

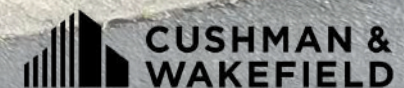
# PELL PLAZA OFFICES FOR LEASE

504 REDWOOD BLVD, NOVATO



**Steven Leonard**  
Managing Director  
+1 415 722 1080  
steven.leonard@cushwake.com  
Lic #: 00909604

**Whitney Strotz**  
Executive Managing Director  
+1 415 451 2406  
whitney.strotz@cushwake.com  
Lic #: 01351397





# PROPERTY OVERVIEW

## PELL PLAZA NOVATO

Pell Plaza consists of two highly visible, Class “A” office buildings, conveniently located near the confluence of highways U.S. 101 + 37 with immediate access to major transportation routes.

The modern three-story buildings have elegant glass window lines, fresh air outdoor view balconies and ample covered parking.

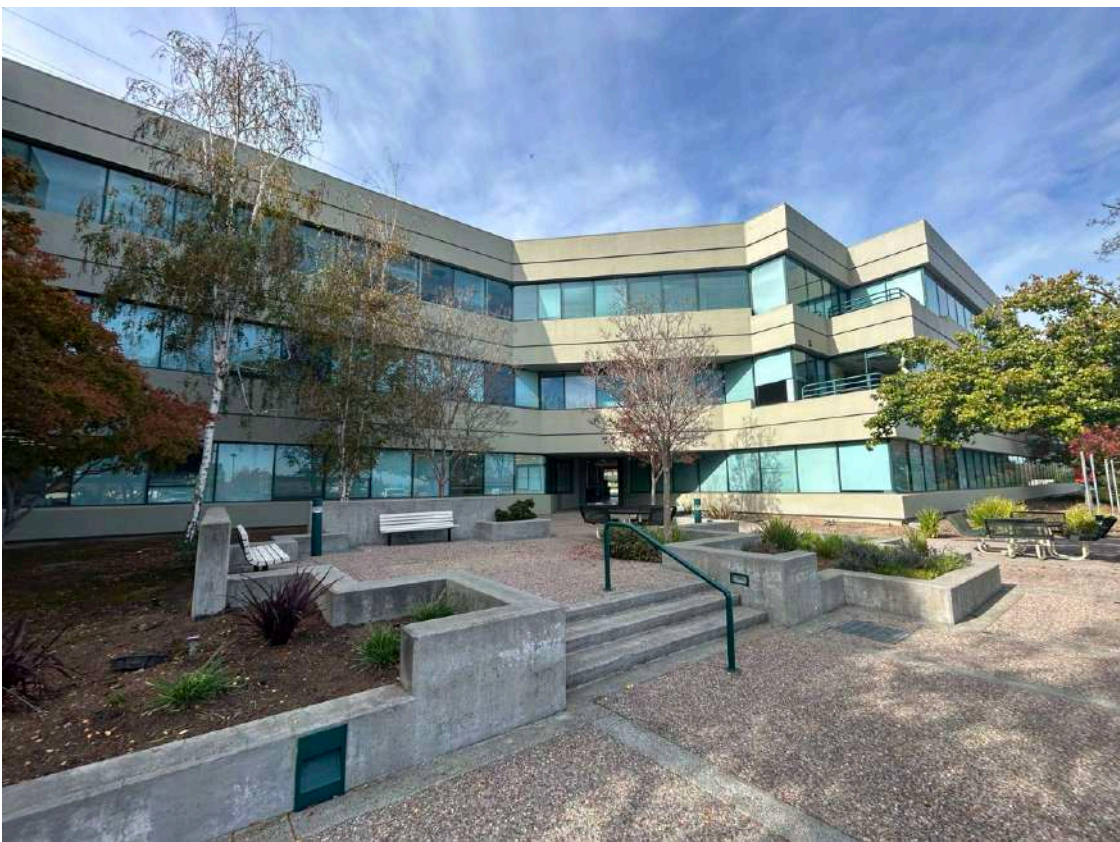
This parklike campus is surrounded by the oak studded Marin hillsides, with direct access to hiking trails and natural paths.

