



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**929 SHERMAN AVENUE
NOVATO, CA**

**Bright Second-Floor Office
in Prime Location**

929
SHERMAN
A

Go beyond broker.

REPRESENTED BY:

DAN BORENSTEIN, AGENT
LIC # 02243256 (415) 461-1010, EXT 120
DBORENSTEIN@KEEGANCOPPIN.COM



OFFICE SPACE FOR LEASE



929 SHERMAN AVENUE
NOVATO, CA

**PRIME OFFICE
OPPORTUNITY**

PROPERTY INFORMATION

HIGHLIGHTS

- Prime Downtown Novato Location - Corner of Sherman Ave. & Grant Ave.
- Excellent Natural Light Throughout
- Ideal Layout for Small Business or Professional Services
- Highly Walkable Area Near Shops, Dining & Services
- Includes One Dedicated Parking Space

OFFICE SPACE

540+/- sq. ft

DESCRIPTION

Second floor, bright corner office space with operable windows. Two offices with entry foyer. Private office entry via outside stairs.

DESCRIPTION OF PREMISES

This charming 540 sf second-floor walk-up office space is ideally located on the corner of Sherman Avenue and Grant Avenue in the heart of downtown Novato. The suite features two private offices and a welcoming entry/foyer area, offering a functional layout suitable for a variety of professional uses. The space has its own private entrance via an exterior staircase at the rear of the building, providing easy and discreet access. Included with the suite is one designated parking space, a valuable amenity in this central location. Situated within a well-maintained 5,810 sf building, this office offers excellent visibility and walkability to downtown shops, restaurants, and services.

LEASE TERMS

Size

540+/- sq ft

Rate

\$1,250/month

Terms

Gross unserviced

3 - 5 year lease term

Parking

1 designated parking spot in back of building & ample street parking

Zoning

CDR

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

DAN BORENSTEIN, AGENT
LIC # 02243256 (415) 461-1010, EXT 120
DBORENSTEIN@KEEGANCOPPIN.COM



OFFICE SPACE FOR LEASE



929 SHERMAN AVENUE
NOVATO, CA

**PRIME OFFICE
OPPORTUNITY**

DESCRIPTION OF AREA

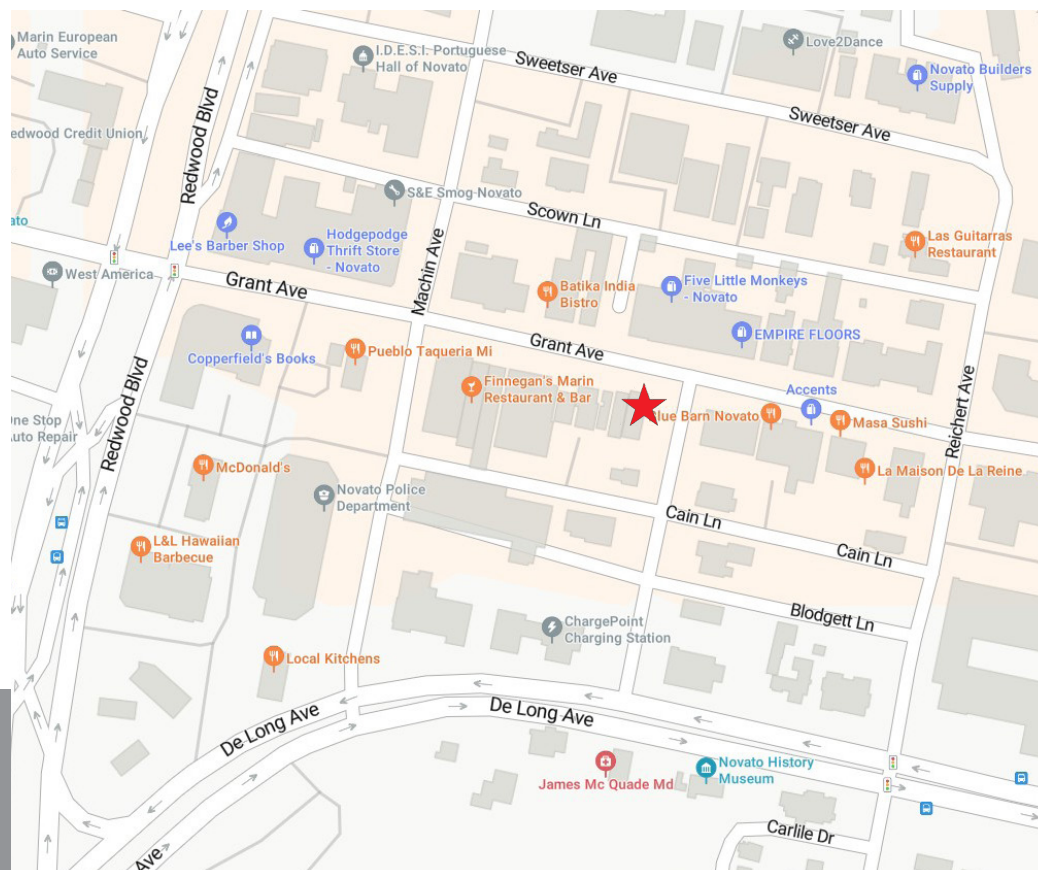
Located in the heart of downtown Novato, this office space enjoys a prime corner location at Sherman Avenue and Grant Avenue - offering excellent visibility and walkable access to the city's vibrant mix of local shops, restaurants, cafes, and professional services. Just one block off Redwood Boulevard, the area blends small-town charm with urban convenience. Easy access to Highway 101, Highway 37, and a SMART Train station nearby, make this a highly desirable location for businesses.

NEARBY AMENITIES

- Immediate proximity to Novato's downtown core
- Diverse and eclectic mix of restaurants and shops
- Steps from all city services
- Adjacent to a wide variety of professional and medical services

TRANSPORTATION ACCESS

- Novato Transit Center, 1 minute
- Downtown Novato SMART Train Station, 1 minute
- Highway 101, 2 minutes



REPRESENTED BY:

DAN BORENSTEIN, AGENT
LIC # 02243256 (415) 461-1010, EXT 120
DBORENSTEIN@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



PHOTOS



929 SHERMAN AVENUE
NOVATO, CA

**PRIME OFFICE
OPPORTUNITY**



REPRESENTED BY:

DAN BORENSTEIN, AGENT
LIC # 02243256 (415) 461-1010, EXT 120
DBORENSTEIN@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.