



# For Lease: Grant Avenue Office

## 863-A Grant Avenue, Novato, CA

- 5 Private Offices
- Ground Floor
- Rear Parking Lot
- New Flooring
- Freshly Painted

### Offering Summary

|                           |                     |
|---------------------------|---------------------|
| <b>Available Sq. Ft.:</b> | <b>1,252 +/- sf</b> |
| <b>Initial Base Rent:</b> | <b>\$2.00/psf</b>   |
| <b>Lease Type:</b>        | <b>Mod. Gross</b>   |
| <b>Min. Lease Term:</b>   | <b>3 - 5 Years</b>  |
| <b>Available:</b>         | <b>Now</b>          |

Contact:

**Joe Morrison**  
 (415) 336-0022  
[joe@hlcre.com](mailto:joe@hlcre.com)  
 Lic#: 02067309

**Mark Cooper**  
 (415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
 Lic# 01814831



**HL Commercial Real Estate**  
 70 Mitchell Blvd., Suite 202  
 San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

# For Lease: Grant Avenue Office

863-A Grant Avenue, Novato, CA 94945

## Property Description:

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Well configured space on Novato's most active street. Five private offices for many uses. Employee and customer parking in rear lot.

## Location Description:

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The property is conveniently located close to Highway 101 and there is a private parking lot as well as ample street parking. Grant Street is near lively restaurants, cafes, gas stations, banks, and offices, and is just blocks from the downtown SMART station.

## Space Information/Features:

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|                              |  |
|------------------------------|--|
| Total Available Square Feet: | 1,252 +/- sq. ft. (agents have not verified dimensions square footage) |
| Divisible:                   | No   |
| Signage:                     | On side of building  |
| Parking:                     | Onsite in rear lot and street parking                                  |

## Building Information/Features:

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|                             |  |
|-----------------------------|--|
| Total Building Square Feet: | 1,252 +/- sq. ft.  |
| Year Constructed/Renovated: | 1952   |
| Zoning Designation:         | <a href="#">CDR: D:H (Downtown Core Retail:Downtown Novato Specific Plan:Historic)</a> |
| Fire Sprinklers:            | No   |
| Heating & Air Conditioning: | Yes  |
| Flood Zone Designation:     | Out  |

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

## Lease Terms:

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|                      |   |
|----------------------|---|
| Minimum Lease Term:  | 3 - 5 Years   |
| Initial Base Rent:   | \$2.00/sq.ft. per month   |
| Base Rent Increases: | 3 % per annum   |
| Lease Type:          | Modified Gross  |
| Tenant Expenses:     | Gas, electricity, trash, water, telephone, internet, % of shared water costs, tax and insurance increases |

