

1500
GRANT AVENUE
NOVATO | CALIFORNIA

NOVATO BUSINESS CENTER

PROFESSIONAL OFFICES IN THE HEART OF NOVATO

NEW TENANT INCENTIVE: One Month Free for every 13 months of lease term (up to 39 months) - contact listing agents for more information.



NEWMARK

GRAHAM STREET REALTY
REAL ESTATE INVESTMENTS

FOR LEASE Up to ±2,031 RSF
\$2.25 - \$2.50/RSF/MONTH, FULL SERVICE

PROPERTY HIGHLIGHTS

2



Completely remodeled, high-end finishes, and LED lighting throughout.



Located on Grant Avenue, the commercial thoroughfare of Downtown Novato.



Walking distance to restaurants, bakeries, shops and banks.



Spacious professional lobby with elevator service to upper floors.



Shared conference room with WiFi.

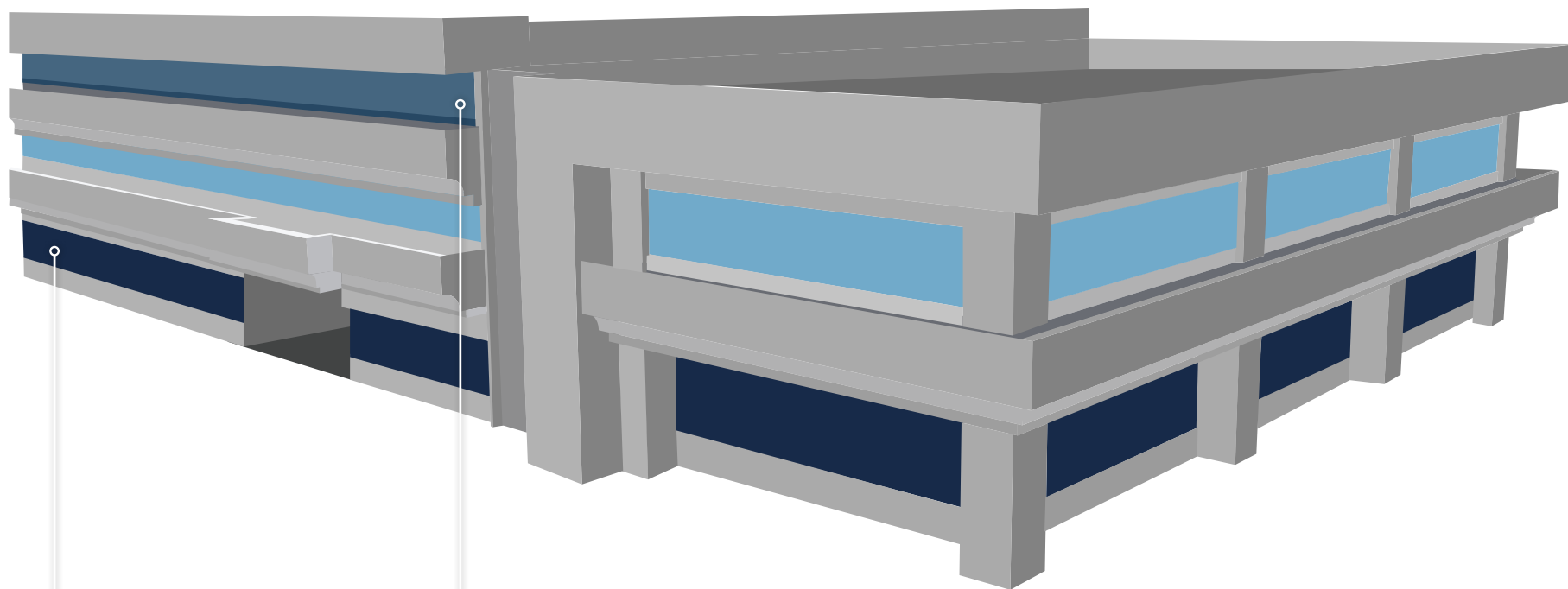


Move-in ready office spaces featuring kitchenettes, new carpeting, and fresh paint.



Ample parking for tenants and visitors.





