

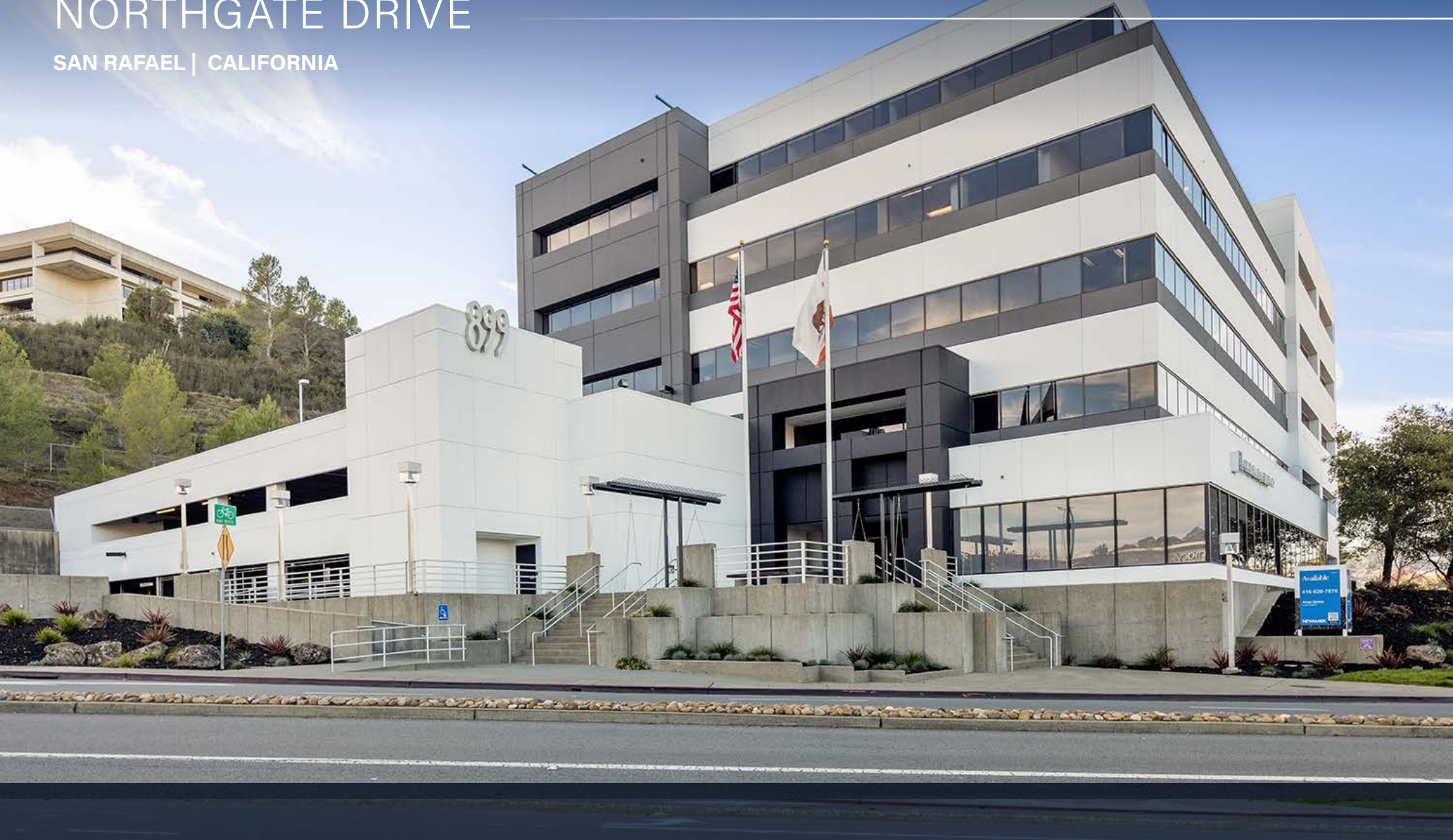
899

NORTHGATE DRIVE

SAN RAFAEL | CALIFORNIA

CLASS A OFFICE

THE HEART OF NORTHGATE DISTRICT



NEWMARK

GRAHAM STREET REALTY
REAL ESTATE INVESTMENTS

FOR LEASE ±908 - ±22,000 RSF
\$3.50/SF/MONTH, FULL SERVICE



Updated, modern lobby with high-end finishes accessible to covered parking garage



