

# 1050

## NORTHGATE DRIVE

SAN RAFAEL | CALIFORNIA

# CLASS A MEDICAL/OFFICE

IN THE HEART OF MARIN COUNTY



**NEWMARK**

**GRAHAM STREET REALTY**  
REAL ESTATE INVESTMENTS

**FOR LEASE** ±469 RSF - ±3,487 RSF  
\$2.50 - \$3.50/SF/MONTH, FULL SERVICE



Updated, modern lobby with high-end finishes



Adjacent to Four Points by Sheraton, across from the Northgate Mall and walkable to many amenities and services



Convenient to Highway 101



Common conference room & outdoor patio



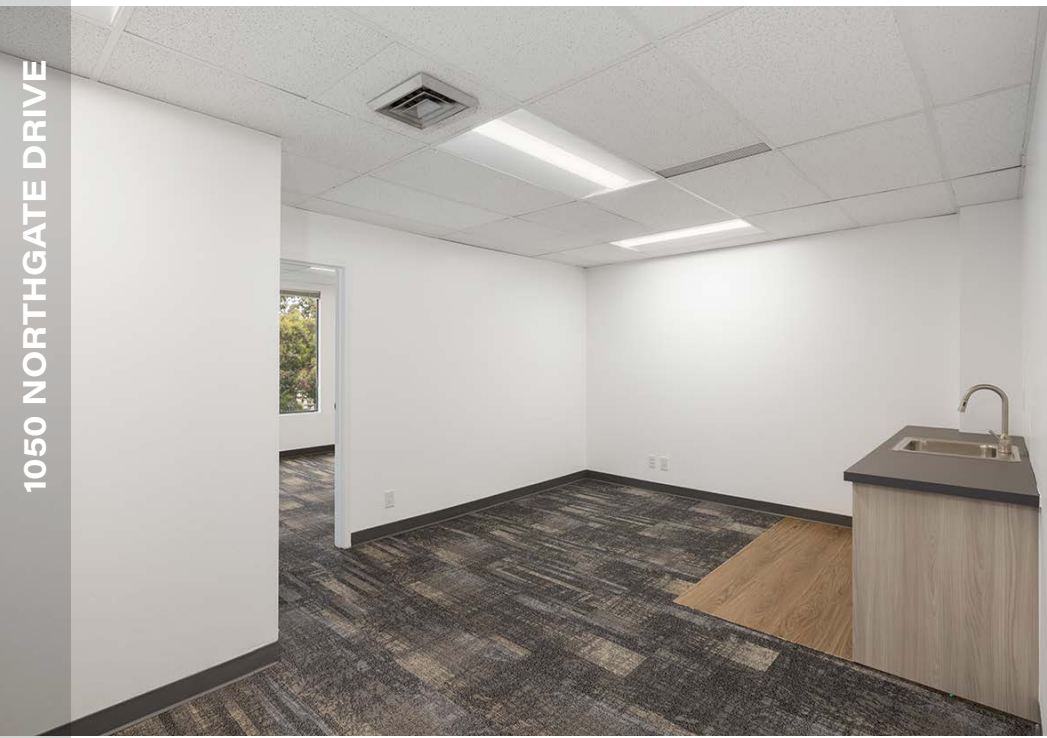
Office spaces with large glass-lines for abundant natural light



Abundant parking (4.29/1,000 RSF)



