

# FOR LEASE

## 7200 REDWOOD BLVD

Novato, CA 94945



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## Property Summary



### PROPERTY DESCRIPTION

Now under new ownership! 7200 Redwood Boulevard provides one of the nicest office experiences in Novato. Third floor office availabilities provide great window lines with expansive Mount Tam views. The suites are accessible directly through the lobby at the upper parking lot. Suites also provide large shared outdoor balconies to really maximize the views. New owners plan on making upgrades to the lobbies and common areas to help provide a top Novato office experience.

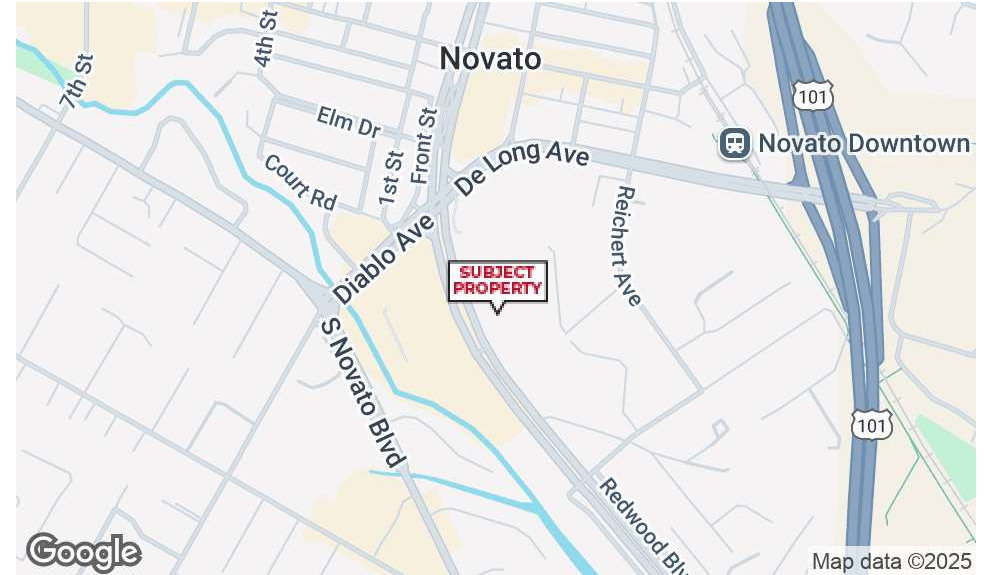
### PROPERTY HIGHLIGHTS

- Highly visible monument signage facing Redwood Boulevard
- Upgraded LED lighting throughout the common areas
- Private parking lot accessing 1st and 3rd floors
- On site gym with showers and lockers
- Easy access to Highway 101 and downtown Novato amenities



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### LOCATION DESCRIPTION

Located across from the Novato Fair Shopping Center. Walking distance to downtown Novato, close to all services, with convenient to Highway 101.

### OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (Full Service)
Number of Units:	23
Available SF:	±1,304 - 5,523 SF
Building Size:	±54,777 SF
Property Type:	Office

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Lease Spaces

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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,304 - 5,523 SF	Lease Rate:	\$2.50 SF/month

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	DESCRIPTION
Suite 222	5,523 SF	Full Service	13 private offices, 2 conference rooms, kitchen.
Suite 301	1,304 SF	Full Service	3 private offices, small break/work room, large open space. Available 4/1/25.
Suite 312	2,294 SF	Full Service	Newly built out Spec Suite, 3 private offices, kitchenette, great glass lines, direct access to balcony.