FIRST FLOOR

SUITE 110 - ±703 RSF

SUITE 130 - ±2,031 RSF

Retail*

** Ground floor retail spaces are not provided interior janitorial services.*

THIRD FLOOR

SUITE 320 - ±798 RSF

SUITE 334 - ±545 RSF

SUITE 338 - ±886 RSF

SUITE 344 - ±438 RSF

SUITE 346 - ±443 RSF

SUITE 348 - ±744 RSF



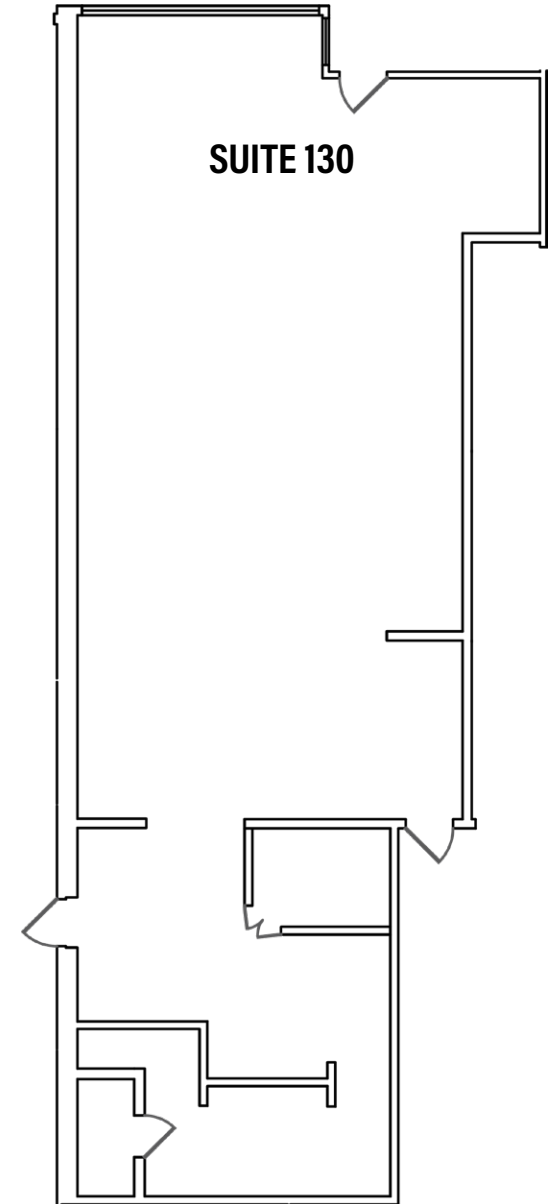
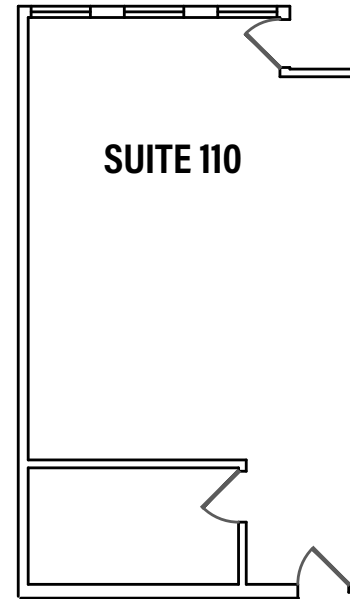
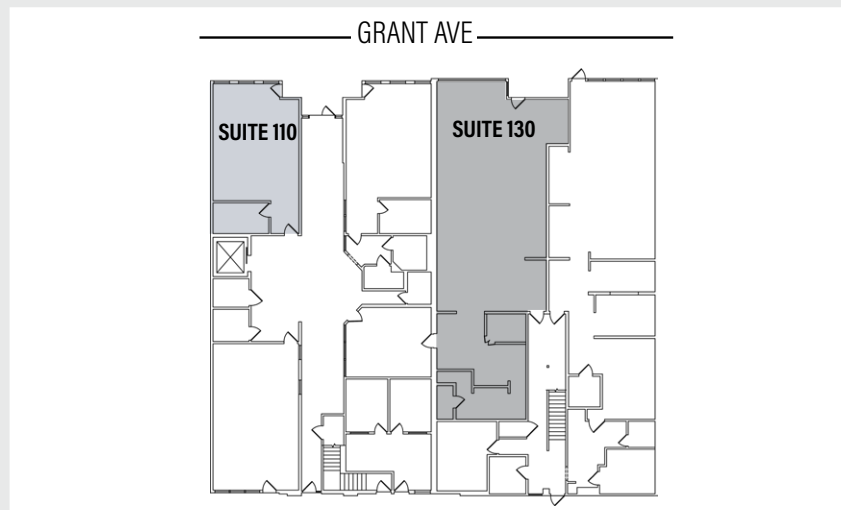
SUITE 110 ±703 RSF

