HAMILTON LANDING

NOVATO | CALIFORNIA

CREATE SPACE | NOURISH IDEAS | PILOT THE FUTURE

UP TO ±125,000SF AVAILABLE

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NEWMARK   **KENNEDY WILSON**

A LEGACY ASSET BUILT ON HISTORY AND FREEDOM

Hamilton Air Force Base was built in the 1930's and named after Marin fighting ace Lloyd Andrew Hamilton. Spanish-style construction and abundance of clear days perfect for flying.

HISTORIC LEGACY

THE FUTURE OF WORK

When home is chaotic and the city is dense, Hamilton Landing presents itself as a unique opportunity that provides space and freedom unlike ever imagined.

Soaring ceiling heights and sun drenched suites inspire, energize and motivate its occupants to build the future and maintain health, wellness and happiness.

REJUVENATING SPACES

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HAMILTON LANDING

PROPERTY FEATURES

PRIZED WORK ENVIRONMENT

1

Soaring ceilings, dramatic views, and access to unmatched nearby amenities. New outdoor tenant amenity space "The Landing" for meetings, team events, or a walk on the Hamilton Wetlands which is adjacent to Hamilton Landing.

EXCELLENT LOCATION

At the intersection of US 101 and Hwy 37, Hamilton is conveniently accessed from all directions.

PRIDE OF OCCUPANCY

Unique adaptive reuse of airforce hangars featuring massive glass curtain walls, impressive steel truss system, and extra deep window wells.

FLEXIBILITY

Approximately 411,128 SF project size allows business to grow in place with available spaces from ±1,393 – ±125,000 RSF with an ample parking ratio of ±4.00/1000 SF. Modular underfloor systems allowing easy relocation of HVAC, and electrical and data systems. Spaces can more easily and cost effectively improved.

GREEN FEATURES

Electric vehicle charging stations, award-winning HVAC systems, low emission and high performance finishes and materials.

CONNECTED

Located a few minutes walk from the Hamilton SMART station connecting employees to Sonoma County in the north and the Larkspur Ferry Terminal in the south. Comcast and AT&T virtually connect tenants to the world over fiber.

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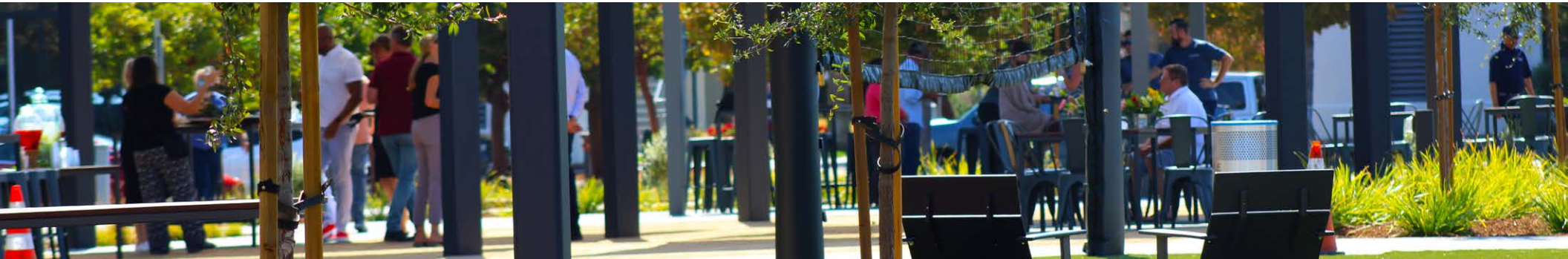
HAMILTON LANDING

Outdoor Dining Area

Bocce Ball Court

Volley Ball Court

Paved Walking Path

Outdoor Meeting Space

Multi-Purpose Lawn

Fenced-In Dog Run

Kitchen Novato

THE LANDING

TENANT AMENITY SPACE - RECENTLY FINISHED!

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HAMILTON LANDING

REFRESHING EXTERIORS

OUTDOOR DINING

MEETING AREA

DOG RUN

BOCCE BALL

RECHARGE - REINVIGORATE - REJOICE

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HAMILTON LANDING

SPACE AVAILABLE FROM ±1,393 - ±125,000 RSF

AVAILABLE SPACES

HANGAR 4

| Suite 100 | ±21,957 RSF |

HANGAR 4

| Suite 200 | ±11,285 RSF |
| Suite 250 | ±2,750 RSF |

SUITES 200 & 250 CAN BE COMBINED TO ±14,035

HANGAR 6

Suite 155	±3,641 RSF
Suite 170	±1,976 RSF
Suite 175	±3,525 RSF
Suite 190	±1,494 RSF

Suite 100	±19,261 RSF
Suite 220	±7,978 RSF
Suite 230	±1,965 RSF
Suite 235	±1,393 RSF
Suite 240	±5,995 RSF