1050 NORTHGATE DRIVE



### FIFTH FLOOR

Total Available SF ±799

### FOURTH FLOOR

Total Available SF ±5,073

### THIRD FLOOR

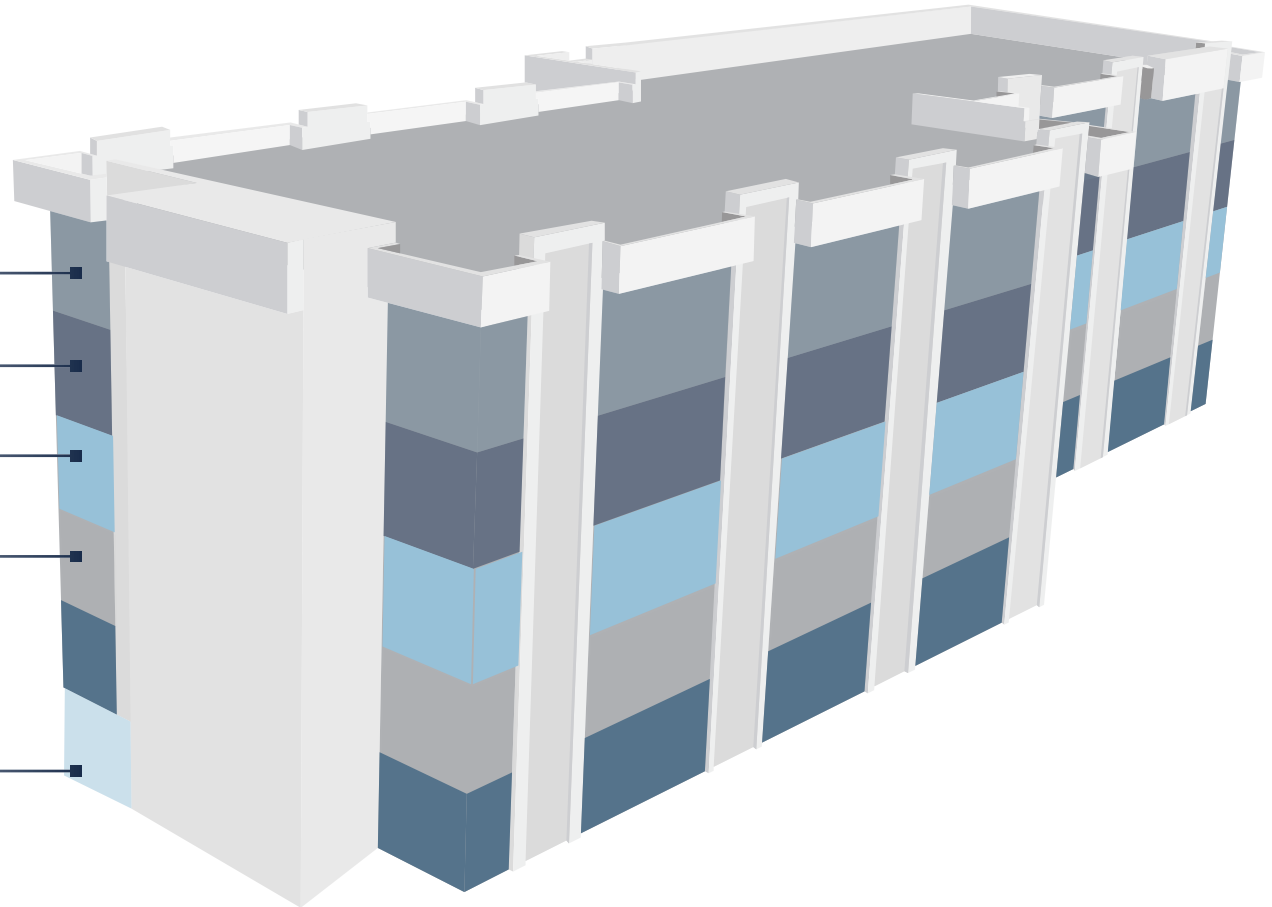
Total Available SF ±3,172

### SECOND FLOOR

Total Available SF ±1,491

### PATIO LEVEL

Total Available SF ±1,233



### PATIO LEVEL

SUITE 1 - ±1,233 RSF

### FOURTH FLOOR

SUITE 400 - ±3,487 RSF  
SUITE 410 - ±1,586 RSF