Across from the Northgate Mall and walkable to many amenities and services



Conveniently located 2 minutes from Highway 101



Building signage available

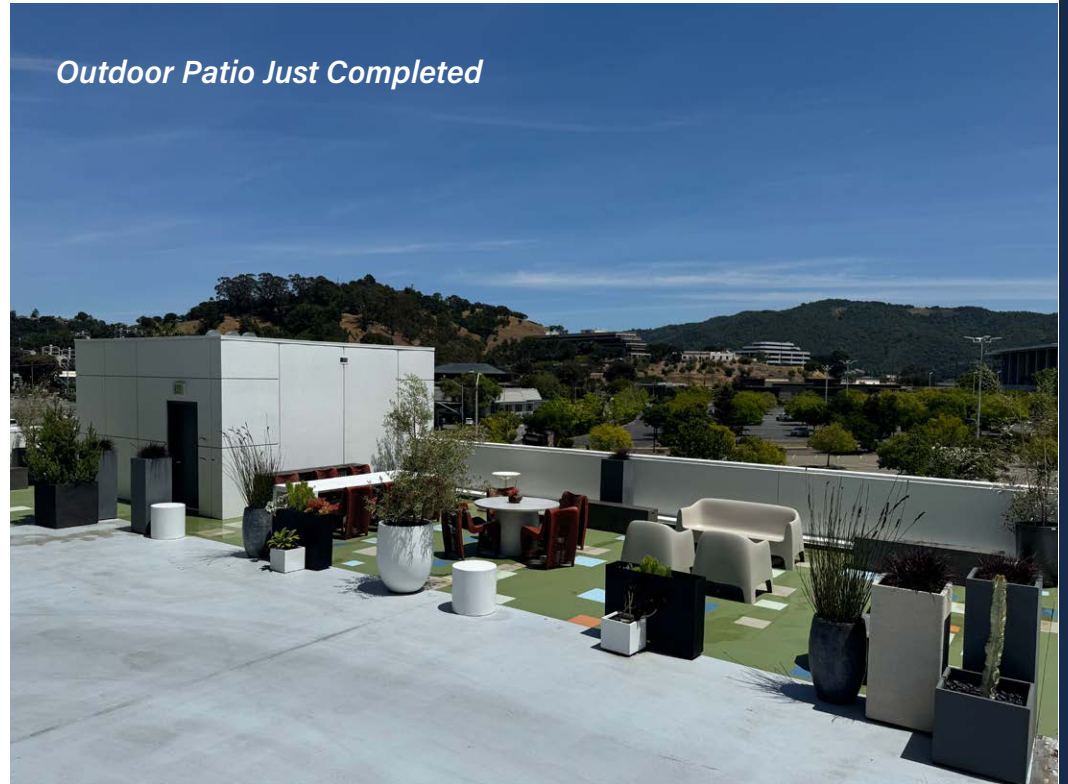


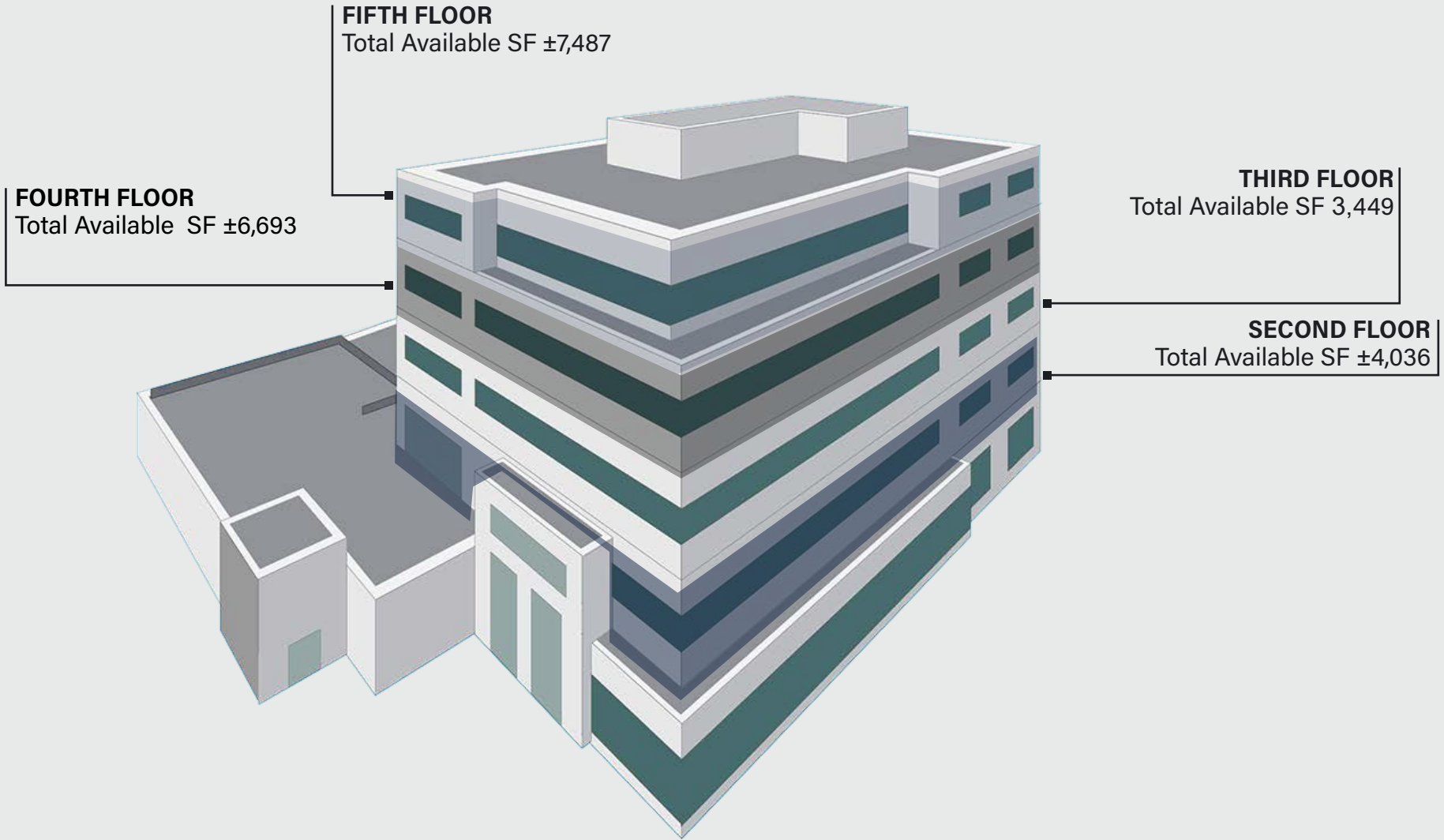
Multi-tenant, office and medical spaces with large window lines for abundant natural light



Private, covered garage parking (3.75/1,000 RSF)

Outdoor Patio Just Completed





