



Keegan & Coppin
COMPANY, INC.

FOR LEASE

201 ALAMEDA DEL PRADO
NOVATO, CA

**BEAUTIFULLY UPGRADED
IMPRESSIVE OFFICE SPACE**



PRESENTED BY:

JEFFREY WILMORE, PARTNER
LIC # 01241054 (415) 461-1010, EXT 119
JWILMORE@KEEGANCOPPIN.COM

THEO BANKS, PARTNER
LIC # 013596065 (415) 461-1010, EXT 130
TBANKS@KEEGANCOPPIN.COM

Go beyond broker.



PROPERTY DETAILS



201 ALAMEDA DEL PRADO
NOVATO, CA

**BEAUTIFUL MODERN
OFFICE SPACE FOR
LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- Beautifully upgraded space with modern lighting, paint, and carpet
- Impressive high quality lobby with renovated elevators and restrooms
- Outside seating area surrounded by beautiful oak trees in a woodside setting
- **Call brokers for lease incentives**

OFFICE SPACE

Suite 102: 2,842+/- sq ft

Suite 203: 2,598+/- sq ft

DESCRIPTION

Ground floor suite with reception area, 3 private offices, large conference room, break room/kitchenette and storage.

Reception area with adjacent conference room, two private offices, open area with nice glass line and kitchenette.

LEASE TERMS

Rate

\$2.45 per sq ft

Terms

Full service

Parking

On-site

Total Building Size

32,353+/- sq ft

COVID-19 ATTRIBUTES

- Operable windows (allows for outside air)
- Outside seating area
- Janitorial service conforming to OSHA Covid-19 guidelines with enhanced sanitation

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AREA DESCRIPTION



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DESCRIPTION OF AREA

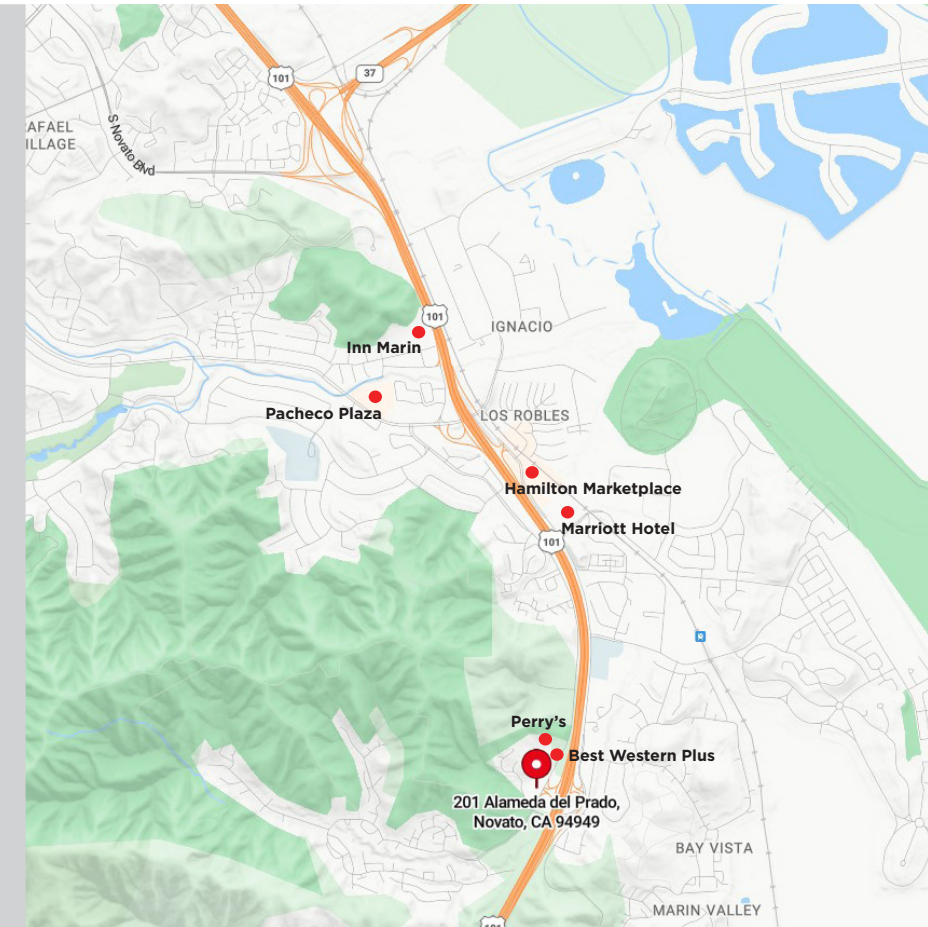
201 Alameda del Prado has excellent identity with freeway visibility and easy access to Highway 101. Close access to public transportation and the SMART train. Short distance to many amenities.

