

FOR LEASE

Redwood Blvd

7595 & 7599 REDWOOD BLVD

Novato, CA 94945

PRESENTED BY:

LYNSEY KAYSER

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CalDRE # #01990180

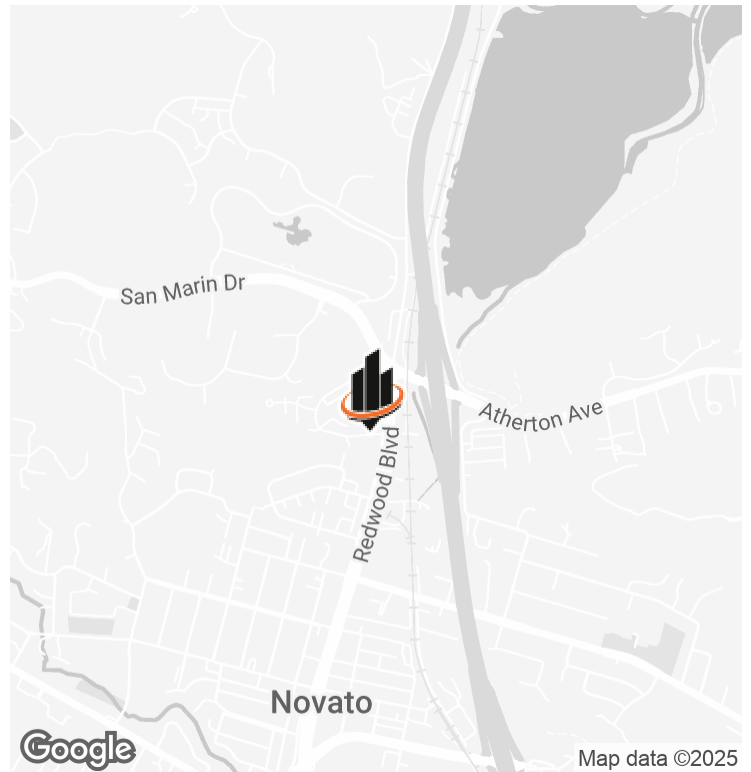
JULIE SOMMER

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CalDRE #01169064

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|--|
| LEASE RATE: | \$2.16 - 2.40 SF/month (Full Service) |
| NUMBER OF UNITS: | 40 |
| AVAILABLE SF: | 649 - 2,857 SF |
| LOT SIZE: | 79,866 SF |
| BUILDING SIZE: | 31,271 SF |

PROPERTY DESCRIPTION

SVN MG Property Advisors is pleased to present 7595 & 7599 Redwood Blvd, Novato. This property offers abundant natural light, suites with private offices, kitchenettes, and reception areas. With easy access to HWY 101, it provides convenience for both employees and clients. The property's sleek professional exterior is complemented by a well-maintained interior, making it an attractive option for a variety of businesses. With plenty of parking, this quiet two building complex has a parklike setting and many amenities. (Please note, Bldg. 7595 does not have an elevator, but Bldg. 7599 Redwood does have an elevator)

PROPERTY HIGHLIGHTS

- Wonderful layouts with private offices, kitchenettes and reception areas.
- Abundant natural light for an inviting work environment
- Ample parking for employees and clients
- Convenient access to HWY 101 and two blocks from a SMART station

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LEASE SPACES

LEASE INFORMATION

| | | | |
|---------------------|----------------|--------------------|--------------------------|
| LEASE TYPE: | Full Service | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 649 - 2,857 SF | LEASE RATE: | \$2.16 - \$2.40 SF/month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------------------------------|-----------|-----------|--------------|-----------------|--|
| 7599 Redwood Crossroads Suite 200 | Available | 2,857 SF | Full Service | \$2.20 SF/month | Quite office space with a large conference room, full kitchen and several private offices. |
| 7599 Redwood Crossroads, Suite 214 | Available | 1,451 SF | Full Service | \$2.16 SF/month | New Tenant may lease directly from Landlord for a longer term lease. Sublease ends 8/31/2025. |
| 7595 Redwood Blvd., Ste. 105 | Available | 649 SF | Full Service | \$2.40 SF/month | Nice open floor plan with laminate flooring and bright white walls with several windows for natural light. Ground floor, corner unit, right off the parking lot. |

