

**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



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.

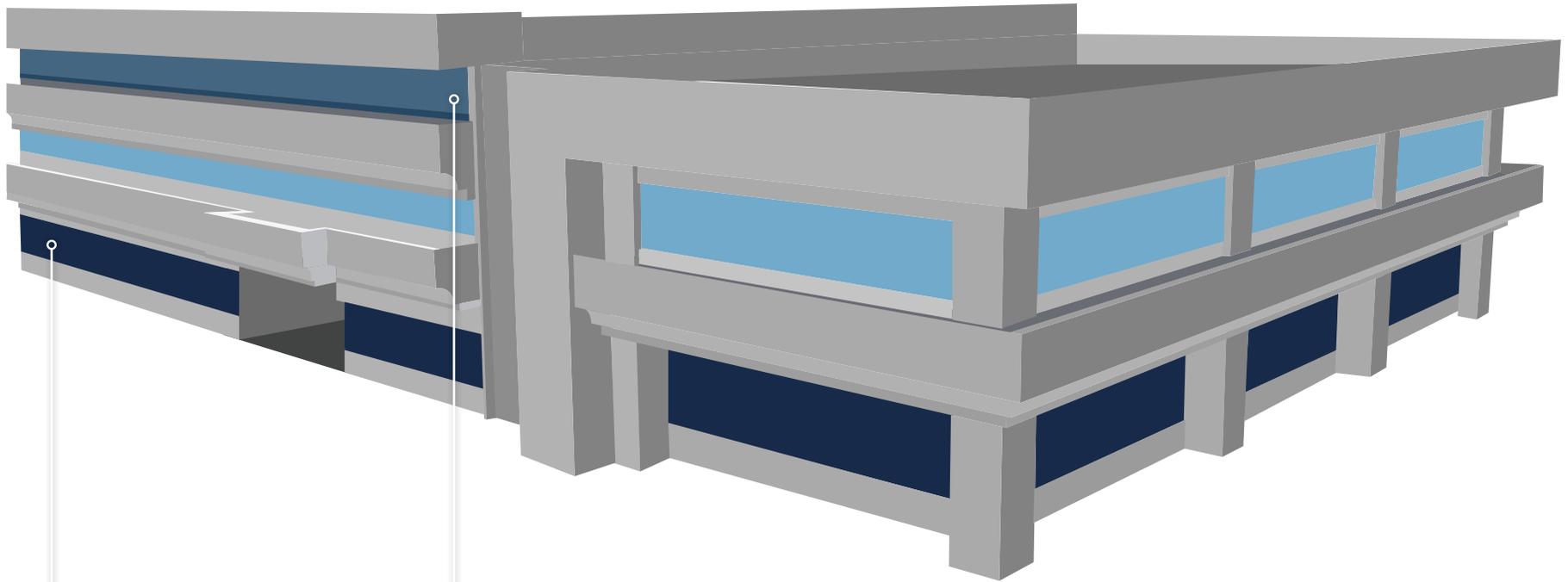


Move-in ready office spaces featuring kitchenettes, new carpeting, and fresh paint.