NEARBY AMENITIES

- Short distance to many amenities
 - Hamilton Marketplace with Safeway, Peet's Coffee, Super Duper Burger, Nektar Juice Bar
 - Pacheco Plaza Shopping Center with Boca Pizza, Nugget Market, UPS
- Inn Marin
- Marriott Hotel
- Perry's
- Best Western Plus

TRANSPORTATION ACCESS

- Immediate access to Highway 101
- Close proximity to public transportation and the SMART train



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PROPERTY PHOTOS

LOBBY & SUITE 203 INTERIOR



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PROPERTY PHOTOS

SUITE 102 ENTRANCE & INTERIOR



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SUITE 102 ENTRANCE



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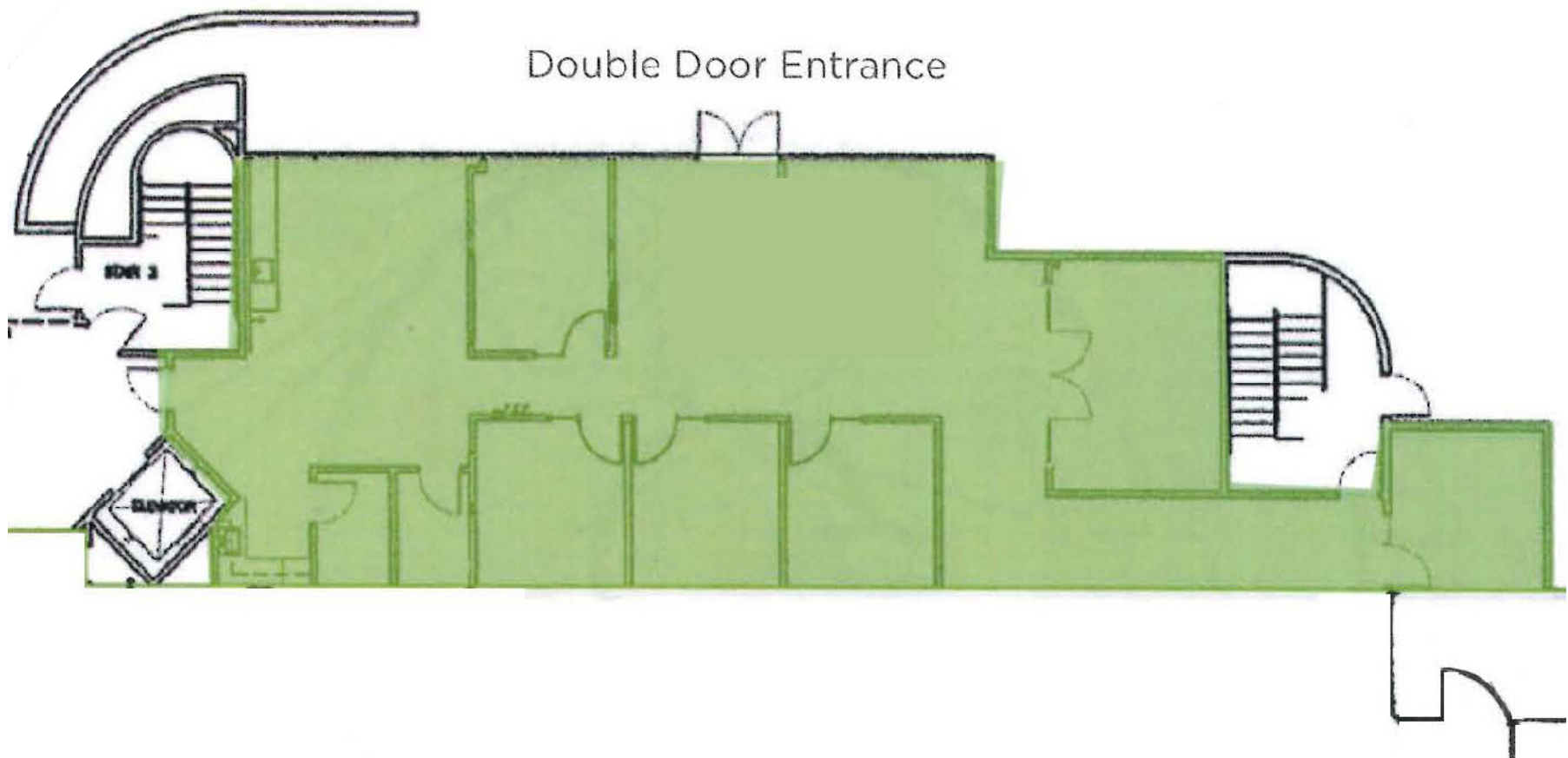
FLOOR PLAN