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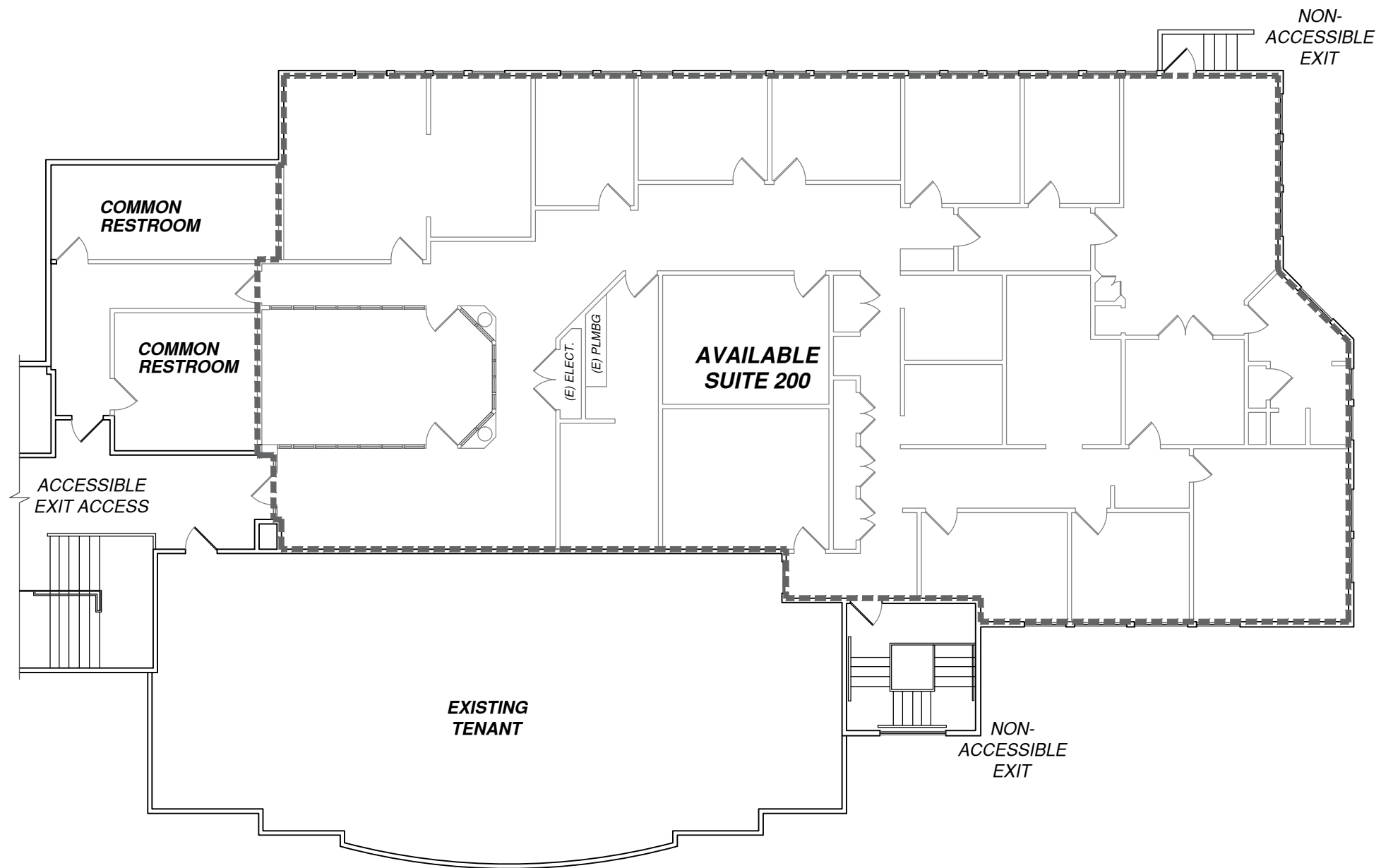
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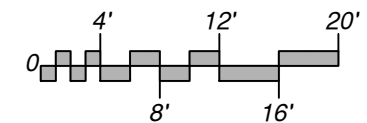
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EXISTING PLAN
7599 Redwood Boulevard - Second Floor