### SECOND FLOOR

SUITE 245 - ±469 RSF  
SUITE 260 - ±1,022 RSF

### FIFTH FLOOR

SUITE 520 - ±799 RSF

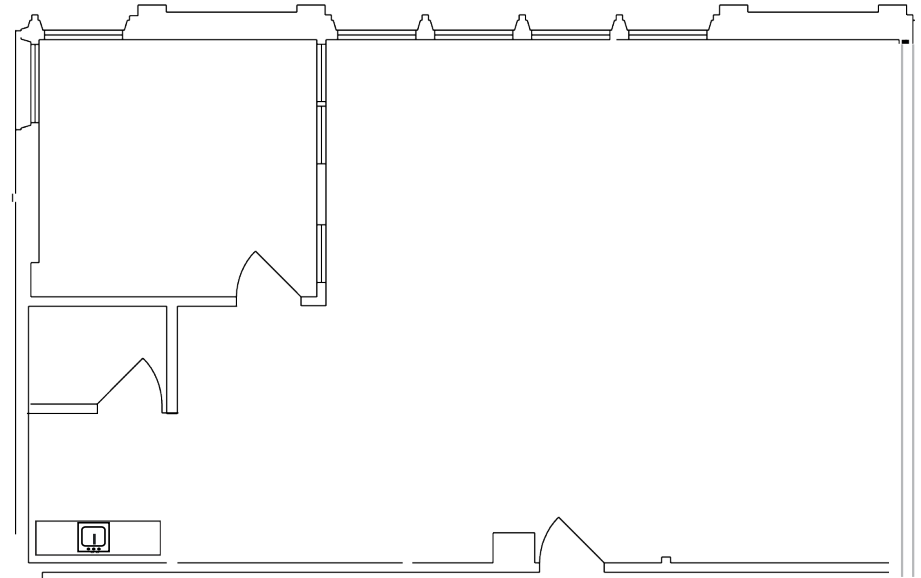
### THIRD FLOOR

SUITE 300 - ±2,211RSF  
SUITE 351 - ±961 RSF

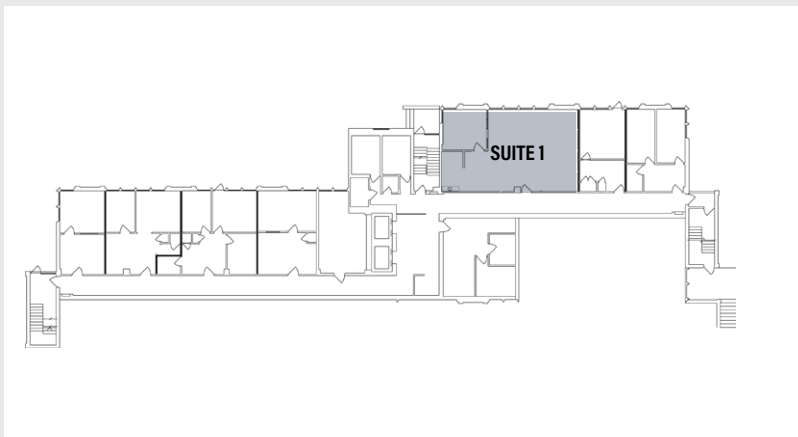
## SUITE 1 ±1,233 RSF

- Open office area
- Large private office
- Conference room
- Kitchenette with dishwasher
- Storage room
- ±10 ft. ceiling height