- Ground floor retail space on Grant Avenue
- Spacious layout and one office
- Currently occupied, but can be made available on 30 days notice
- \$2.50/RSF/Month, Full Service

SUITE 130 ±2,031 RSF

- Ground floor retail space on Grant Avenue
- Spacious layout formerly used as a hair salon
- Restroom and sink fixtures available in-suite
- \$2.50/RSF/Month, Full Service

FULL FLOOR PLAN

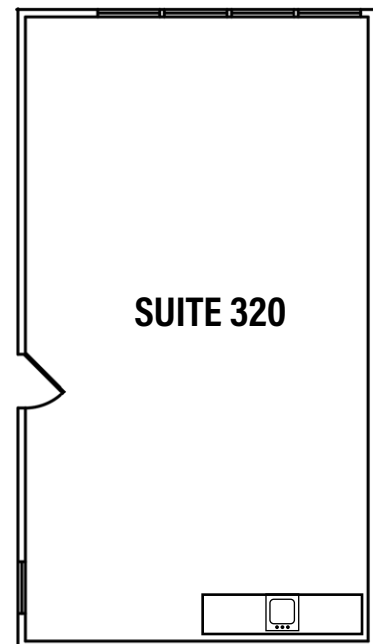


SUITE 320 ±798 RSF

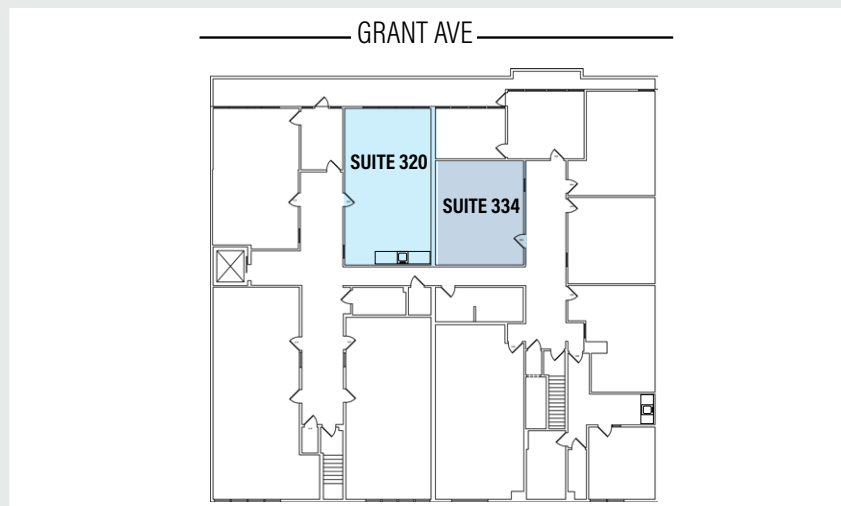
- Open office layout
- \$2.50/RSF/Month, Full Service