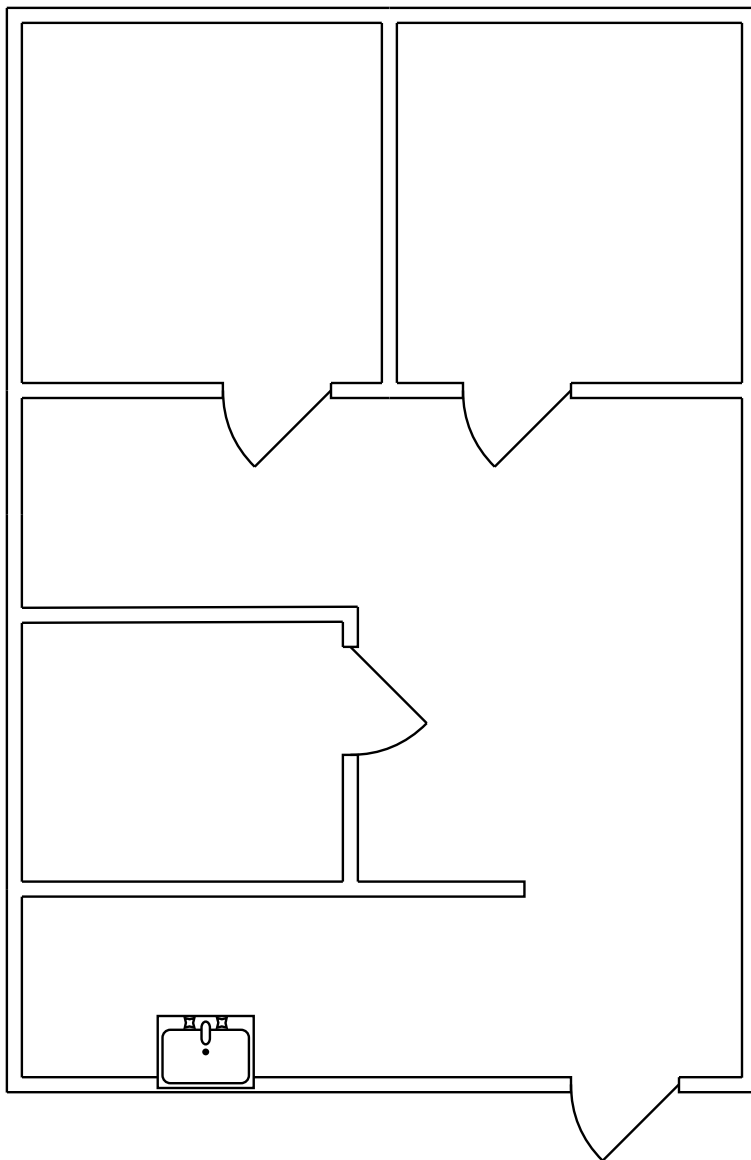


DECEMBER 12, 2014

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Sperry Van Ness
 Commercial Real Estate Advisors®

SUITE 214



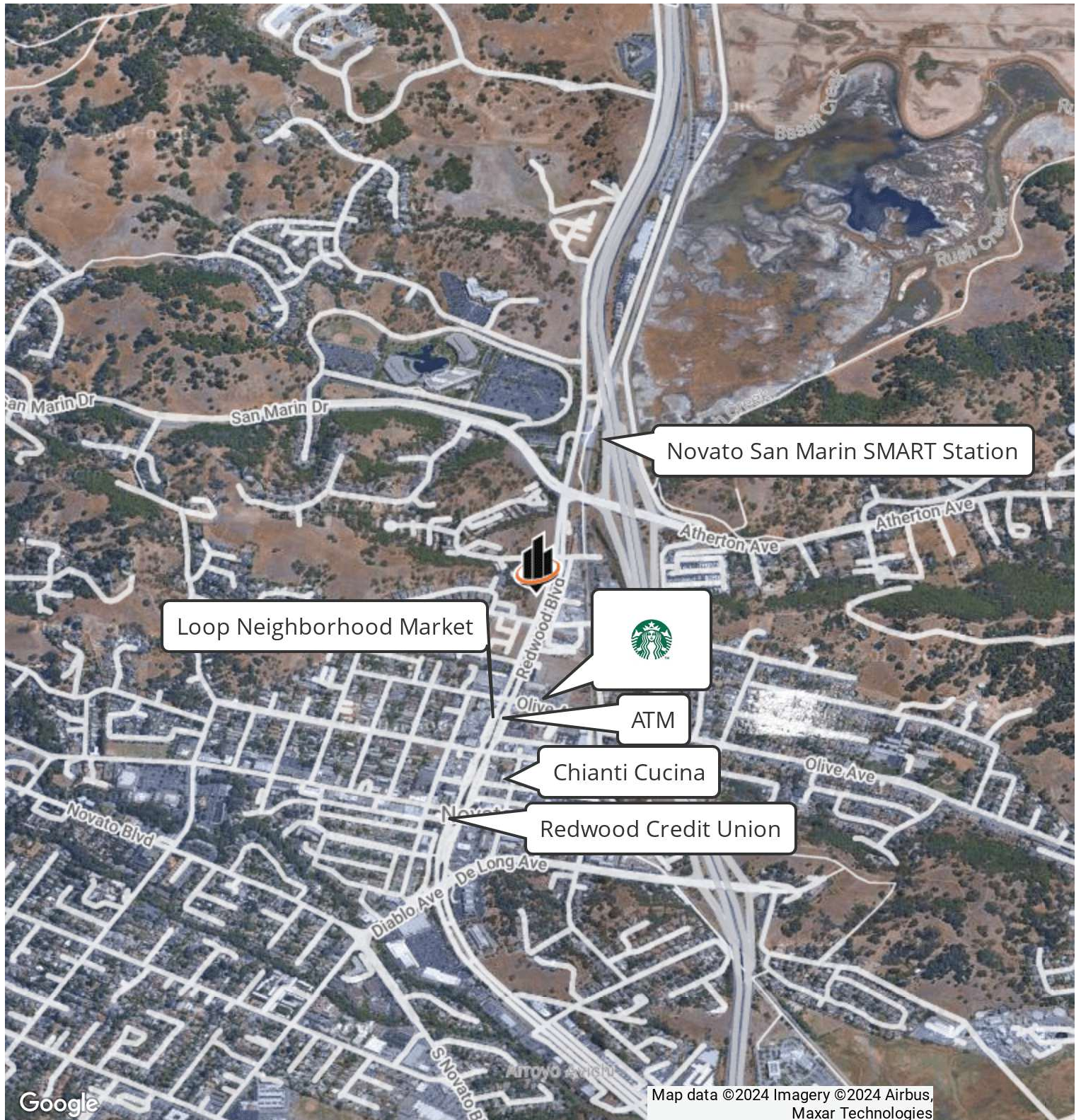
ADDITIONAL PHOTOS



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LOCATION MAP



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