**SUITE 1**



FULL FLOOR PLAN



NOT TO SCALE

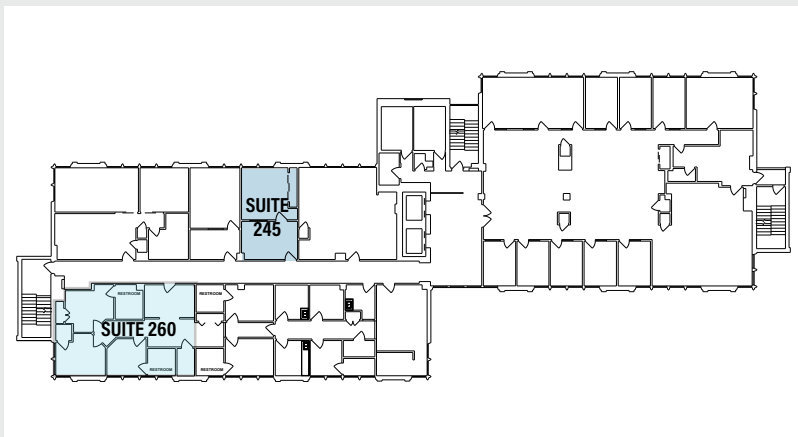
## SUITE 245 ±469 RSF

- Generous reception area
- Large private office
- New carpet
- New paint

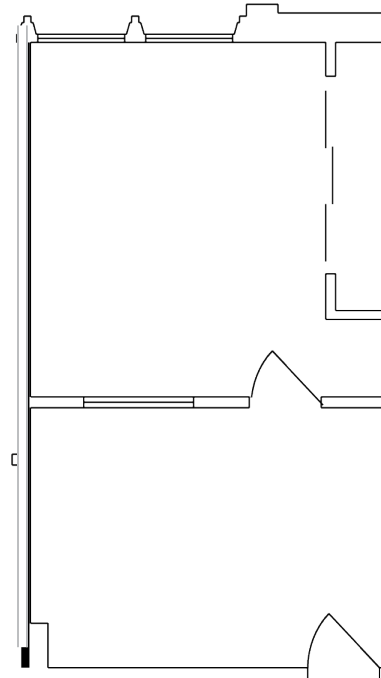
## SUITE 260 ±1,022 RSF

- Reception area
- 3 private offices
- 2 restrooms
- Plentiful storage

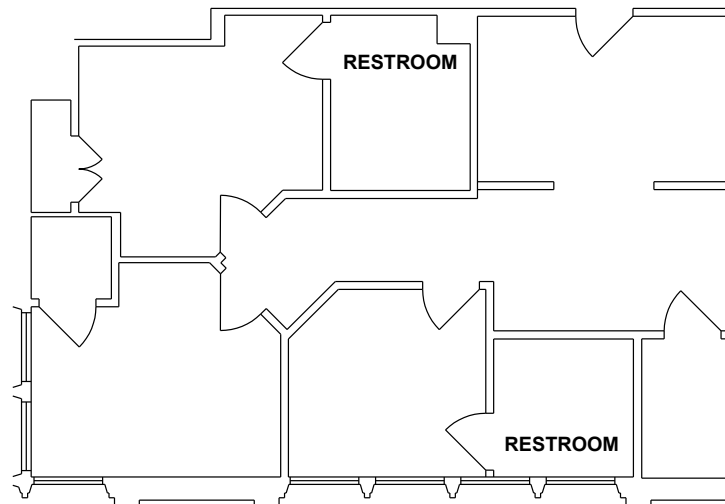
### FULL FLOOR PLAN



**SUITE 245**



**SUITE 260**



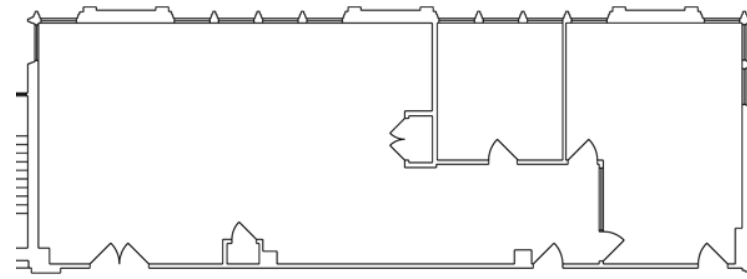
NOT TO SCALE

## SUITE 300 ±2,211 RSF

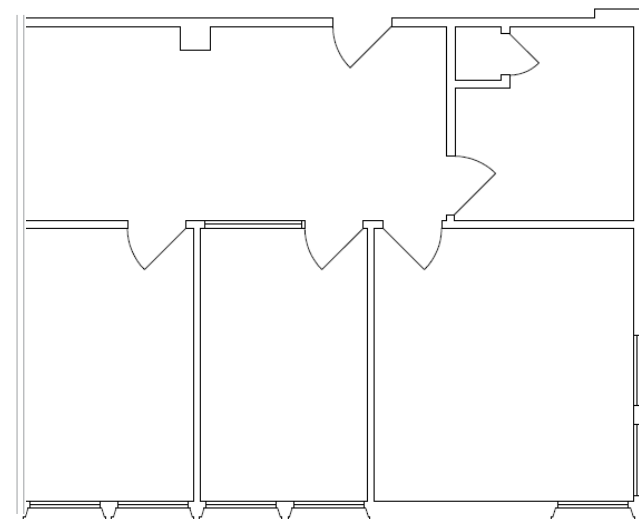
- Private office
- Large open area
- Large conference room
- Kitchenette
- Mt. Tamalpais views

## SUITE 351 ±961 RSF

- Reception area
- 2 window-lined private offices
- Large corner conference room
- Storage room

