

# HAMILTON LANDING

NOVATO | CALIFORNIA

CREATE SPACE | NOURISH IDEAS | PILOT THE FUTURE

UP TO  $\pm 125,000$  SF AVAILABLE



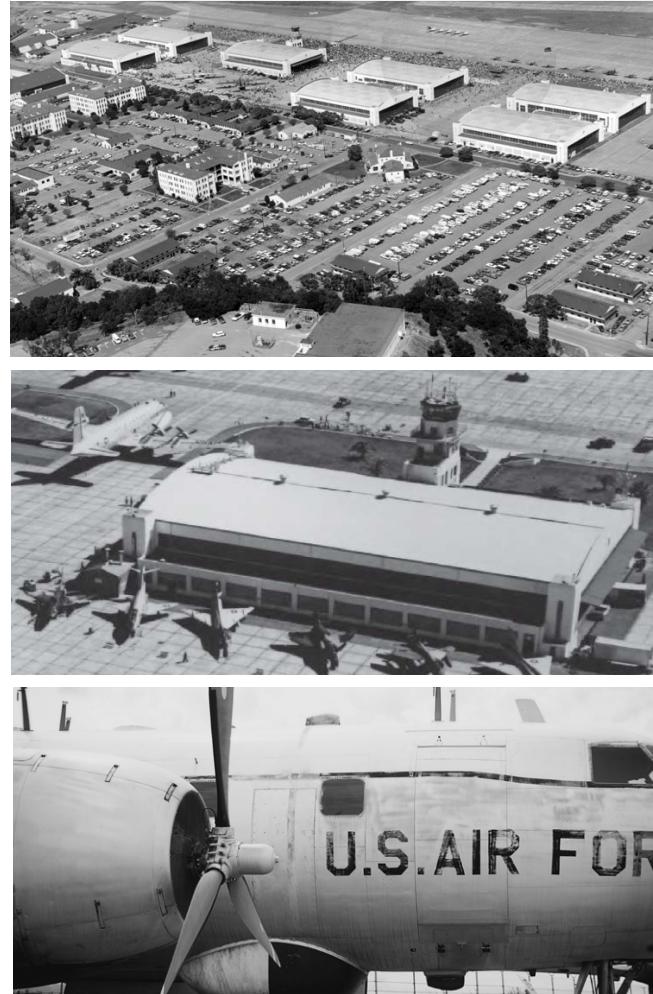
NEWMARK

KENNEDY WILSON

**HADEN ONGARO**  
EXECUTIVE MANAGING DIRECTOR,  
MARKET LEADER  
haden.ongaro@nmrk.com  
415.526.7649  
CA DRE #00916960

**TOM POSER**  
SENIOR MANAGING DIRECTOR  
tom.poser@nmrk.com  
415.526.7651  
CA DRE #01475459

# HISTORIC LEGACY



## 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.

## REJUVENATING SPACES

## 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.





## PRIZED WORK ENVIRONMENT

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.



# THE LANDING



TENANT AMENITY SPACE - RECENTLY FINISHED!