SUITE 334 ±545 RSF

- Open office layout
- \$2.25/RSF/Month, Full Service
- Available 8/1/25



FULL FLOOR PLAN



FLOOR PLANS NOT TO SCALE

THIRD FLOOR PLAN

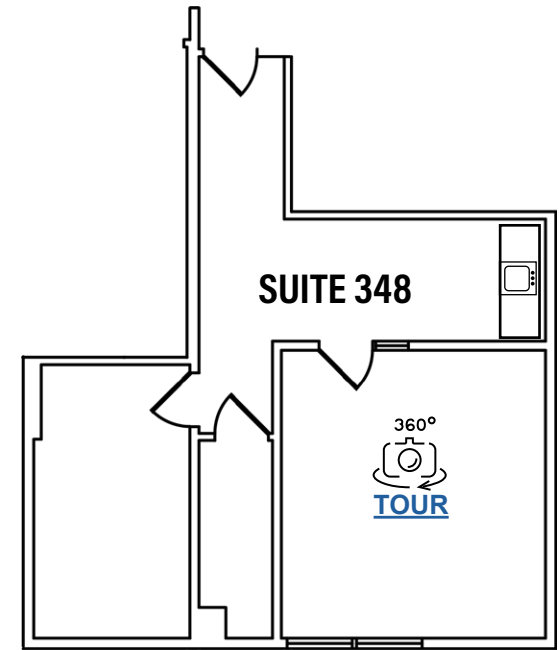
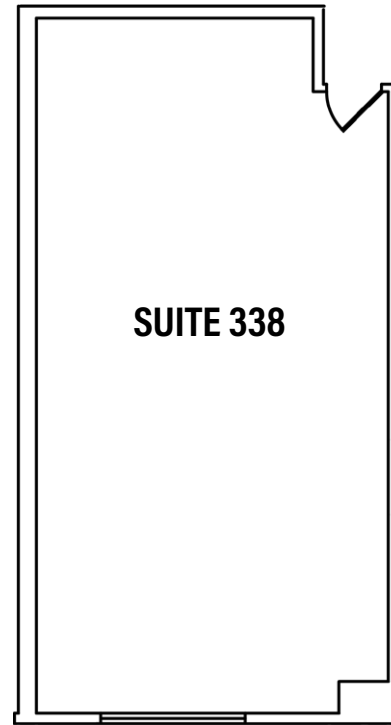
7

SUITE 338 ±886 RSF

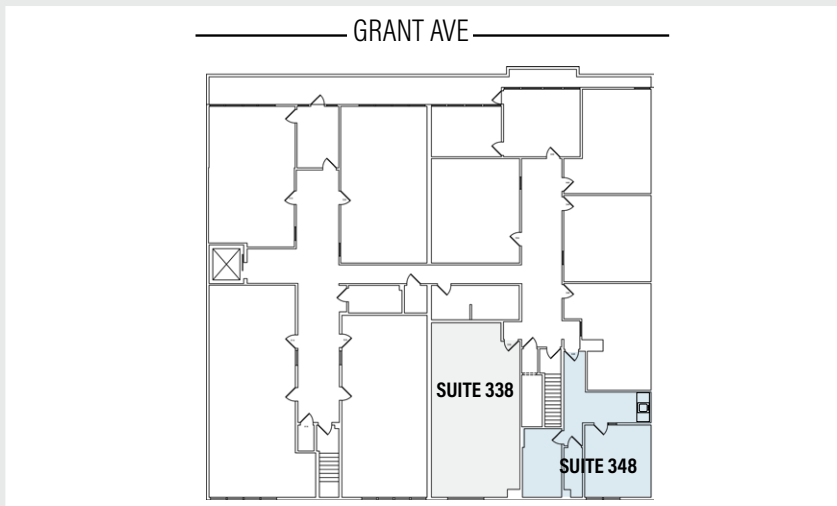
- Can be combined with Suite 348 for ±1,630 RSF
- Open office layout- Open office layout
- \$2.50/RSF/Month, Full Service

SUITE 348 ±744 RSF

- Can be combined with Suite 338 for ±1,630 RSF
- Two private offices and storage closet
- \$2.50/RSF/Month, Full Service