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SUITE 102: 2,842+/- RSF



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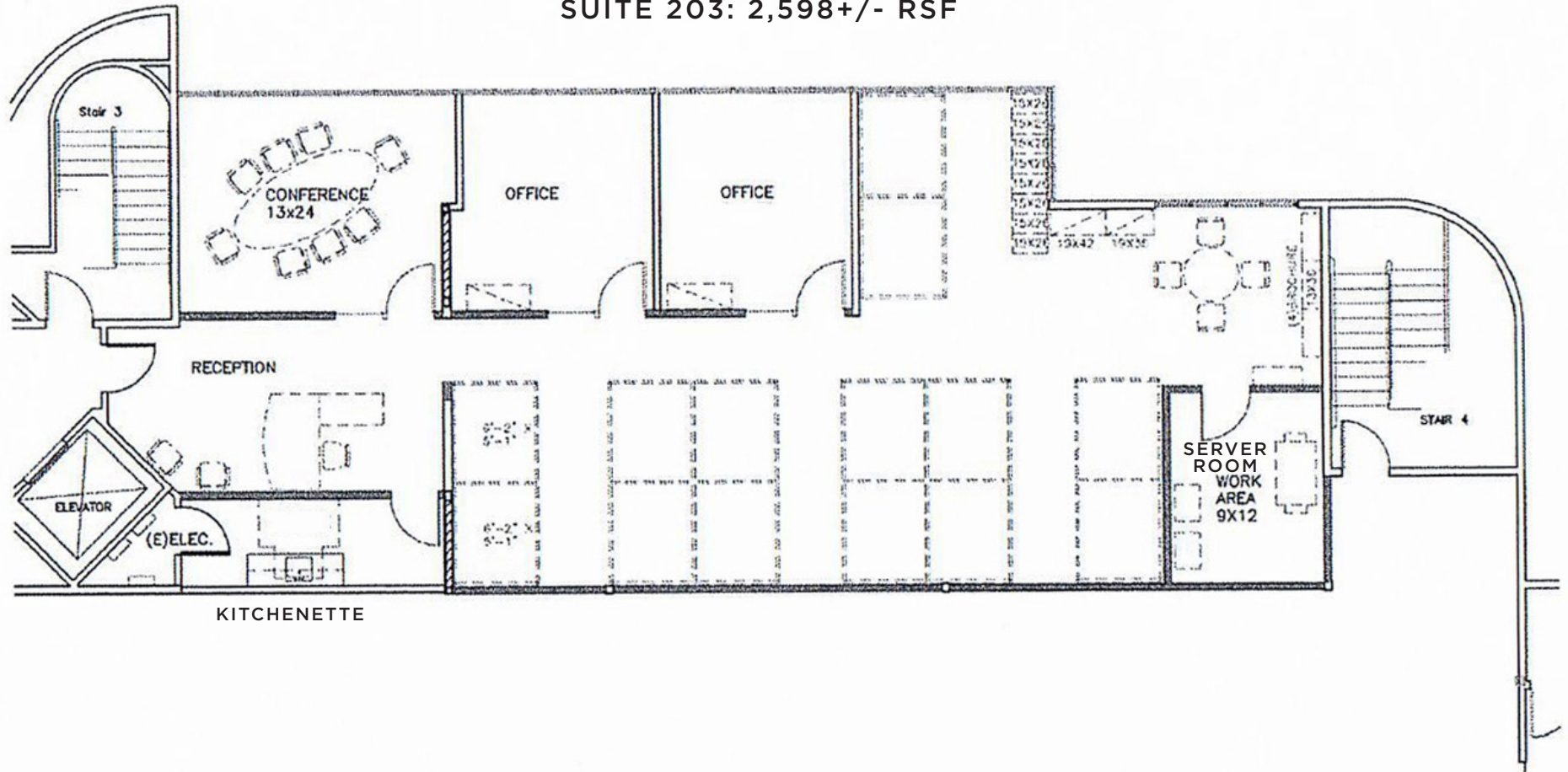
FLOOR PLAN