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 334 - ±545 RSF

SUITE 338 - ±886 RSF

SUITE 344 - ±438 RSF

SUITE 346 - ±443 RSF

SUITE 348 - ±744 RSF



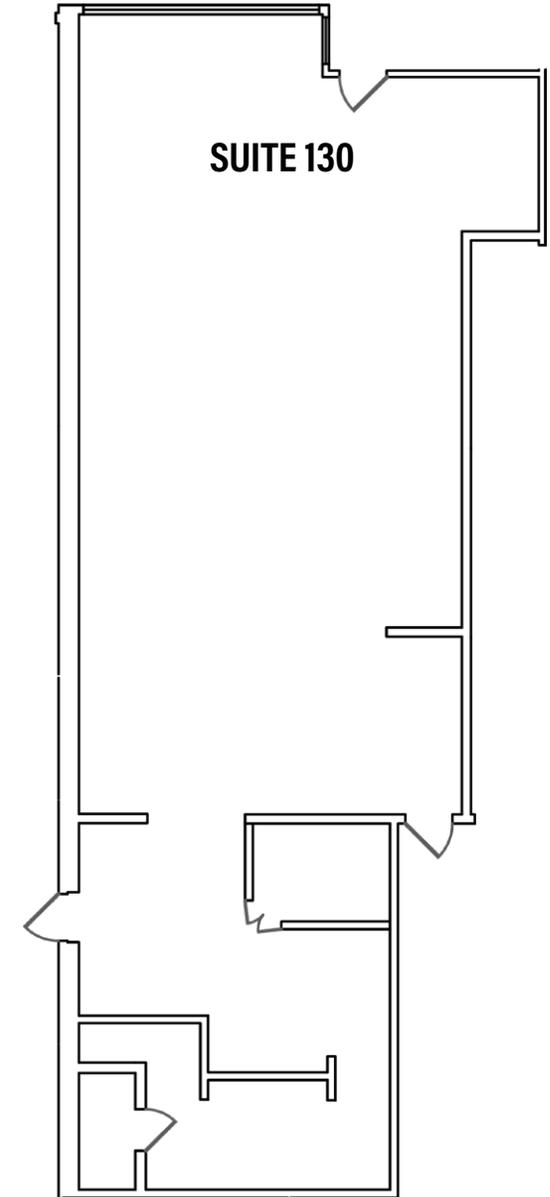
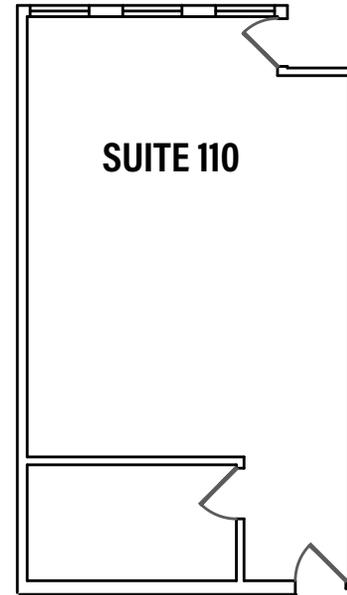
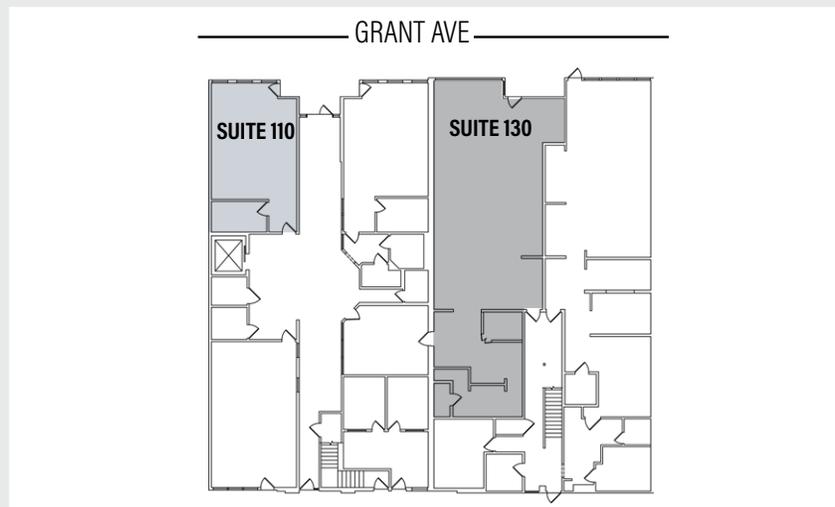
## SUITE 110 ±703 RSF