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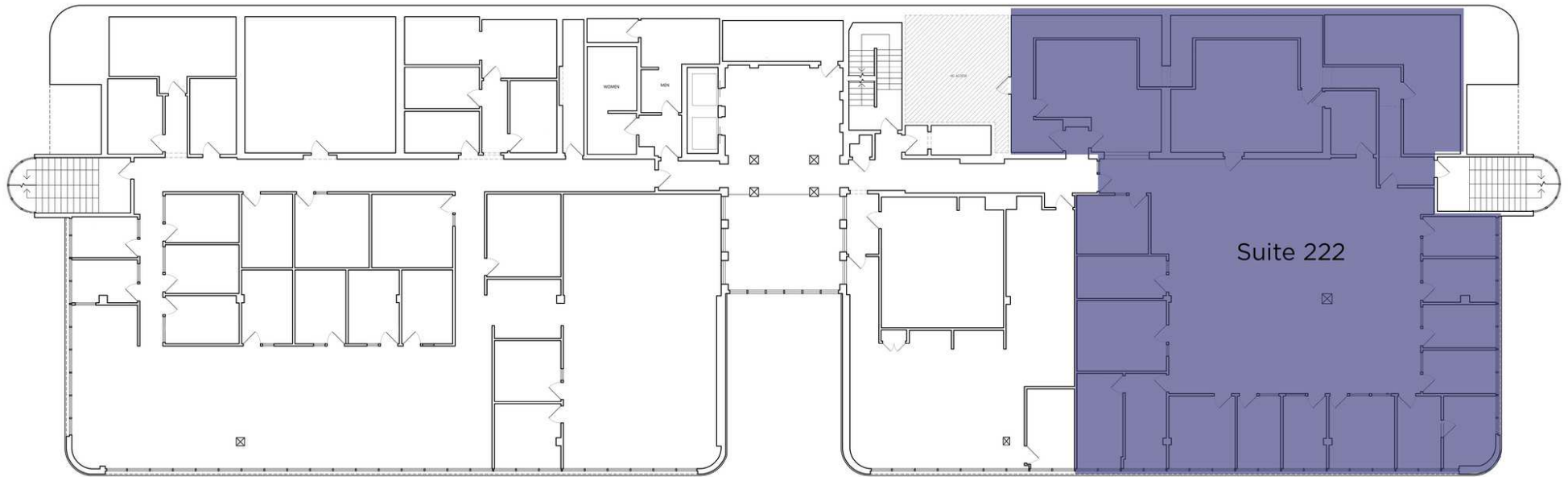
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Second Floor Plan

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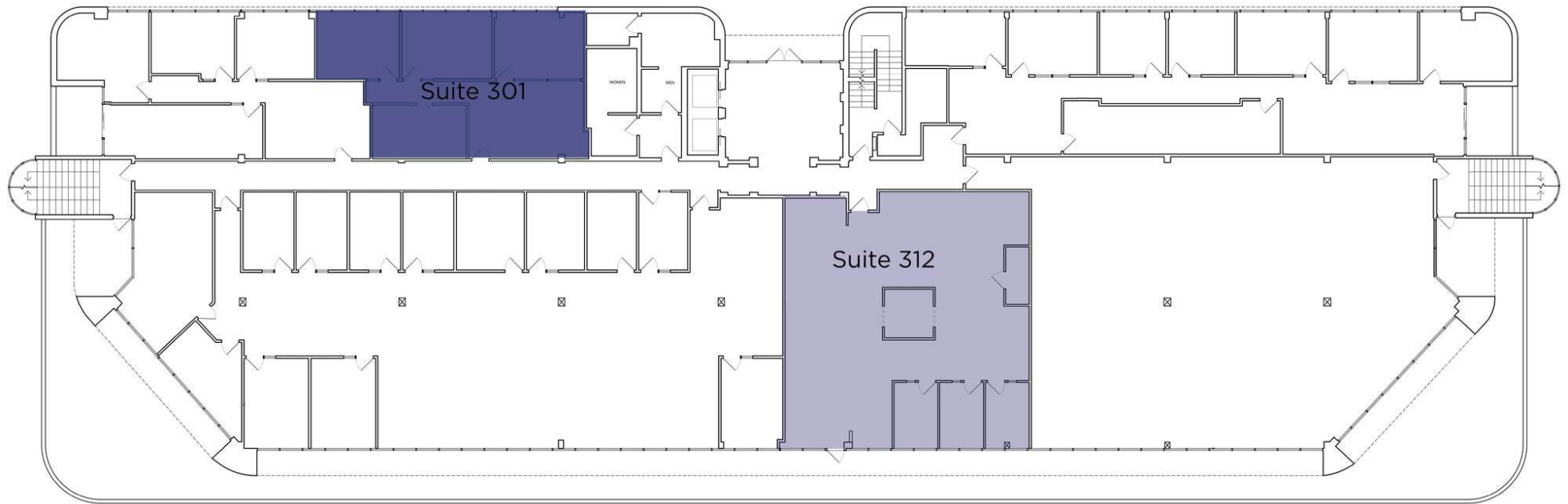