Pell Plaza offers outstanding accessibility to and visibility from nearby Highway 101. Its close proximity to Highway 37 is ideal for commuters from Sonoma County, as well as Napa County and the I-880 Corridor. This central location also allows commuters a ‘reverse commute’ from San Francisco, the East Bay, or South Marin. Less than a mile away sits Vintage Oaks, a major shopping center that is home to a variety of restaurants, retailers, theaters, breweries and more.

Pell Plaza has all the modern amenities and technologies that make this gorgeous setting the perfect home for a centrally located corporate office. Pell Plaza is also across U.S. 101 from the Hamilton S.M.A.R.T. train stop.

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LIC #00909604

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LIC #01351397





# AMENITIES

## PELL PLAZA NOVATO



**Campus  
Setting with  
Wifi**



**On-site gym  
with showers  
& lockers**



**Patios with  
views of  
wetlands &  
rolling hills**



**10 min walk  
from multiple  
restaurants &  
services**



**Immediate  
Access to  
HWY 101**



**Communal  
outdoor  
seating area**



**Ample on-site  
parking**



**Outdoor  
water  
feature**



# AVAILABILITIES

## PELL PLAZA NOVATO



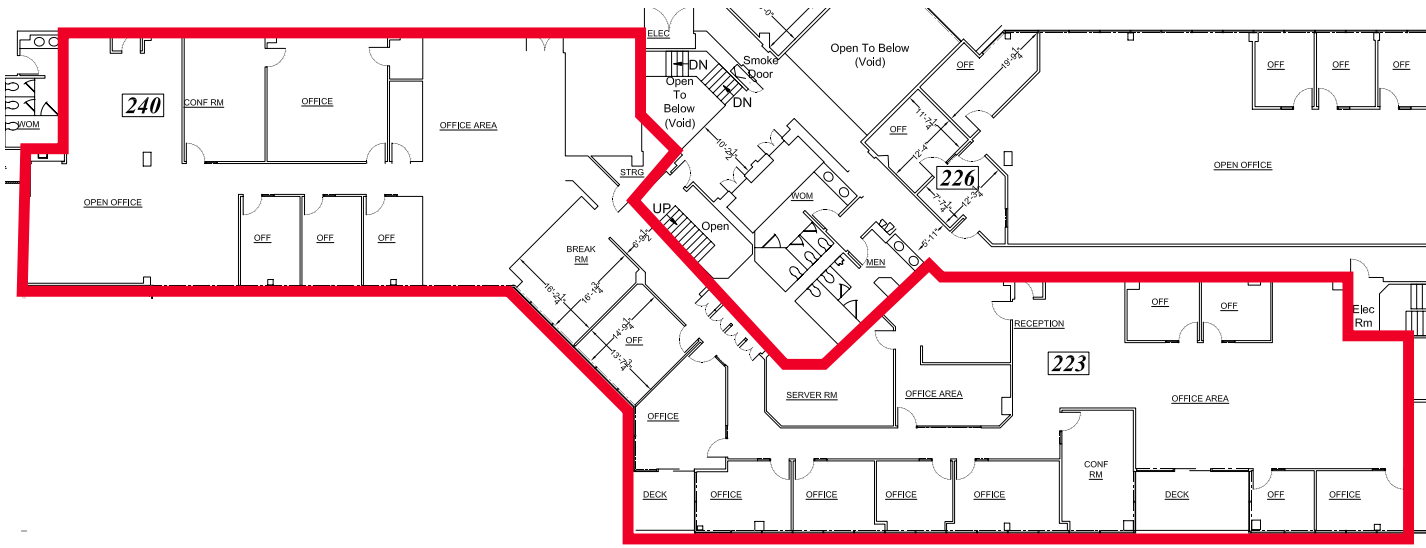
**504 Redwood Blvd.**  
Suite 223: ±9,833 RSF  
Suite 300: ±23,169 RSF  
Suite 320: ±2,414 RSF