# REFRESHING EXTERIORS



OUTDOOR DINING



MEETING AREA



DOG RUN



BOCCE BALL

RECHARGE - REINVIGORATE - REJOICE

# AVAILABLE SPACES

SPACE AVAILABLE FROM  $\pm 1,393$  -  $\pm 125,000$  RSF

## HANGAR 4

Suite 100  $\rightarrow \pm 21,957$  RSF

## HANGAR 4

Suite 200  $\rightarrow \pm 11,285$  RSF

Suite 210  $\rightarrow \pm 9,191$  RSF

Suite 250  $\rightarrow \pm 2,750$  RSF

SUITES 200,210 & 250 CAN BE COMBINED TO  $\pm 23,226$  RSF

## HANGAR 6

Suite 155  $\rightarrow \pm 3,641$  RSF

Suite 170  $\rightarrow \pm 1,976$  RSF

Suite 175  $\rightarrow \pm 3,525$  RSF

Suite 190  $\rightarrow \pm 1,494$  RSF

Suite 100  $\rightarrow \pm 19,261$  RSF

Suite 220  $\rightarrow \pm 7,978$  RSF

Suite 230  $\rightarrow \pm 1,965$  RSF

Suite 235  $\rightarrow \pm 1,393$  RSF

Suite 240  $\rightarrow \pm 5,995$  RSF

SUITES 220,230, 235 & 240 CAN BE COMBINED TO  $\pm 17,331$  RSF

## HANGAR 3

Suite 100  $\rightarrow \pm 28,805$  RSF

Suite 210  $\rightarrow \pm 13,461$  RSF

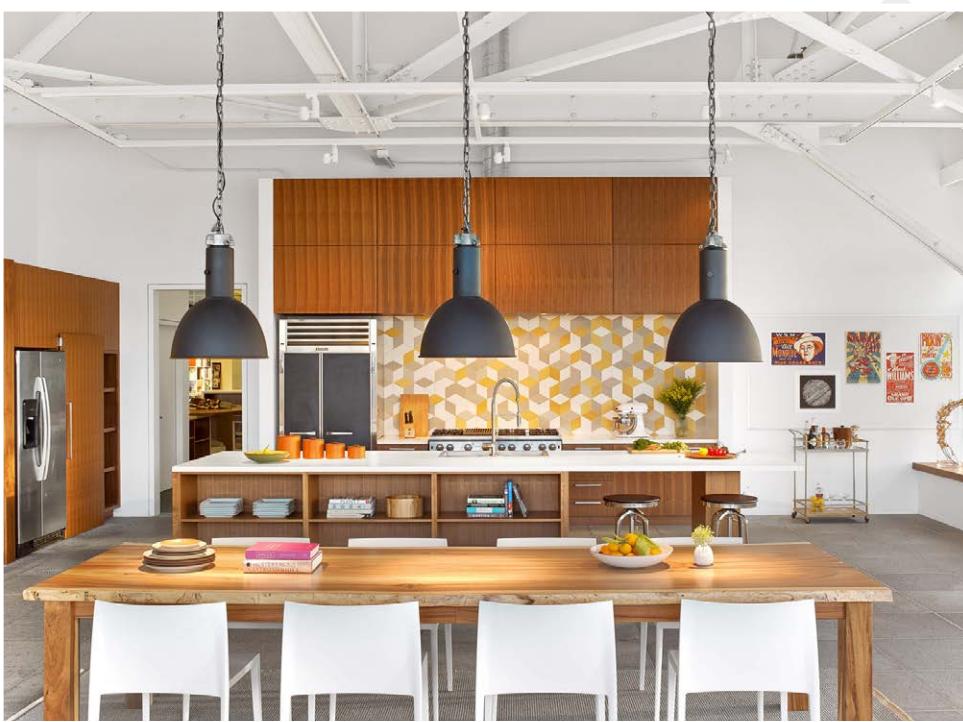
SUITES 100 & 210 CAN BE COMBINED TO  $\pm 42,266$  RSF