- 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



FLOOR PLANS NOT TO SCALE

## SUITE 334 ±545 RSF

- Open office layout
- \$2.25/RSF/Month, Full Service
- Available now

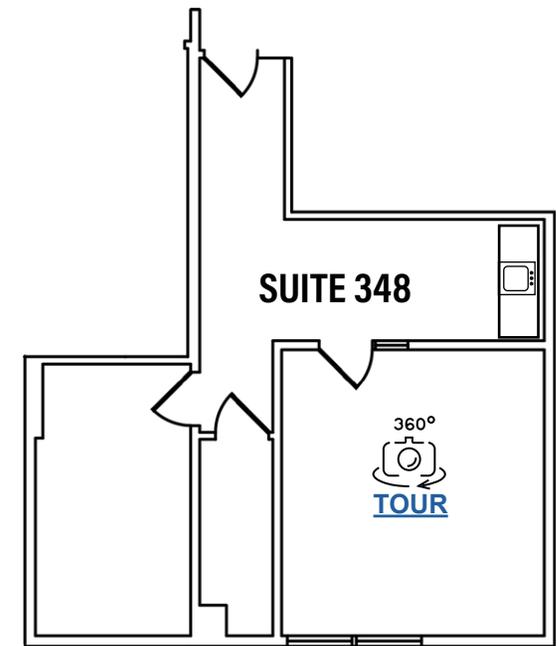
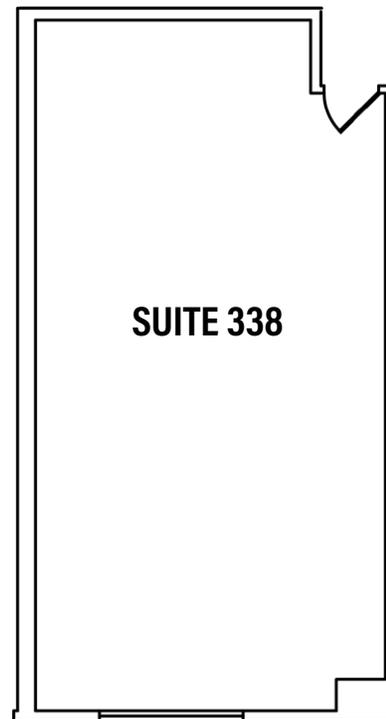
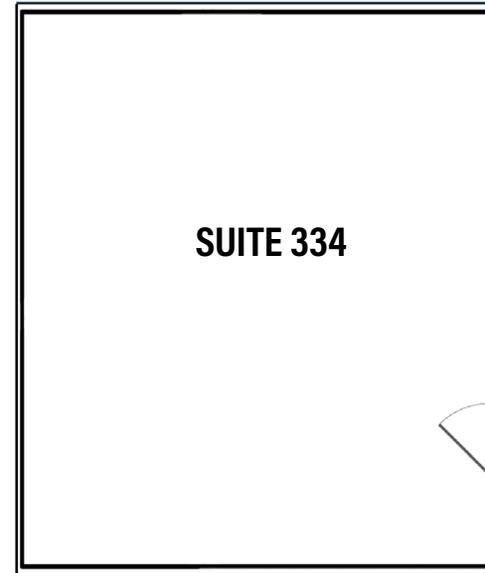
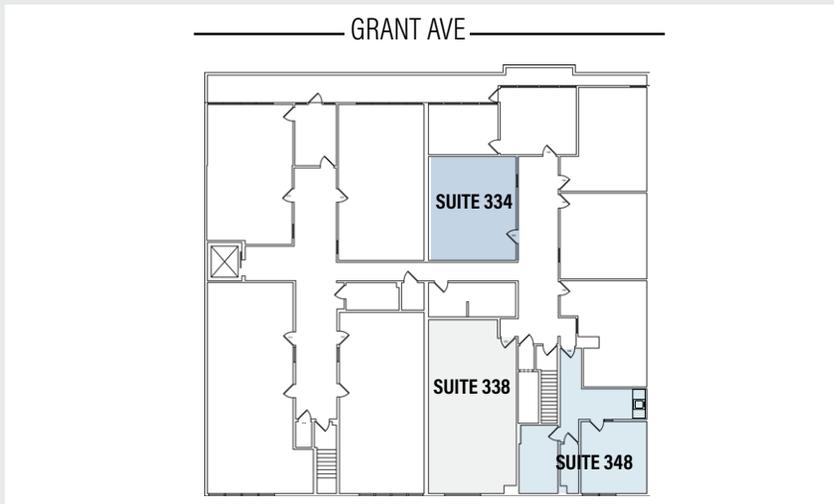
## SUITE 338 ±886 RSF