SECOND FLOOR

SUITE **205** - ±908 RSF
 SUITE **210** - ±3,128 RSF
 (Can be combined for ±4,036 RSF)

THIRD FLOOR

SUITE **301** - ±3,449 RSF

FOURTH FLOOR

SUITE **410** - ±2,902 RSF
 SUITE **415** - ±3,791 RSF

FIFTH FLOOR

SUITE **530** - ±7,487 RSF

899 NORTHGATE DRIVE



NEWMARK / GRAHAM STREET REALTY

SUITE 205 ±908 RSF

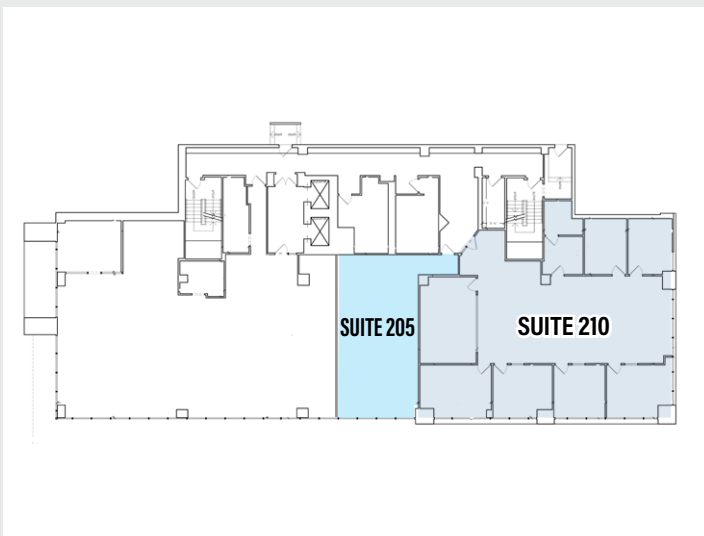
- Open work area
- Direct garage access off hallway