## HANGAR 7

Ground Floor  $\rightarrow \pm 33,664$  RSF

## HANGAR 10

# ENGAGING INTERIORS



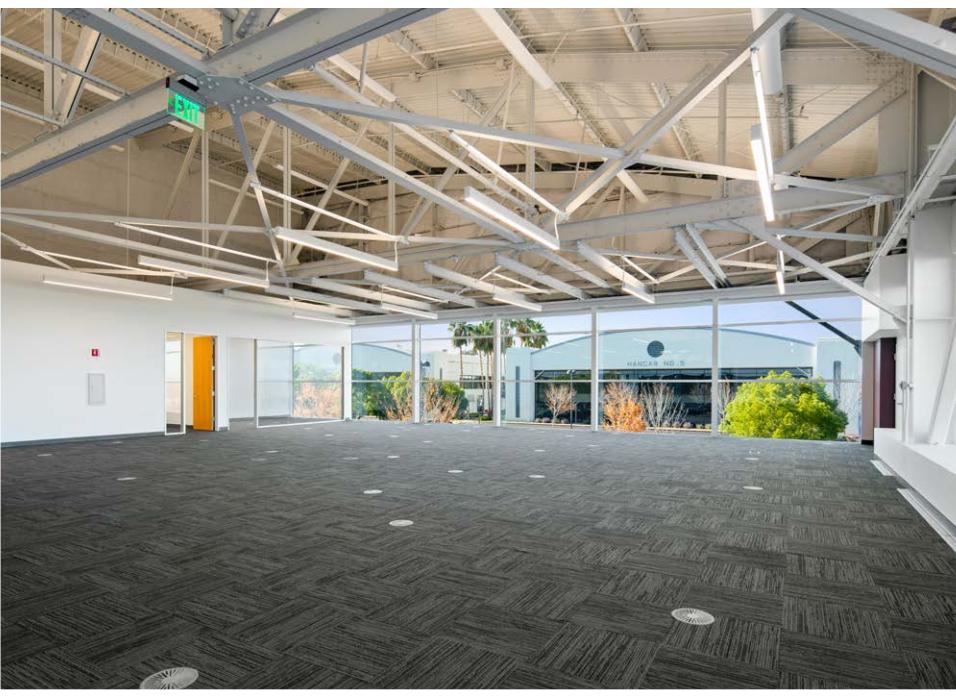
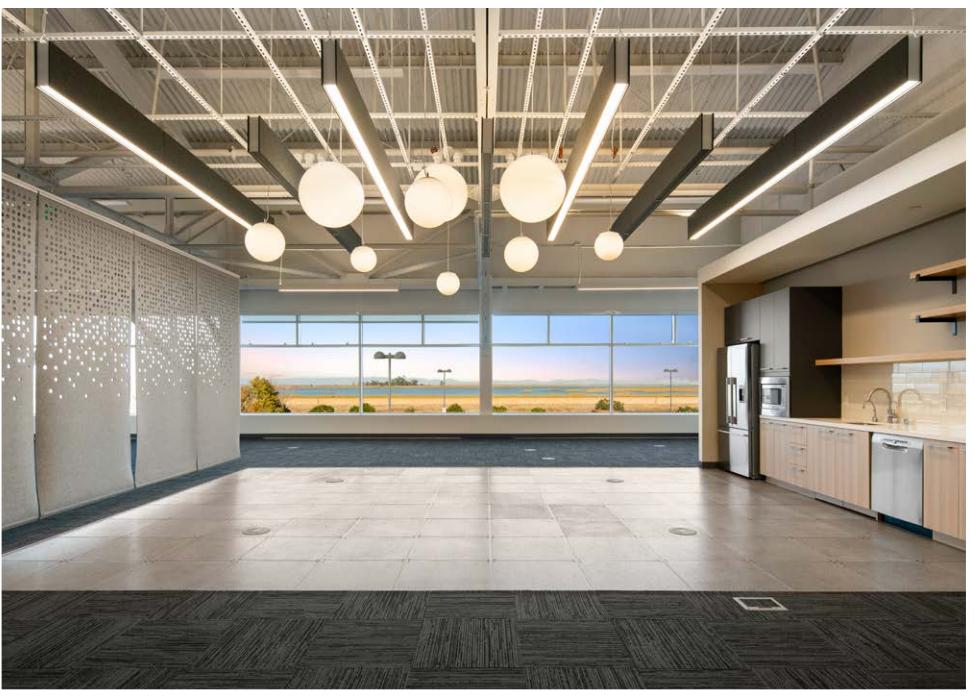
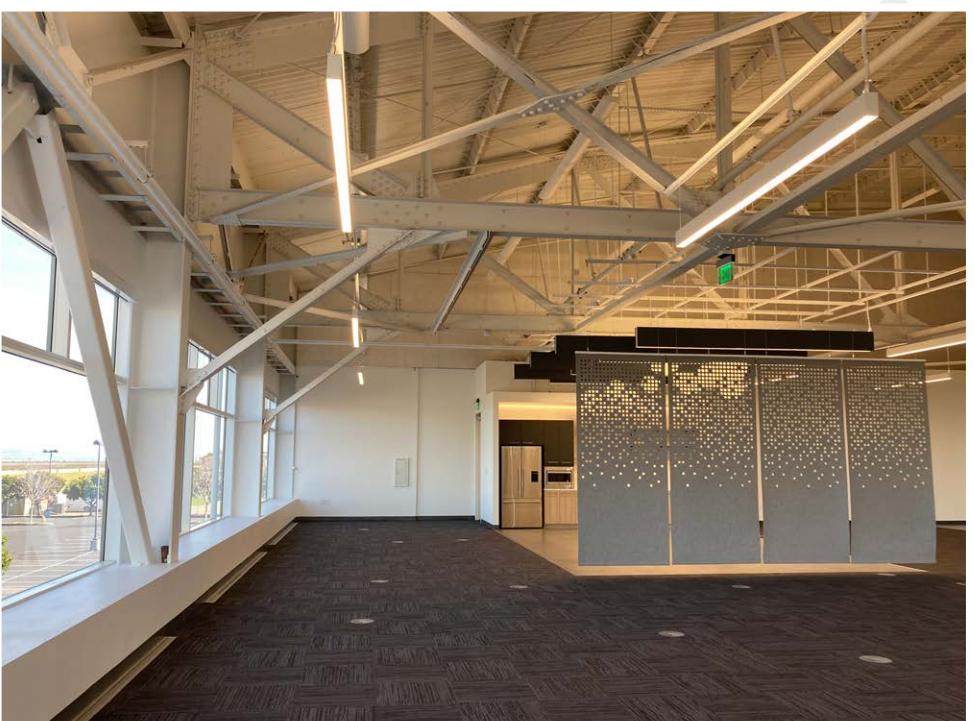
MODERN - FUN - INSPIRING