- 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

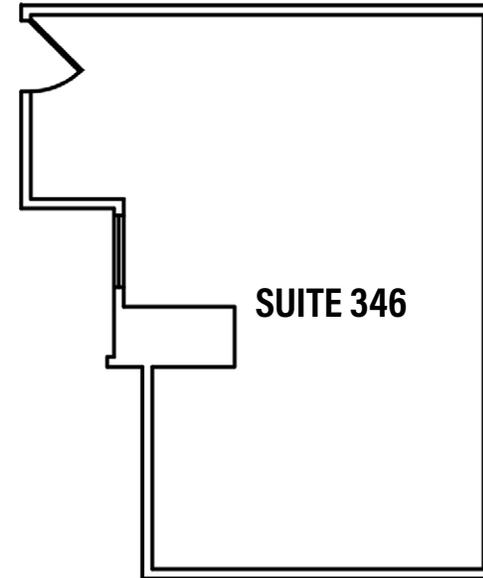
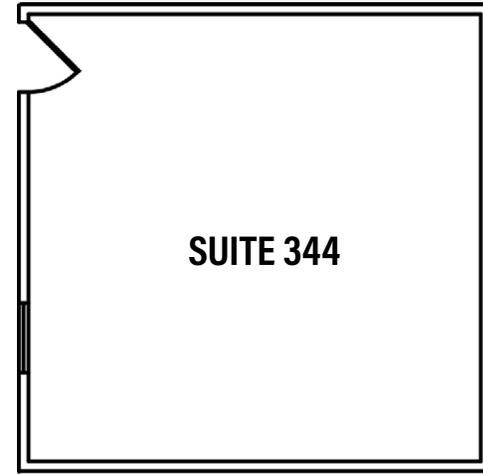
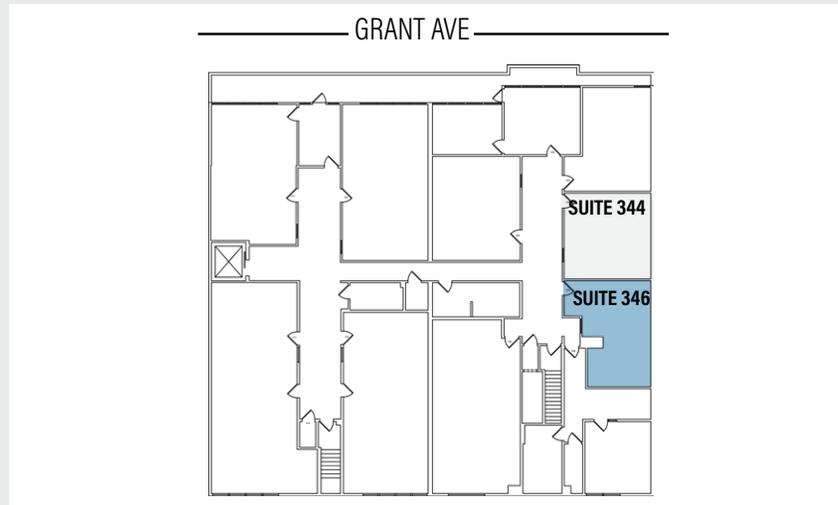
## SUITE 344 ±438 RSF