**500 Redwood Blvd.**  
Floor 1: ±23,370 RSF  
Floor 2: ±23,470 RSF  
Floor 3: ±22,840 RSF

# 504 PELL PLAZA

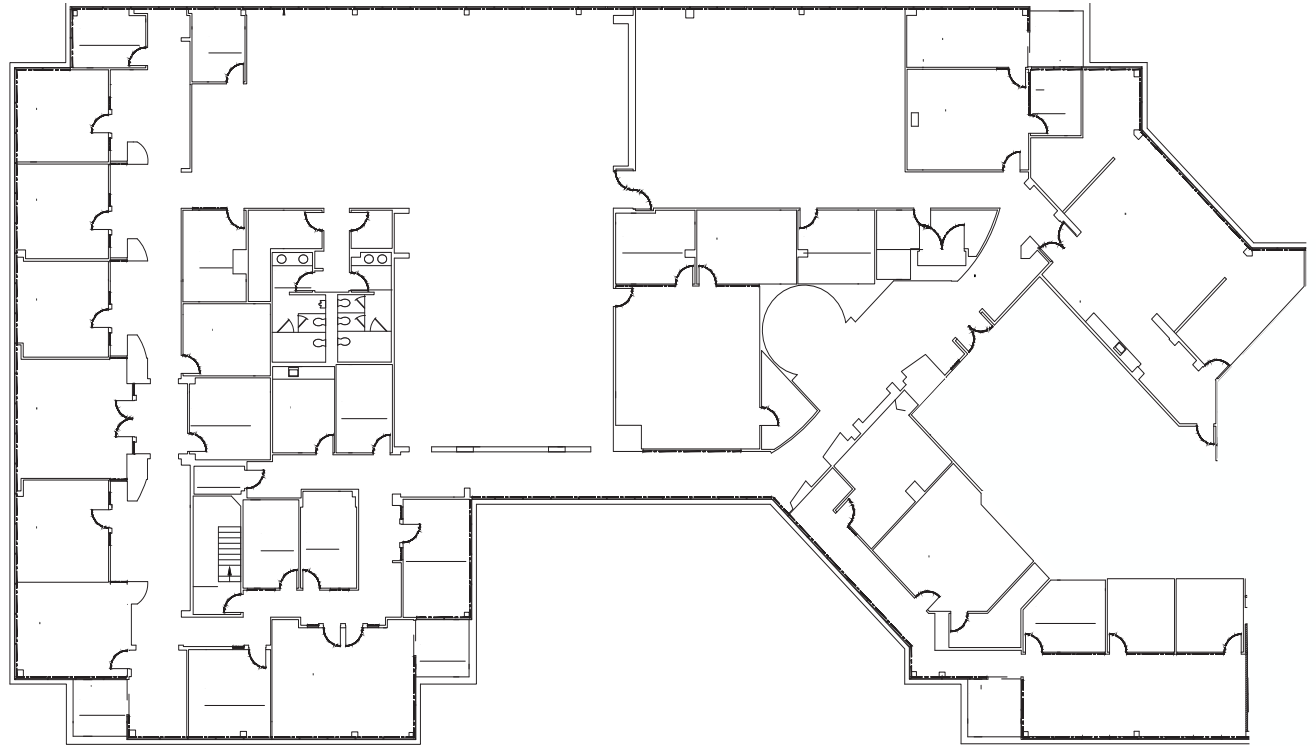
## SUITE 223: ±9,833 RSF (Divisible)