FULL FLOOR PLAN



FLOOR PLANS NOT TO SCALE

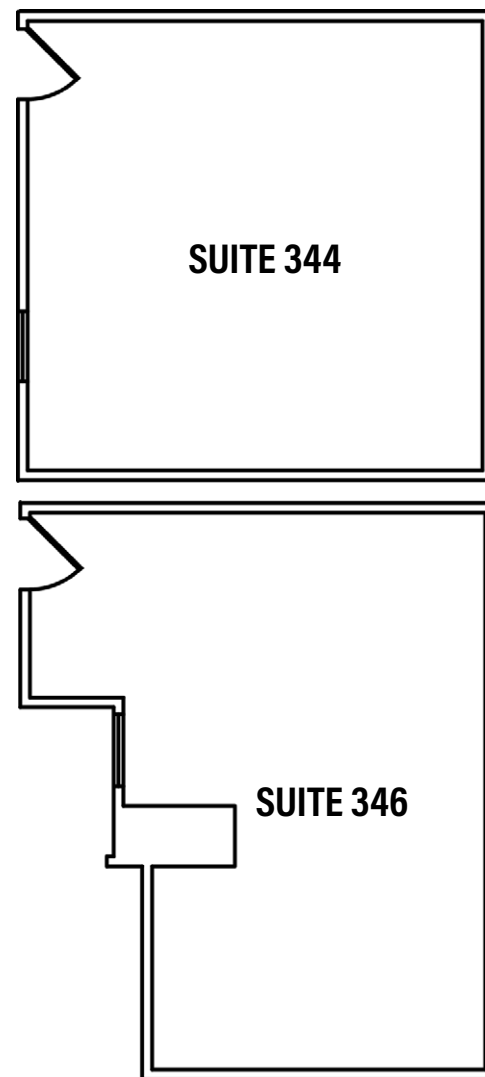
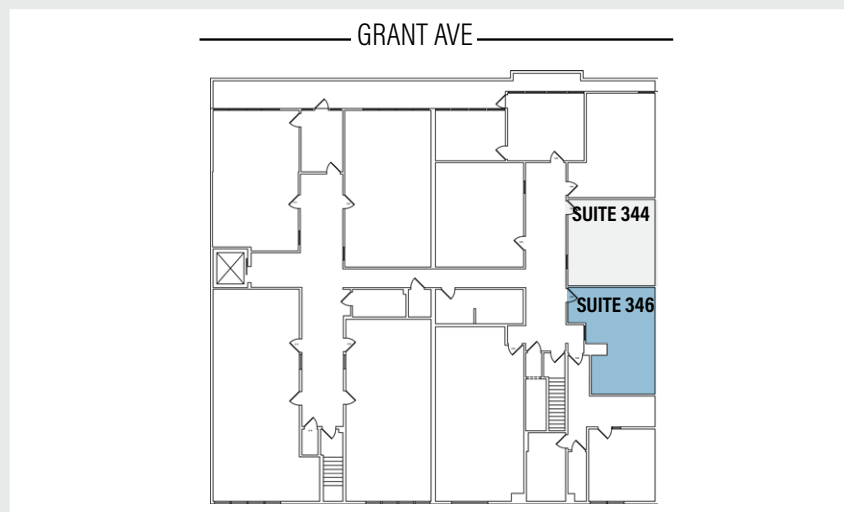
SUITE 344 ±438 RSF

- Can be combined with Suite 346 for ±881RSF
- Open office layout
- \$2.25/RSF/Month, Full Service