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

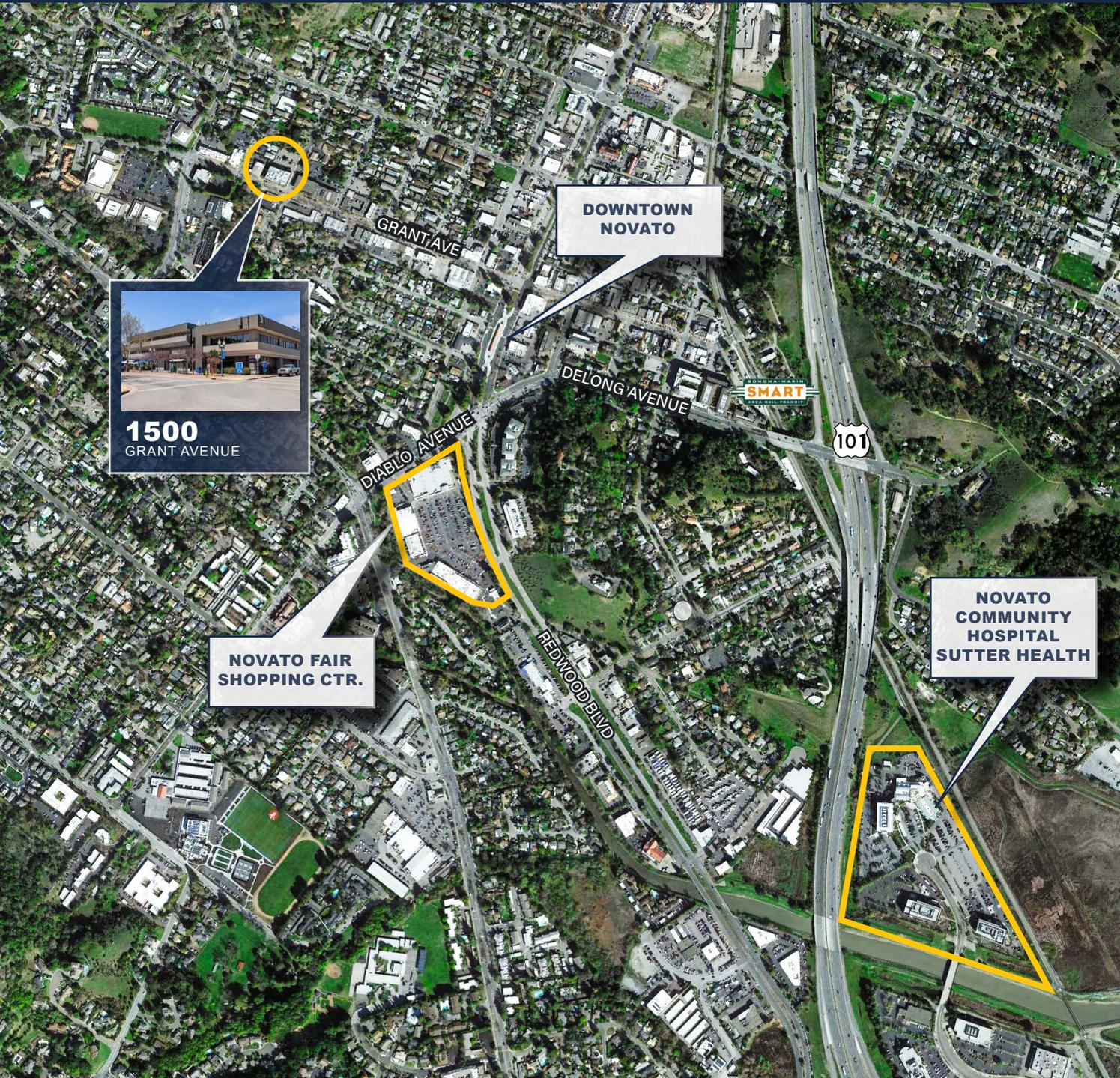
## SUITE 346 ±443 RSF

- 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



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GRANT AVENUE

**NOVATO FAIR SHOPPING CTR.**

**DOWNTOWN NOVATO**

**NOVATO COMMUNITY HOSPITAL SUTTER HEALTH**

### NOVATO FAIR SHOPPING CENTER



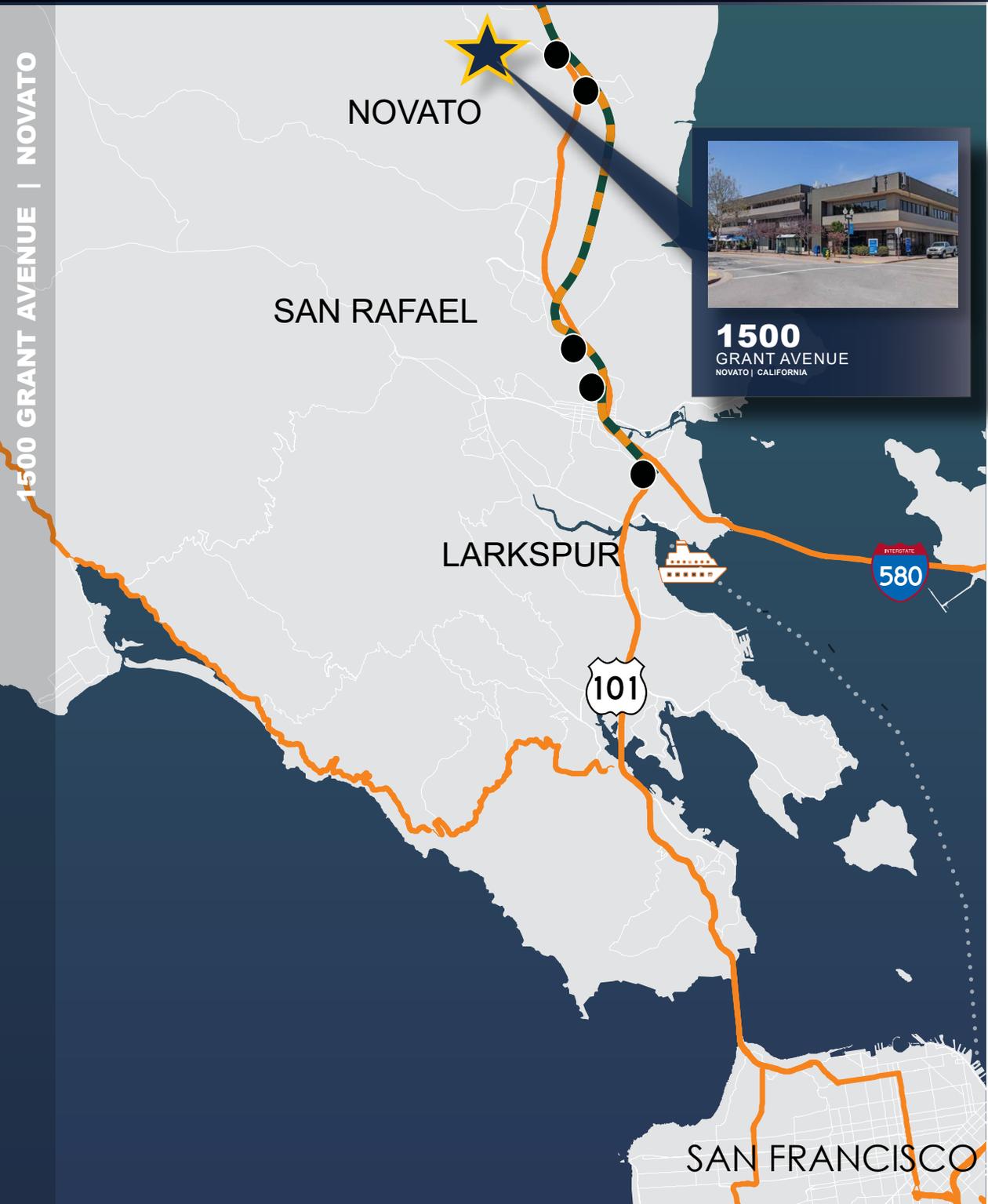
### MORE AMENITIES NEARBY



### DOWNTOWN NOVATO AMENITIES



# TRANSPORTATION MAP



WALK TO NOVATO FAIR SHOPPING CENTER 4 MINUTES

WALK TO SMART STATION 12 MINUTES

DRIVE TO LARKSPUR LANDINGFERRY TERMINAL 14 MINUTES

DRIVE TO PETALUMA 12 MILES

 Route Larkspur to Santa Rosa

 Smart Stations

# 1500

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NOVATO | CALIFORNIA



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