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Third Floor Plan

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Additional Photos

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Retailer Map

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## Demographics Map & Report

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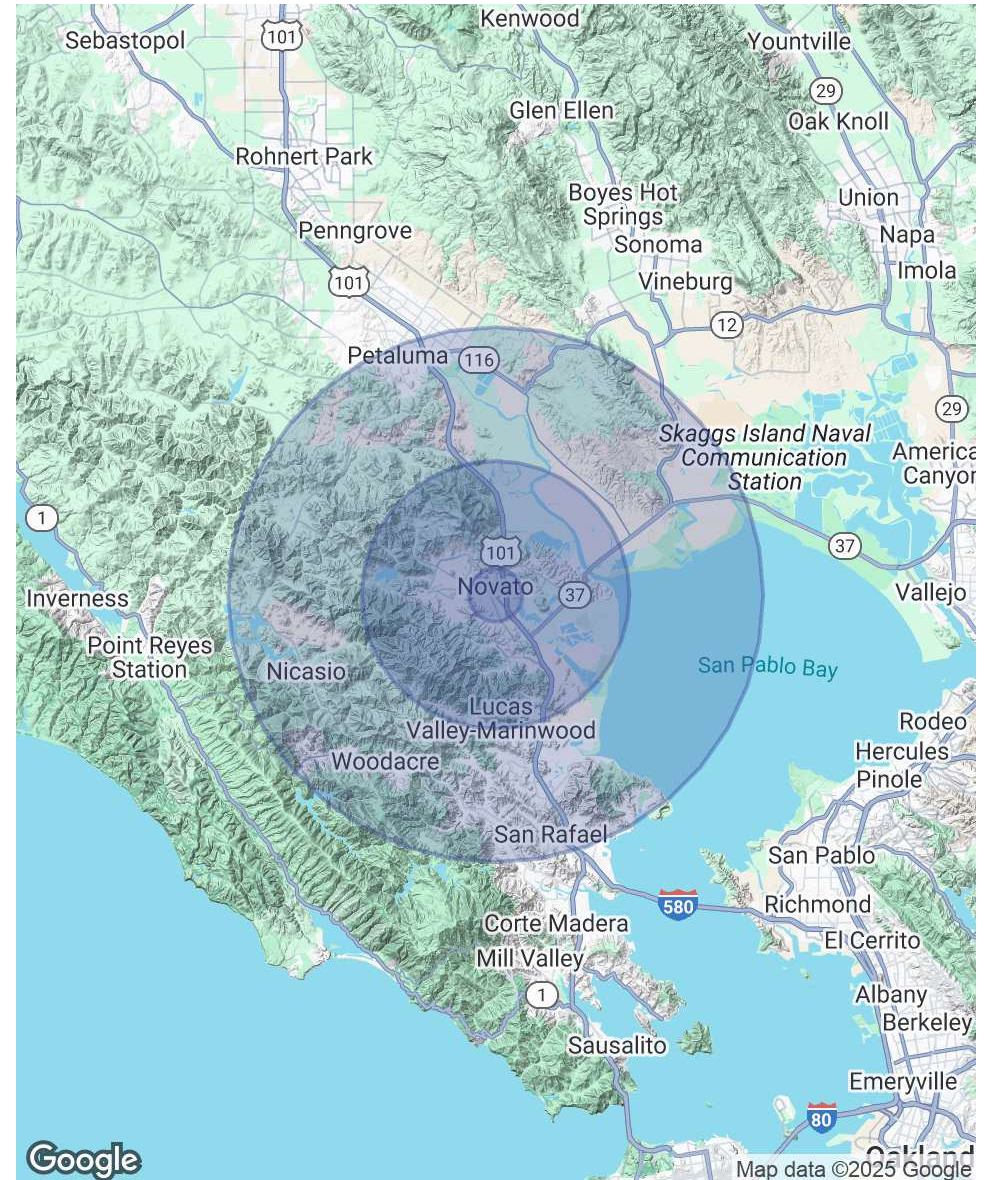
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,695	64,067	174,052
Average Age	44.1	48.6	47.5
Average Age (Male)	39.7	46.5	45.9
Average Age (Female)	46.6	49.7	49.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,335	26,093	73,366
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$107,162	\$141,631	\$145,266
Average House Value	\$700,847	\$824,988	\$910,745

2020 American Community Survey (ACS)



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