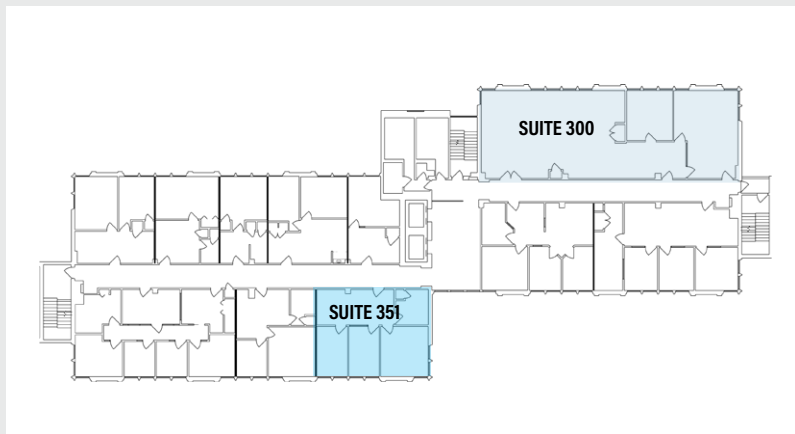


**SUITE 300**



**SUITE 351**

## FULL FLOOR PLAN



NOT TO SCALE

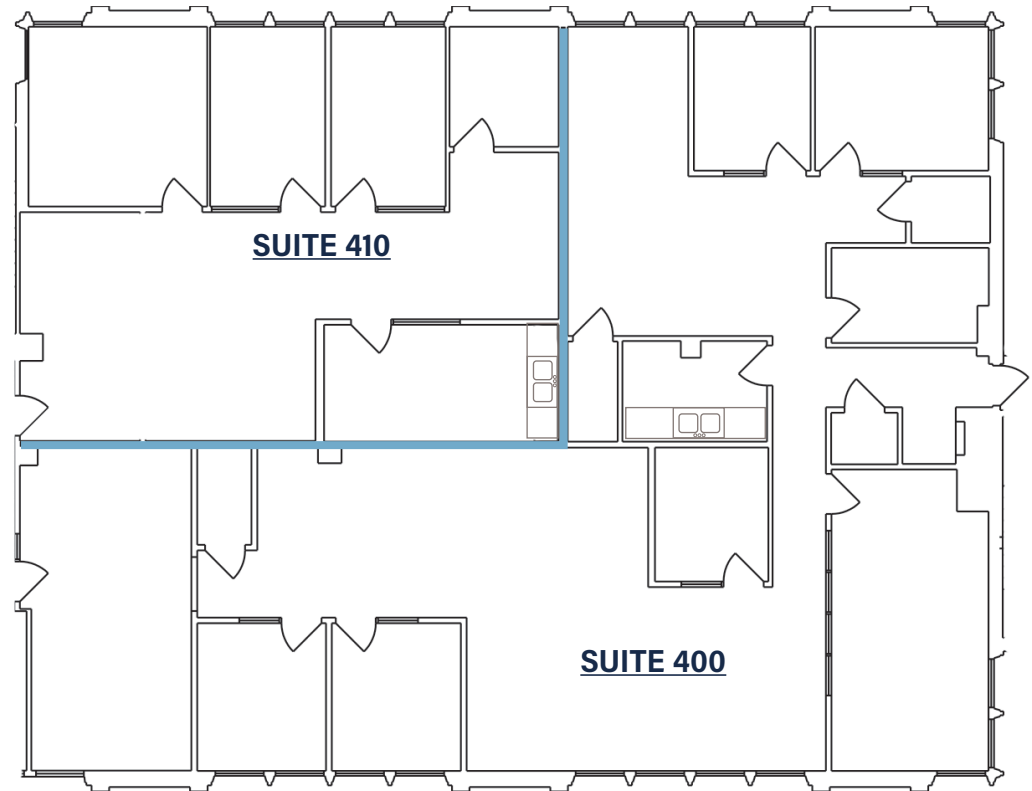
## SUITE 400 ±3,487 RSF

- Impressive entry off the elevator
- Glass lines on 3 sides of the suite
- 5 private offices
- Large conference room
- Open work areas
- Plentiful storage
- Suites 400 and 410 can be combined to create ±5,073 RSF

## SUITE 410 ±1,586 RSF

- Reception area
- 3 generous private offices with glass sidelights
- Ample open workspace
- Kitchenette with dishwasher