SUITE 210 ±3,128 RSF

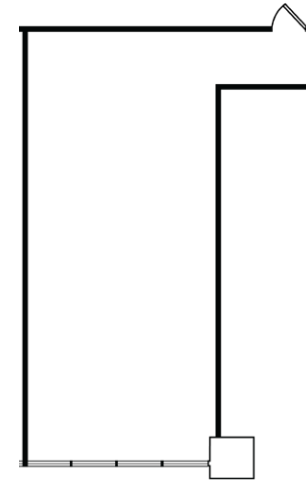
- Reception area
- Open work area
- 5 private offices with glass side-lights
- Glass-lined conference room
- Kitchenette
- Direct garage access off hallway

(Suites 205 & 210 can be combined for ±4,036 RSF)

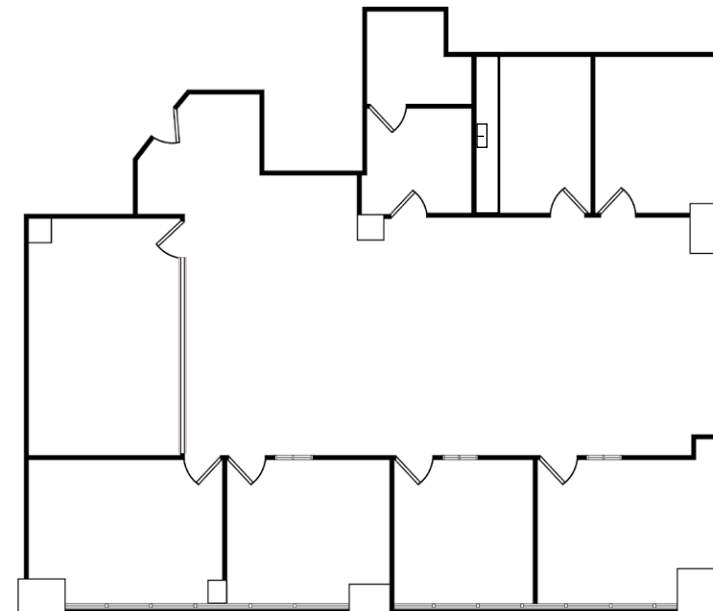
FULL FLOOR PLAN



SUITE 205



SUITE 210

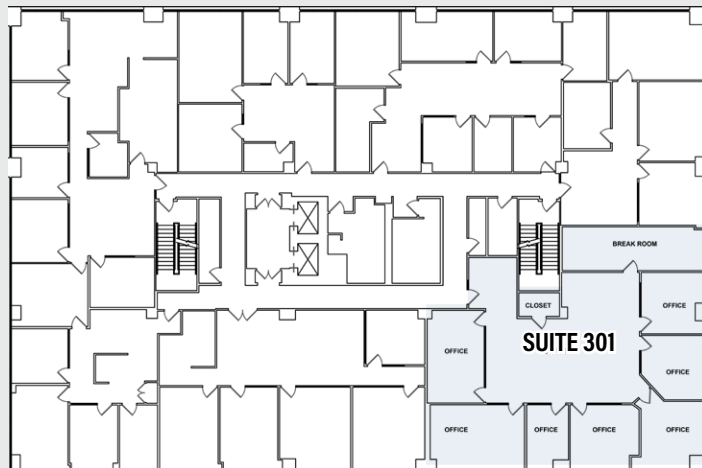


FLOOR PLANS NOT TO SCALE

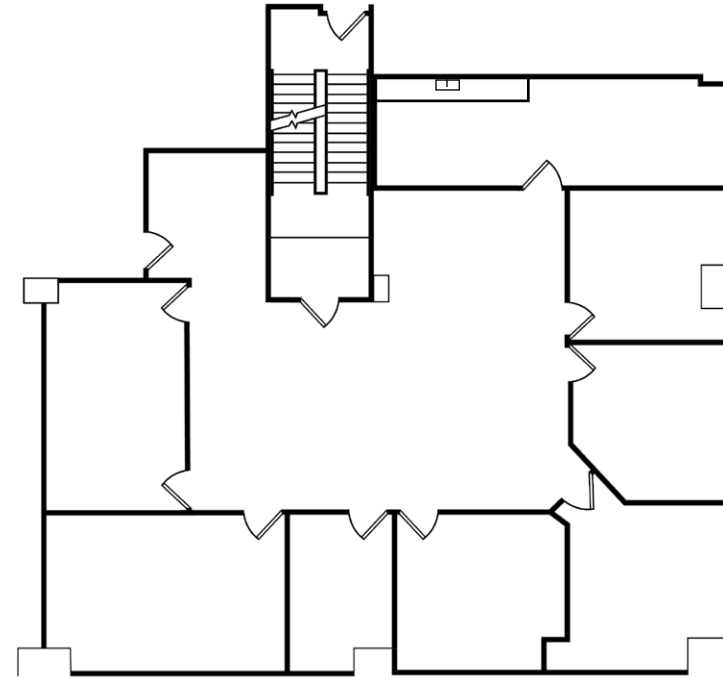
SUITE 301 ±3,449 RSF

- Reception area
- Open work area