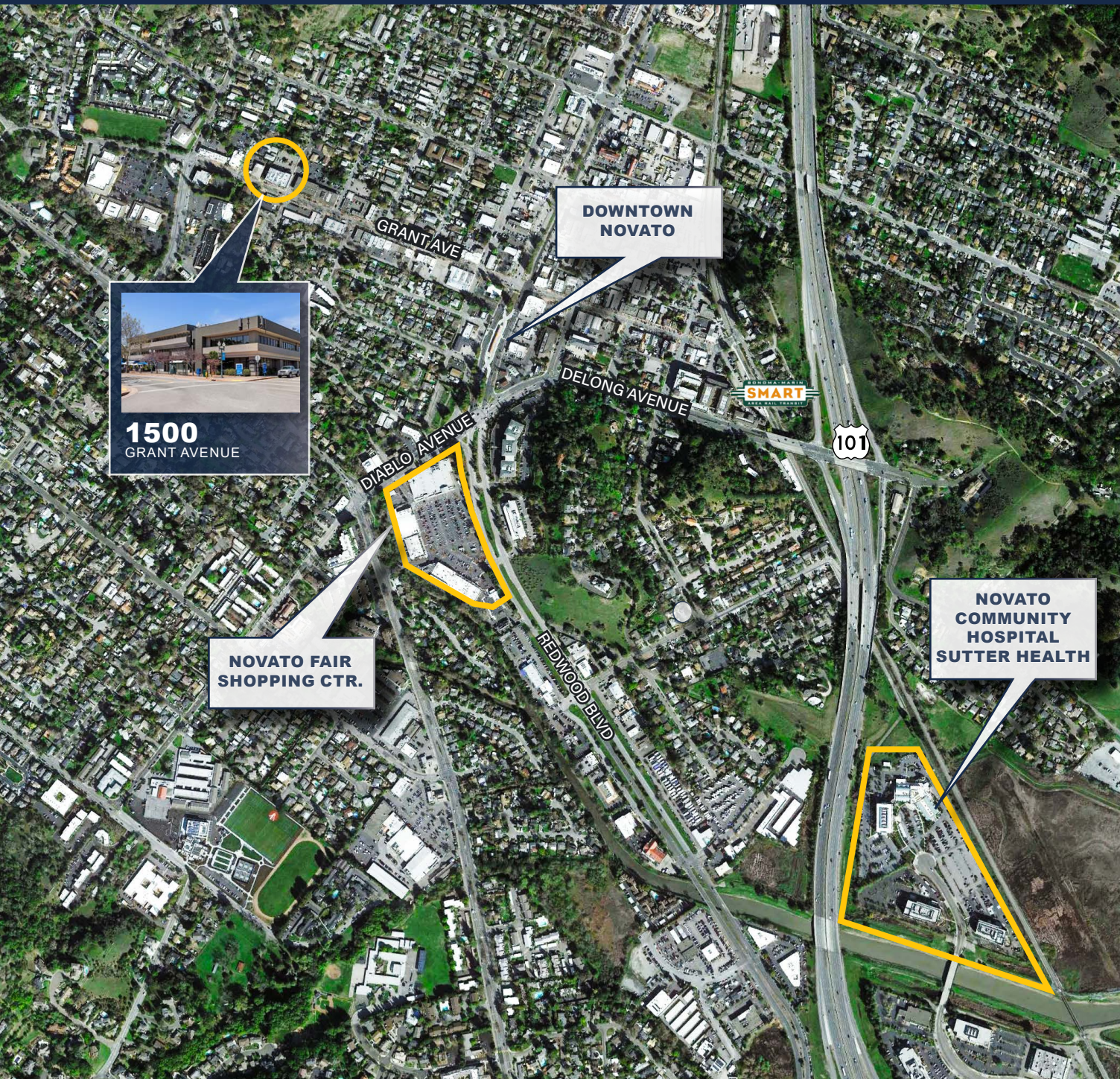
SUITE 346 ±443 RSF

- Can be combined with Suite 344 for ±881 RSF
- Open office layout
- \$2.25/RSF/Month, Full Service