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SUITE 203: 2,598+/- RSF



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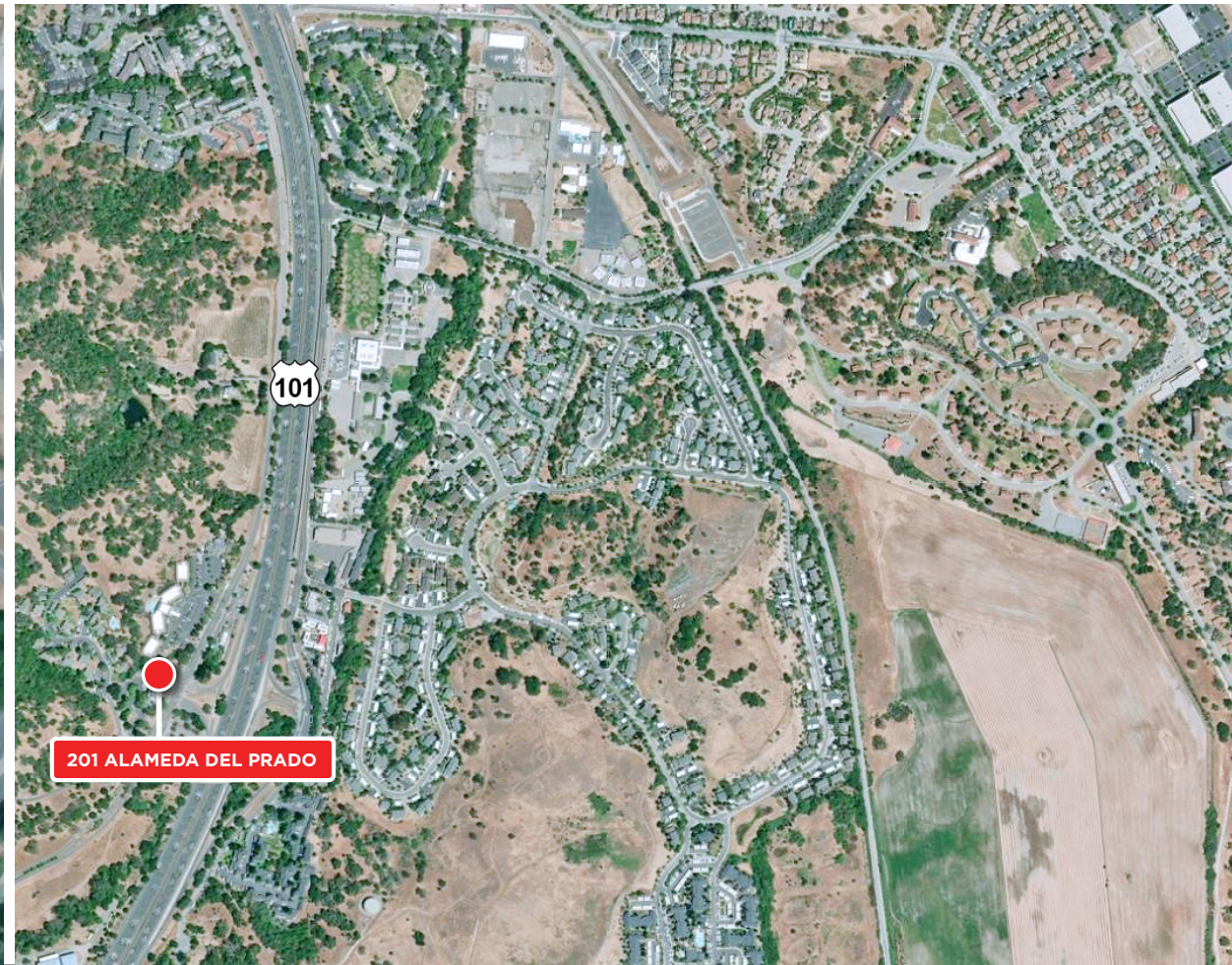


LOCATION MAP



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(707) 528-1400

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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