### FULL FLOOR PLAN



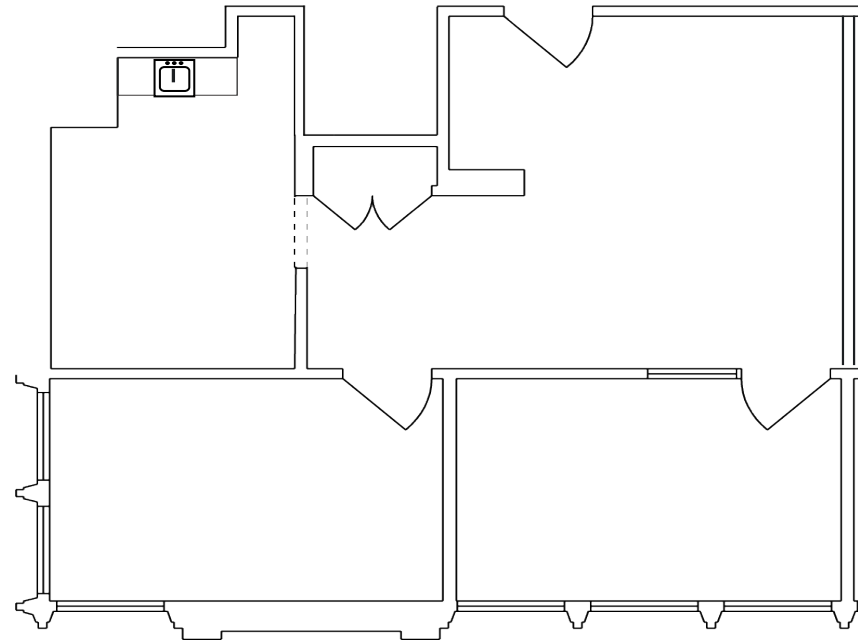
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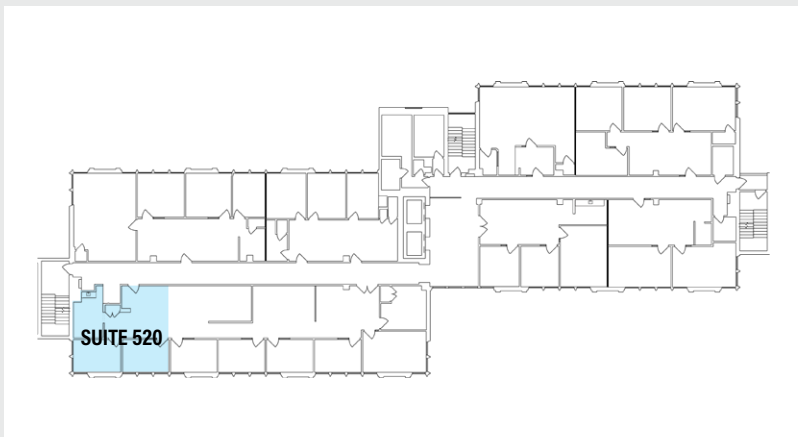
## SUITE 520 ±799 RSF

- Reception area
- 2 window-lined private offices
- Large kitchenette
- Expansive North-facing views

