



**Keegan & Coppin**  
COMPANY, INC.

FOR SUBLEASE

**19 DIGITAL DRIVE  
NOVATO, CA**

Light Industrial Space for Sublease  
Ideal Location in Bel Marin Keys



REPRESENTED BY:

**THEO BANKS, PARTNER**  
LIC # 01359605 (415) 461-1010, EXT 130  
[TBANKS@KEEGANCOPPIN.COM](mailto:TBANKS@KEEGANCOPPIN.COM)

**NATHAN BALLARD, PARTNER**  
LIC # 01743417 (415) 461-1010, EXT 116  
[NBALLARD@KEEGANCOPPIN.COM](mailto:NBALLARD@KEEGANCOPPIN.COM)



# LIGHT INDUSTRIAL SPACE FOR SUBLEASE



19 DIGITAL DRIVE  
NOVATO, CA

IDEAL LOCATION IN  
BEL MARIN KEYS

## PROPERTY INFORMATION

### HIGHLIGHTS

- Bel Marin Keys location
- Well-maintained property
- Contact agents for approved uses
- Front of the Business Park
- Many restaurants & amenities in proximity
- On-site parking

### AVAILABLE SPACE

**Suites F&G:** 1,730+/- sq ft

**Suites I&J:** 2,160+/- sq ft

### DESCRIPTION

326+/- sq ft office with attached 1,404+/- sq ft warehouse

Two contiguous warehouse bays, 1,140+/- sq ft and 1,020+/- sq ft

### DESCRIPTION OF PREMISES

Rare smaller warehouse/light industrial spaces in southern Novato.

### SUBLEASE TERMS

#### Rate

\$1.40 per sq ft, NNN

#### Terms

3 - 5 year lease term

Annual rent escalations

Estimated NNN costs are \$0.45 per sq ft per month

#### Parking

On-Site at 2:1,000

#### Total Building Size

17,034+/- sq ft

Keegan & Coppin Co., Inc.  
101 Larkspur Landing Circle, Ste. 112  
Larkspur, CA 94939  
www.keegancoppin.com  
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

**THEO BANKS, PARTNER**  
LIC # 01359605 (415) 461-1010, EXT 130  
TBANKS@KEEGANCOPPIN.COM

**NATHAN BALLARD, PARTNER**  
LIC # 01743417 (415) 461-1010, EXT 116  
NBALLARD@KEEGANCOPPIN.COM





# LIGHT INDUSTRIAL SPACE FOR SUBLEASE



19 DIGITAL DRIVE  
NOVATO, CA

IDEAL LOCATION IN  
BEL MARIN KEYS

## DESCRIPTION OF AREA

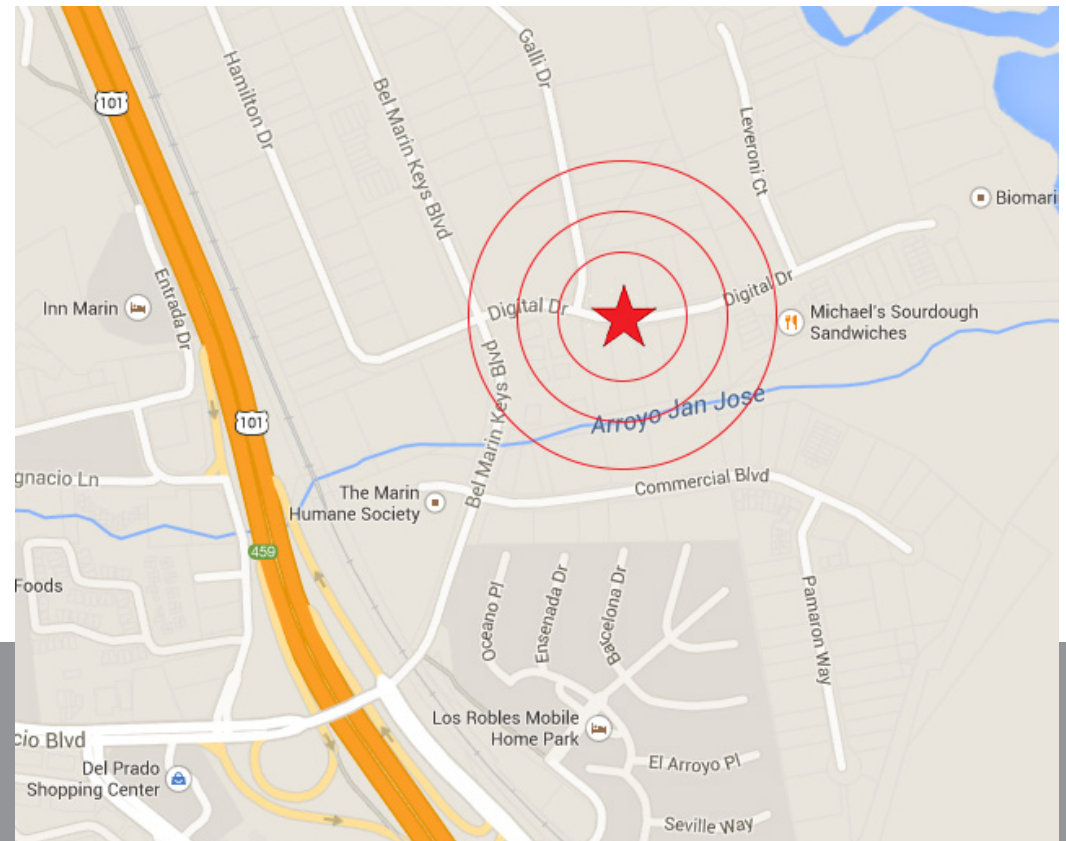
Bel Marin Keys in southern Novato is a prominent industrial/light industrial business park between San Rafael and downtown Novato. Great location near the freeway with shopping centers, restaurants and other amenities within minutes.