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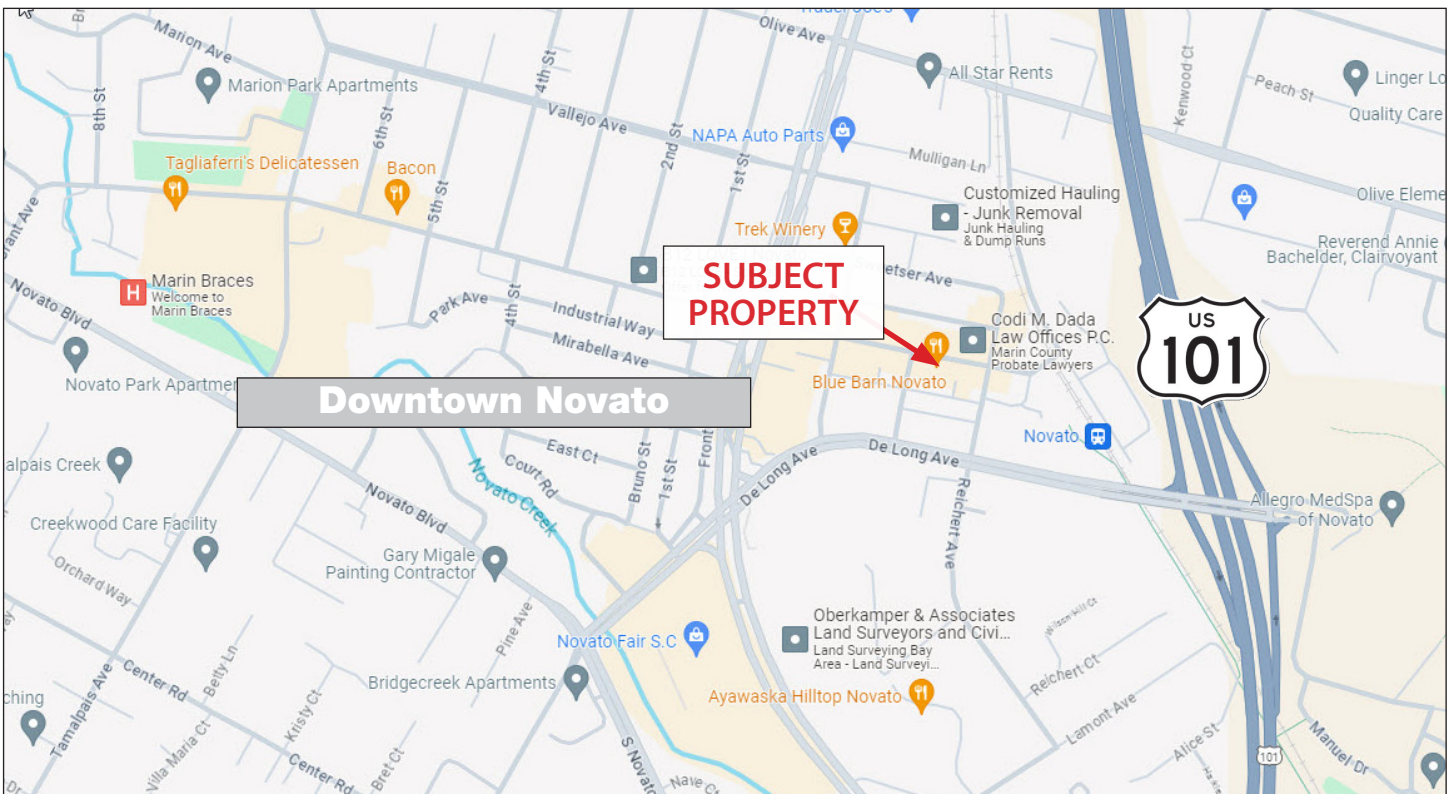
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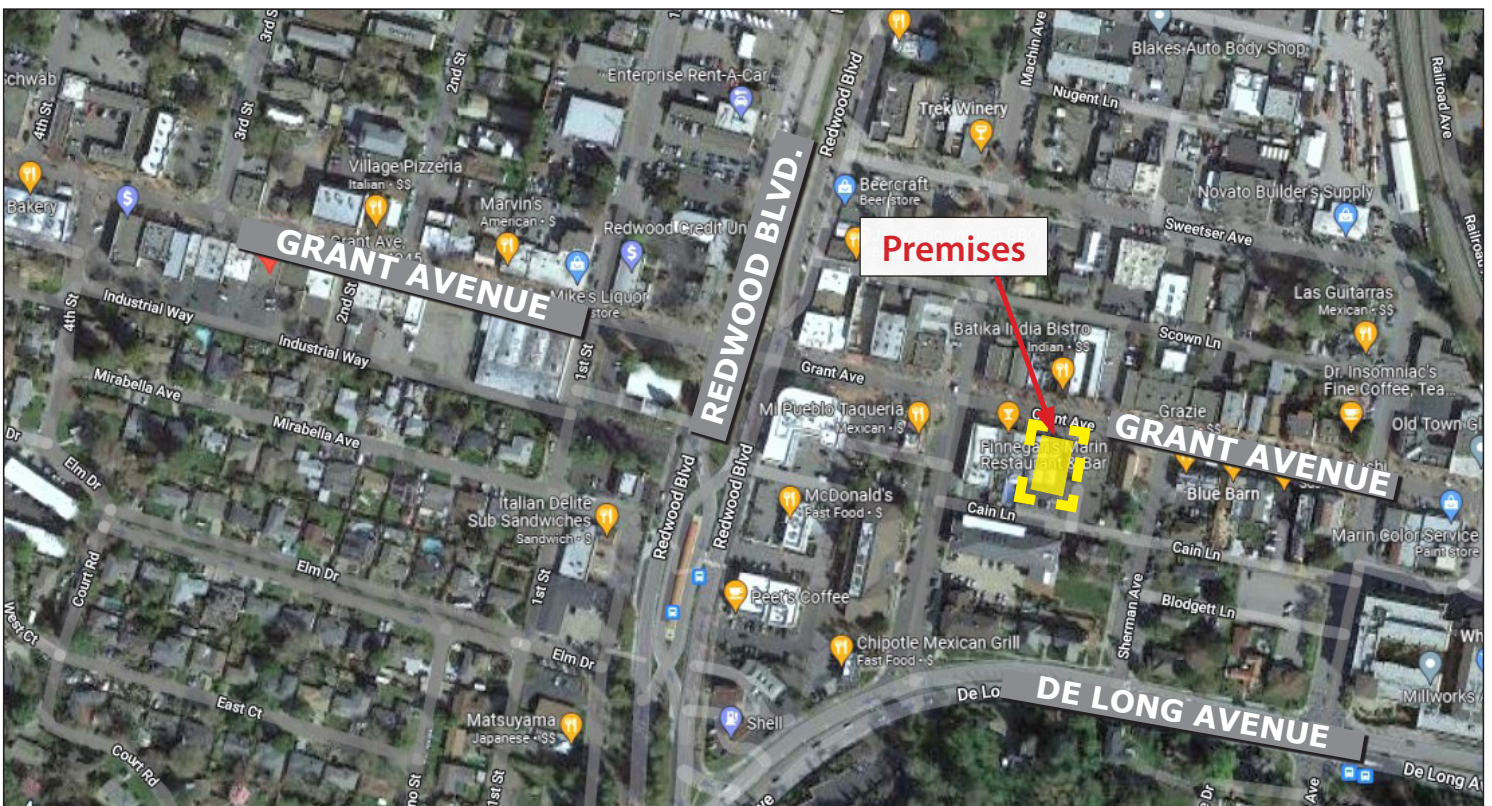
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