northwest views

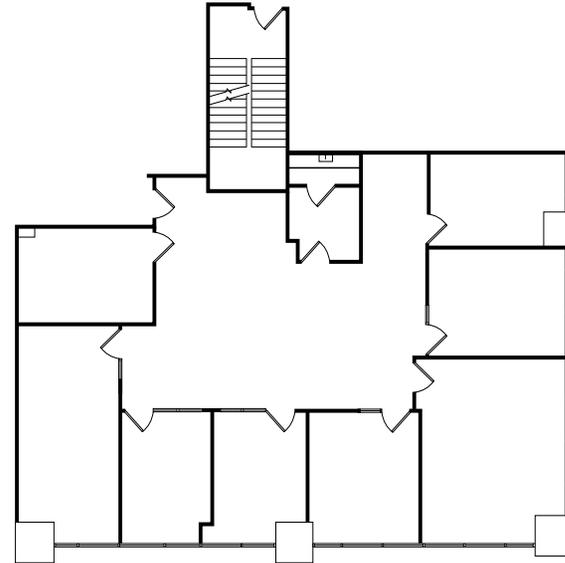
## SUITE 415 ±3,791 RSF

- Reception area
- Open work area
- 4 private offices
- Glass-lined conference room
- Kitchenette
- Northeast views

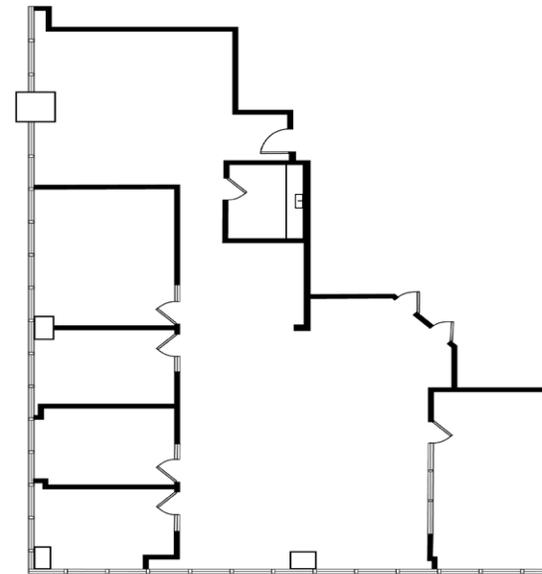
### FULL FLOOR PLAN



**SUITE 410**



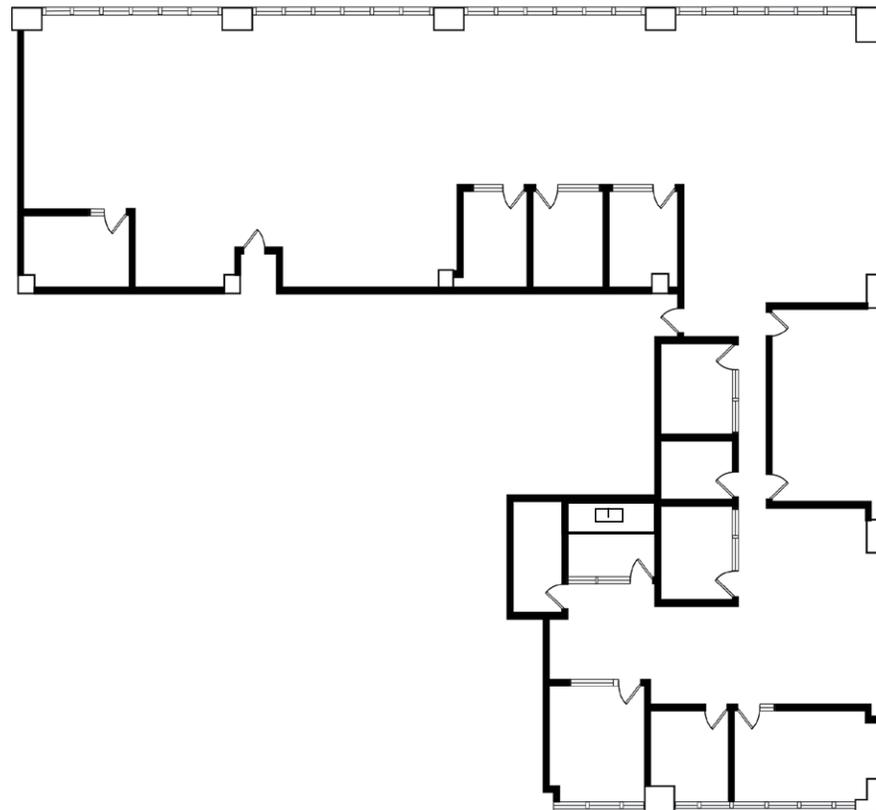
**SUITE 415**



## SUITE 530

### SUITE 530 ±7,487 RSF

- Reception area
- Open work area
- 9 private offices
- Large conference room
- Kitchenette
- IT room
- Hillside & northwest views