## NEARBY AMENITIES

- Several dining options
- Abundant local services
- Walking distance to Hamilton Marketplace

## TRANSPORTATION ACCESS

- Easy access to Highways 101 and 37
- Less than 2 miles to the SMART Train Station
- 1/2 mile fom Ignacio bus pad



REPRESENTED BY:

**THEO BANKS, PARTNER**  
LIC # 01359605 (415) 461-1010, EXT 130  
TBANKS@KEEGANCOPPIN.COM

**NATHAN BALLARD, PARTNER**  
LIC # 01743417 (415) 461-1010, EXT 116  
NBALLARD@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

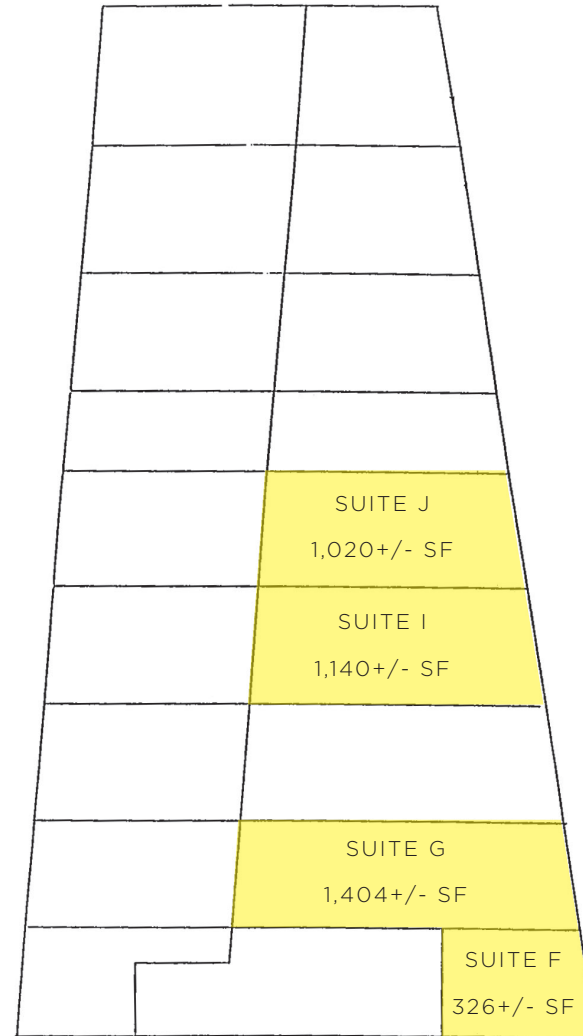


# 19 DIGITAL DRIVE, NOVATO, CA FLOOR PLAN



19 DIGITAL DRIVE  
NOVATO, CA

**IDEAL LOCATION IN  
BEL MARIN KEYS**



**PRESENTED BY:**

**THEO BANKS, PARTNER**  
LIC # 01359605 (415) 461-1010, EXT 130  
TBANKS@KEEGANCOPPIN.COM

**NATHAN BALLARD PARTNER**  
LIC # 01743417 (415) 461-1010, EXT 116  
NBALLARD@KEEGANCOPPIN.COM