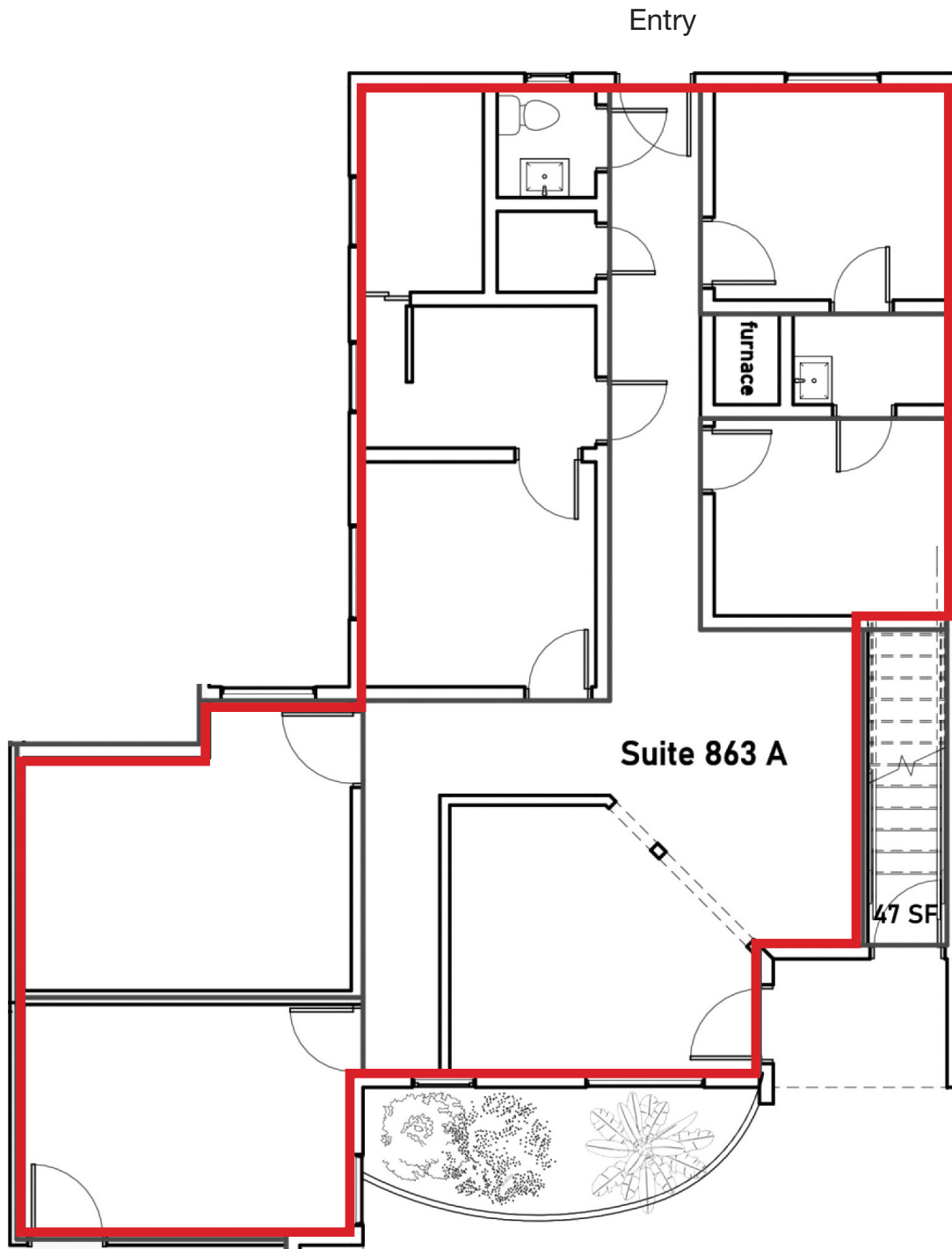


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Floor Plan Not to Scale

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Grant Avenue

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