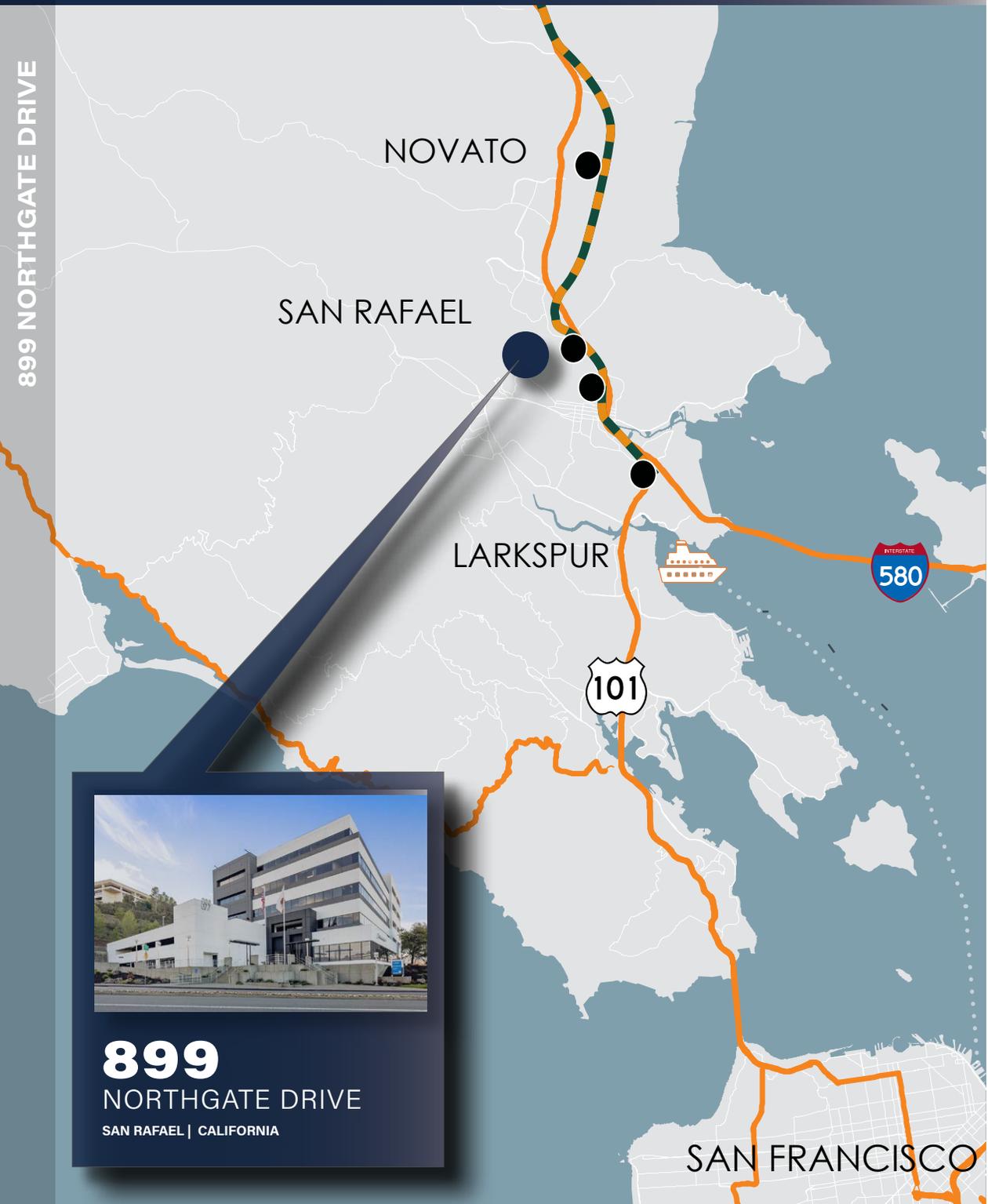
### FULL FLOOR PLAN



FLOOR PLANS NOT TO SCALE

# TRANSPORTATION MAP

899 NORTHGATE DRIVE



**899**  
NORTHGATE DRIVE  
SAN RAFAEL | CALIFORNIA

NORTHGATE SHOPPING CENTER 1 MINUTE

WALK TO SMART STATION 9 MINUTES

DRIVE TO LARKSPUR LANDING FERRY TERMINAL 11 MINUTES

BIKE TO SAN FRANCISCO 15 MILES

DRIVE TO PETALUMA 20 MILES



Route Larkspur to Santa Rosa



Smart Stations

# NEIGHBORHOOD AMENITIES

899 NORTHGATE DRIVE



NORTHGATE I

FOUR POINTS  
BY SHERATON



MANUEL T FREITAS PRKY

LAS GALLINAS AVE

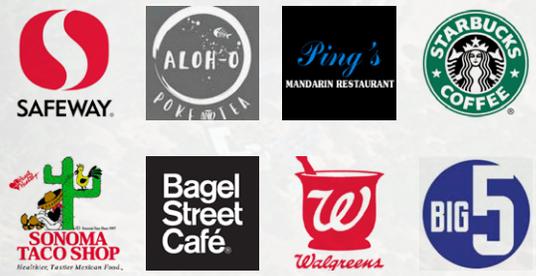


NORTHGATE III

NORTHGATE MALL

**899**  
NORTHGATE DRIVE  
SAN RAFAEL | CALIFORNIA

## NORTHGATE I



## NORTHGATE MALL



## NORTHGATE III



The redevelopment of the Northgate Mall will bring additional jobs, employee housing, and much vitality to the Northgate area. The vision is an inviting, open-air concept where housing, community gathering spaces, and quality retail come together to create a one-of-kind, vibrant destination. More info can be found here: [Future Northgate Mall](#)



2025 MASTER PLAN - STREET LEVEL

# 899

## NORTHGATE DRIVE

SAN RAFAEL | CALIFORNIA

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**NEWMARK**

**GRAHAM STREET REALTY**  
REAL ESTATE INVESTMENTS