# 504 PELL PLAZA

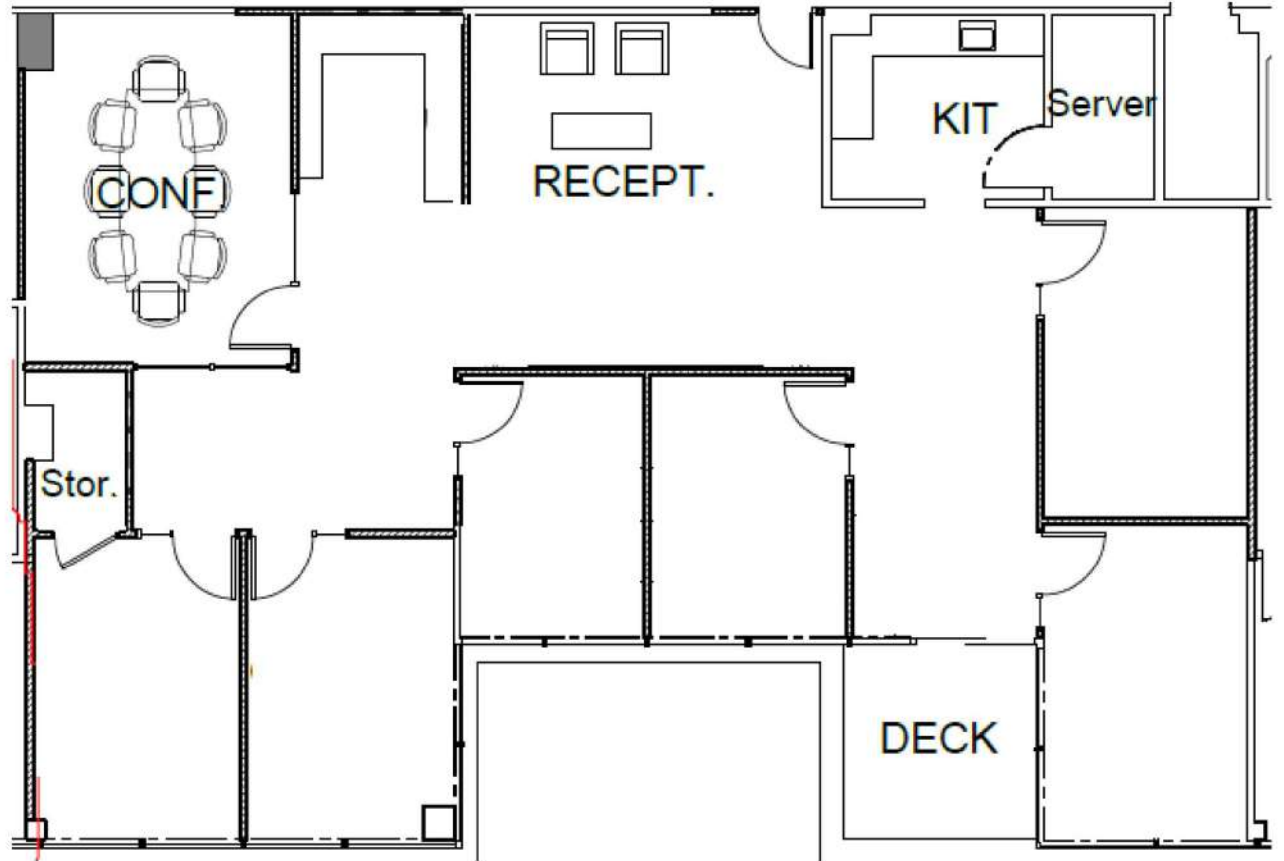
SUITE 300: ±23,169 RSF\*



\*Can be combined with suite 320 for a total of ±25,583 RSF

# 504 PELL PLAZA

## SUITE 320: ±2,414 RSF



\*Can be combined with suite 300 for a total of ±25,583 RSF



# AERIAL MAP

504 REDWOOD BLVD, NOVATO CA