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7  
HAMILTON LANDING

# FEATURING HANGAR 3



SPEC SUITE 240 ±5,995 RSF

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# IDEAL LOCATION

## 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.



## 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.



# AMENITIES



NEW TENANT AMENITY AREA =

101 FREEWAY =

SONOMA-MARIN AREA RAIL TRANSIT =

SONOMA-MARIN RAPID TRANSIT LINE =

SAN FRANCISCO BAY TRAIL =

# 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**

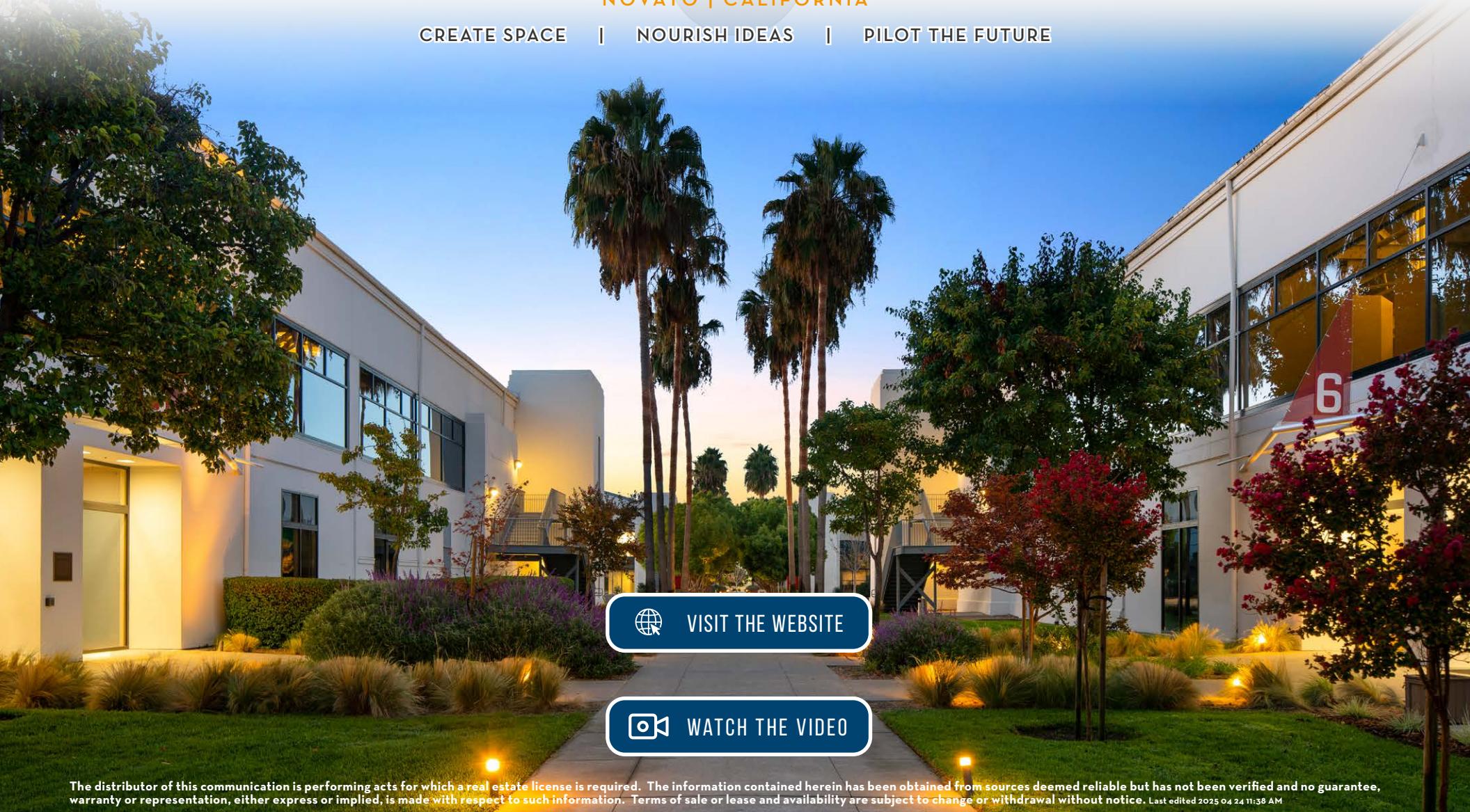
Santa Rafael  
**8 miles**

SMART TRAIN = SMART TRAIN STATIONS =

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VISIT THE WEBSITE



WATCH THE VIDEO

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