## SUITE 520



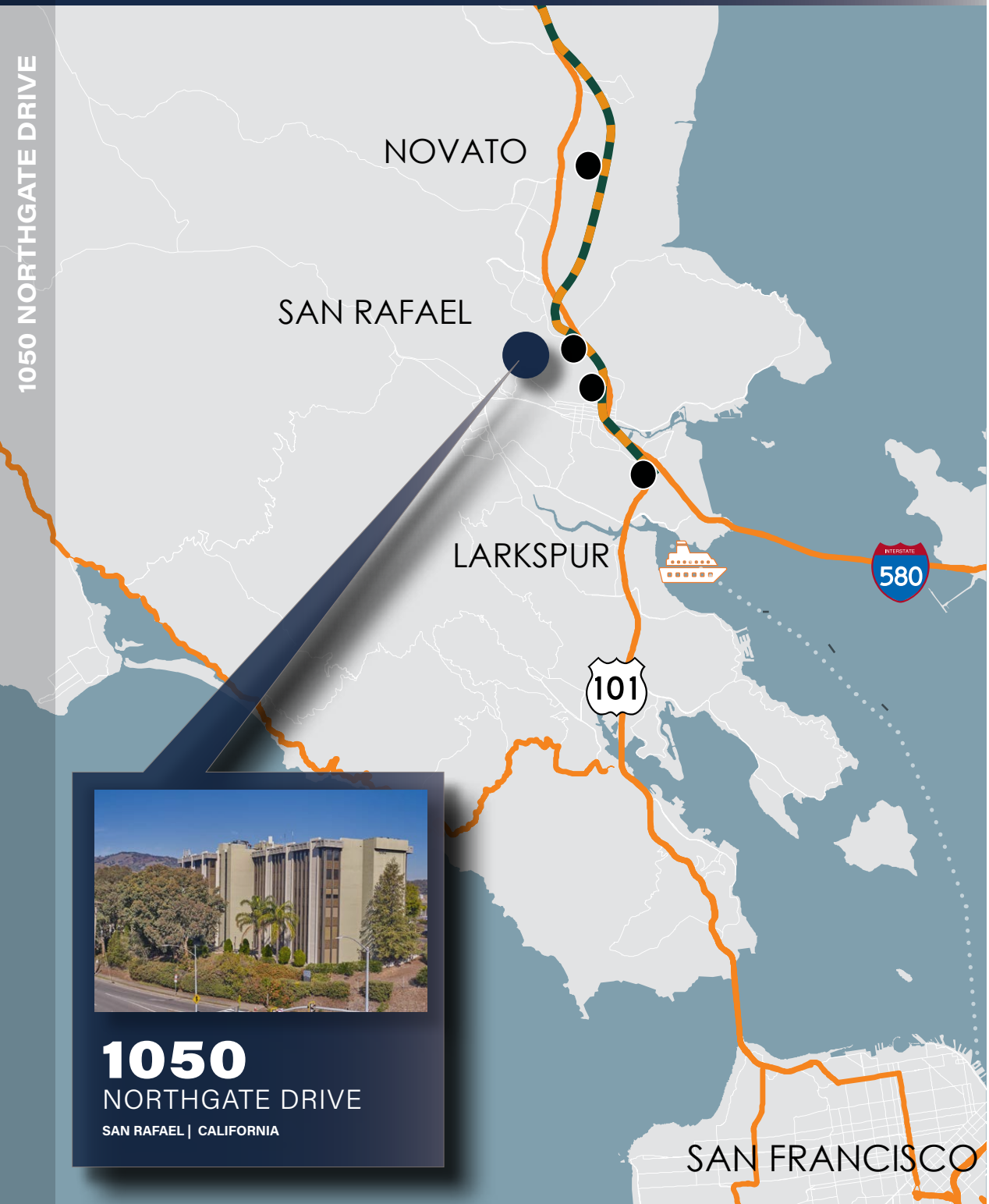
FULL FLOOR PLAN



NOT TO SCALE

# TRANSPORTATION MAP

1050 NORTHGATE DRIVE



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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



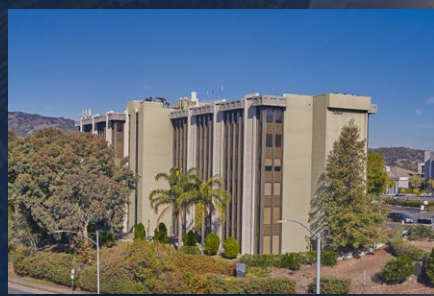
Route Larkspur to Santa Rosa



Smart Stations

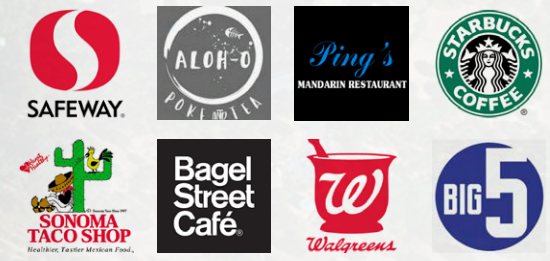
# NEIGHBORHOOD AMENITIES

1050 NORTHGATE DRIVE



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## NORTHGATE I



## NORTHGATE MALL



## NORTHGATE III



# 1050

## NORTHGATE DRIVE

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