SUITES 220,230, 235 & 240 CAN BE COMBINED TO ±17,331 RSF

HANGAR 3

| Suite 100 | ±28,805 RSF |
| Suite 210 | ±13,461 RSF |

SUITES 100 & 210 CAN BE COMBINED TO ±42,266 RSF

HANGAR 7

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ENGAGING INTERIORS

MODERN · FUN · INSPIRING

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FEATURING HANGAR 3

SPEC SUITE 240 ±5,995 RSF

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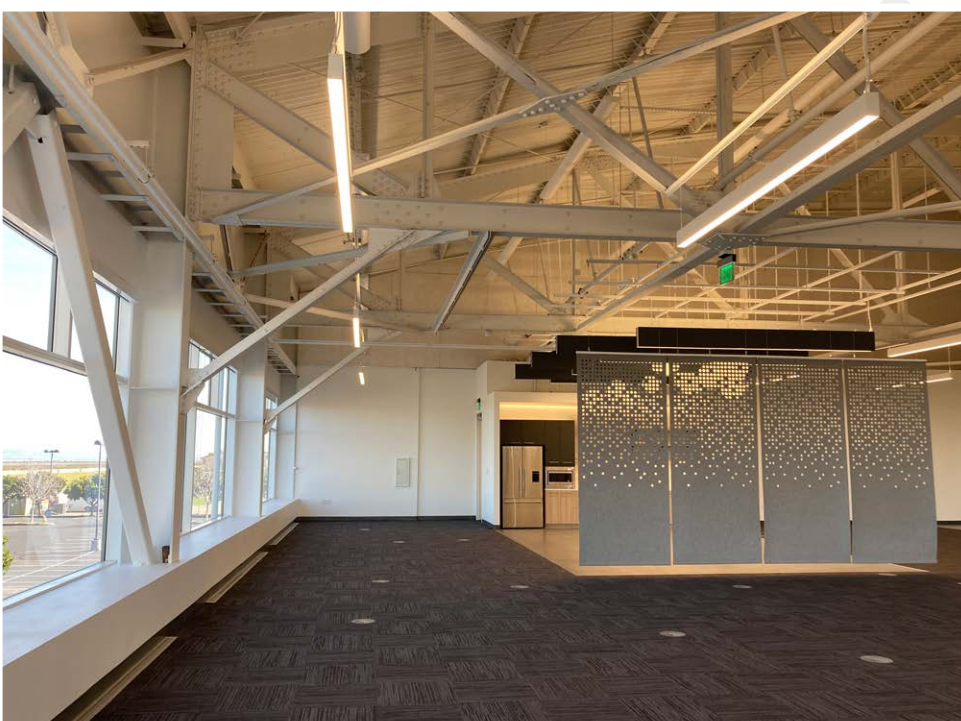
DIVERSIFIED LABOR POOL. EXECUTIVE HOUSING. HUB-LIKE POTENTIAL.

MARIN COUNTY'S DIVERSIFIED WORKFORCE GREW BY 20% OVER THE LAST FIVE YEARS.

Less than 5 minutes from Highway 101 and just 10 minutes from Novato Hamilton SMART Station, Hamilton Landing gives access to migrating talent from San Francisco, South Bay and East Bay. Ample on-site dedicated parking, Tesla and EV charging stations, makes it convenient for the local and the commuter to pop in and out of the office.

New construction executive housing and Hamilton Marketplace are convenient for location-based employees. A hub-like model with recreational amenities and potential for on-site activation brings all of your everyday needs to one location.

HAMILTON MARKETPLACE

STEPS FROM ADVENTURE AND THE OUTDOORS

Moving away from the confines of home and the traditional office landscape, Hamilton Landing has front row seats to the Hamilton Wetlands and trails for nature watching, gatherings, hiking and biking.

IDEAL LOCATION

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HAMILTON LANDING

AMENITIES

US 101

Best Western PLUS

PERRY'S

COURTYARD BY MARRIOTT

Marin AirPorter

SONOMA-MARIN SMART AREA RAIL TRANSIT

Tennis
Basketball

kitchen
AT HAMILTON LANDING

Beso
bistro & wine bar

HAMILTON MARKETPLACE

SUPER DUPER BURGERS

TOAST
breakfast·lunch·dinner

néktər JUICE BAR

Thailand restaurant

Peet's Coffee

Sourdough & Co
Sandwiches·Soups·Salads

CYCLEBAR

MASSAGE HEIGHTS

SAFEWAY

pet food express

WELLS FARGO

LOCAL CLEANERS

Sutter Walk-In Care

Swimming Pool

Hamilton

South Hamilton

Baseball

FIND YOURSELF HERE. HAMILTON LANDING

NEW TENANT AMENITY AREA = ★

101 FREEWAY = ——

SONOMA-MARIN AREA RAIL TRANSIT = ★

SONOMA-MARIN RAPID TRANSIT LINE = — —

SAN FRANCISCO BAY TRAIL = ······

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HAMILTON LANDING

TRANSPORTATION

SMART TRAIN

COMMUTE TIME TO HAMILTON FIELD

Trains run every 30 minutes during peak commute hours

San Rafael to Novato estimated
8-10 minutes

Petaluma to Novato estimated
8-10 minutes

Santa Rosa to Novato estimated
25-30 minutes

HAMILTON LANDING

ESTIMATED PROXIMITY TO

Oakland
30 miles

San Francisco (Golden Gate Bridge)
19 miles

Petaluma
16 miles

Santa Rafael
8 miles

SMART TRAIN =

SMART TRAIN STATIONS =

SONOMA COUNTY AIRPORT
SANTA ROSA NORTH
SANTA ROSA DOWNTOWN
ROHNERT PARK
COTATI
PETALUMA NORTH
PETALUMA DOWNTOWN
NOVATO SAN MARIN
NOVATO HAMILTON
MARIN CIVIC CENTER
SAN RAFAEL
LARKSPUR

HAMILTON LANDING

ST. HELENA
ROSELAND
SEBASTOPOL
YOUNTVILLE
NAPA
AMERICAN CANYON
VALLEJO
INVERNESS
NOVATO
RICHMOND
CORTE MADERA
EL CERRITO
ALBANY
BELVEDERE
EMERYVILLE
OAKLAND
ALAMEDA
SAN FRANCISCO

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