FULL FLOOR PLAN



FLOOR PLANS NOT TO SCALE



NOVATO FAIR SHOPPING CENTER



MORE AMENITIES NEARBY

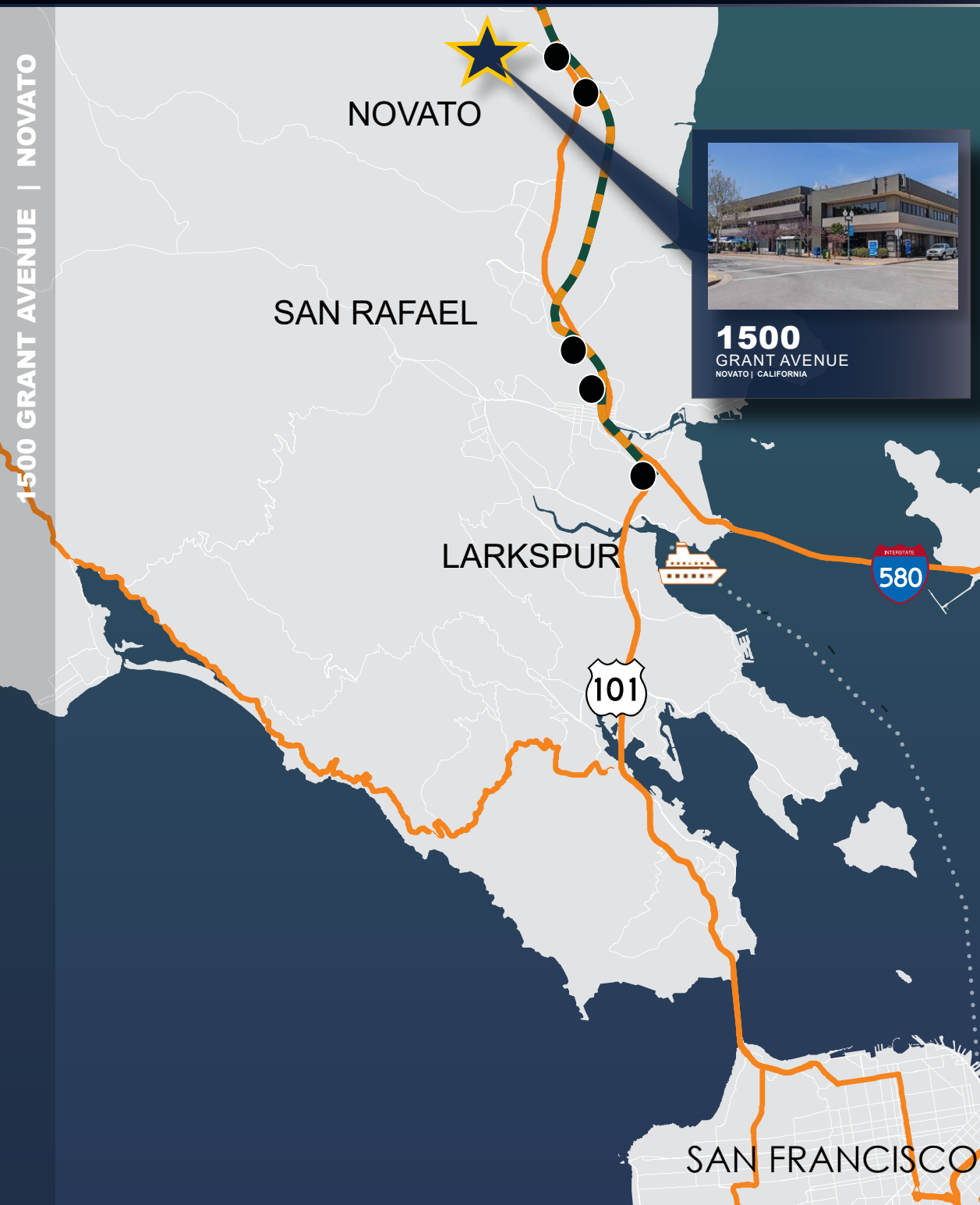


DOWNTOWN NOVATO AMENITIES



TRANSPORTATION MAP

10



1500
GRANT AVENUE
NOVATO | CALIFORNIA

WALK TO NOVATO FAIR SHOPPING CENTER 4 MINUTES

WALK TO SMART STATION 12 MINUTES

DRIVE TO LARKSPUR LANDING FERRY TERMINAL 14 MINUTES

DRIVE TO PETALUMA 12 MILES



Route Larkspur to Santa Rosa



Smart Stations

1500

GRANT AVENUE

NOVATO | CALIFORNIA



JOE MCCALLUM

415.526.7672

joe.mccallum@nmrk.com

CA RE LIC #02048815

SHANE ZUVELLA

415.526.7677

shane.zuvella@nmrk.com

CA RE LIC #02125003

HADEN ONGARO

415.526.7649

haden.ongaro@nmrk.com

CA RE LIC #00916960

1101 Fifth Avenue, Suite 370, San Rafael, CA 94901

nmrk.com

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Last updated: 2025.11.24 12:51 PM

NEWMARK

GRAHAM STREET REALTY
REAL ESTATE INVESTMENTS