



Keegan & Coppin
COMPANY, INC.

FOR LEASE

845 OLIVE AVENUE
NOVATO, CA

WAREHOUSE SPACE

Go beyond broker.

REPRESENTED BY:

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



WAREHOUSE SPACE FOR LEASE



845 OLIVE AVENUE
NOVATO, CA
WAREHOUSE SPACE

PROPERTY INFORMATION

HIGHLIGHTS

- Newly painted building with newly paved parking area
- Well-maintained professional atmosphere
- Easy access to all amenities, restaurants, public transportation, and Highway 101
- Excellent location near downtown Novato

SPACE

1,500+/- sq ft

DESCRIPTION

1,062 sq. ft. warehouse and 438 sq. ft. 2nd floor office.
Roll up door and 2 man doors (1 to interior restroom core).
HVAC throughout entire warehouse and office area.

Lease Rate: \$2,995 per month

Lease Terms: Full Service (includes normal PG&E usage, secure WiFi, Trash, Water, and 1 x per week office janitorial service, if desired).

LEASE TERMS

Size

1,500+/- sq ft

Rate

\$2,995/month

Terms

Minimum 2 year lease term
Full Service

Parking

On-site

Building Size

12,357+/- sq ft

Zoning

CG - General Commercial

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.

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DESCRIPTION OF AREA

Novato is the northernmost city in Marin County, located approximately 29 miles north of San Francisco and 37 miles northwest of Oakland. Novato, which covers 28 square miles, has a population of nearly 53,000. 845 Olive Avenue is located within close proximity to Novato's historic downtown. Businesses providing services to local and regional residents mix with boutiques, spas, and restaurants, all housed in recently built or beautifully restored buildings.

NEARBY AMENITIES

- Downtown Novato
- Trader Joe's
- Starbucks
- Whole Foods
- Safeway

TRANSPORTATION ACCESS



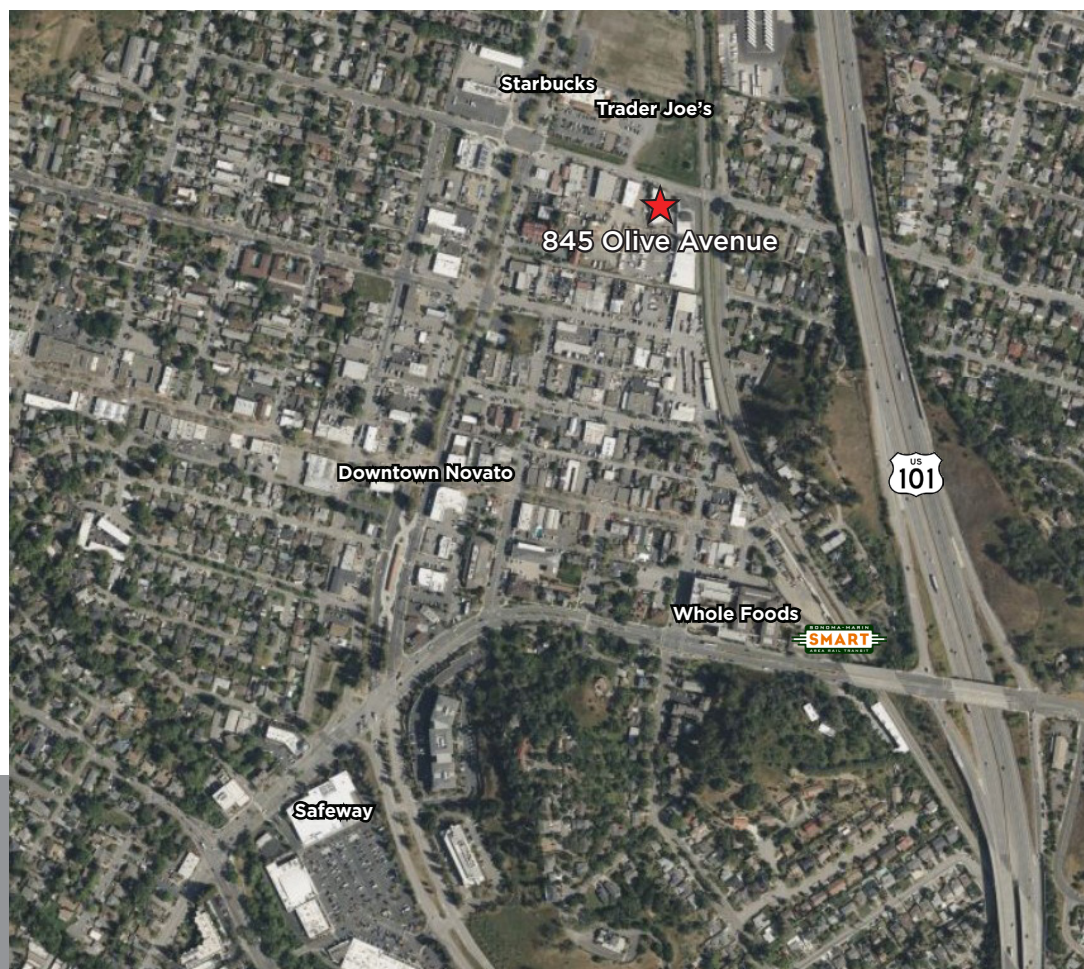
3 minutes, .7 miles



5 minutes, 2.8 miles



2 minutes, .4 miles



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PHOTOS



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