- 6 private offices with glass side-lights
- Conference room
- Kitchenette
- Northwest views

FULL FLOOR PLAN



SUITE 301



SUITE 410 ±2,902 RSF

- Reception area
- Open work area
- 6 private offices with glass sidelights
- Conference room
- Kitchenette
- Northwest views

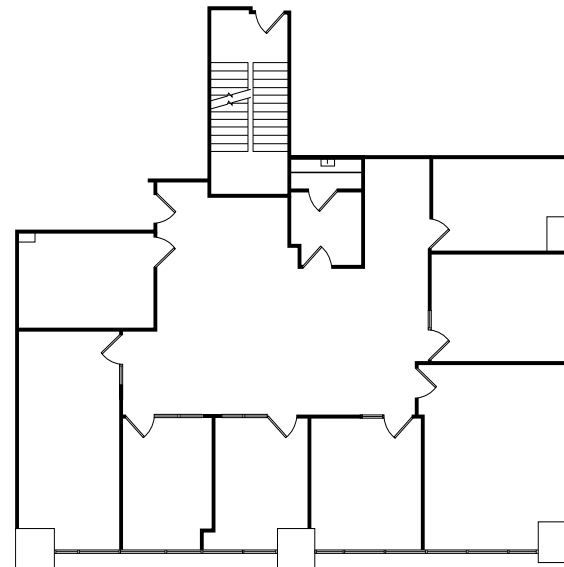
SUITE 415 ±3,791 RSF

- Reception area
- Open work area
- 4 private offices
- Glass-lined conference room
- Kitchenette
- Northeast views

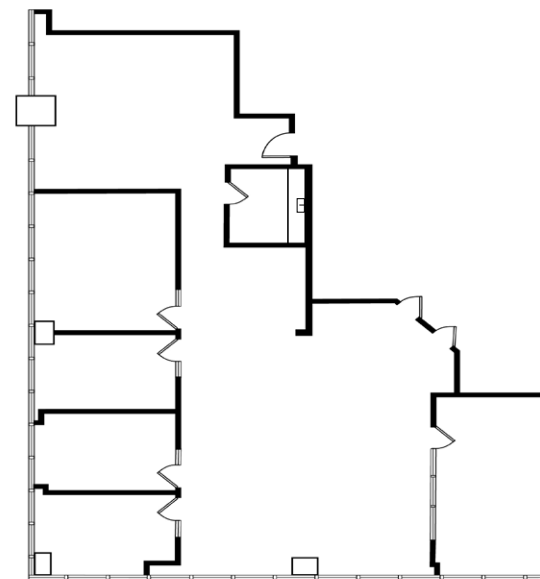
FULL FLOOR PLAN



SUITE 410



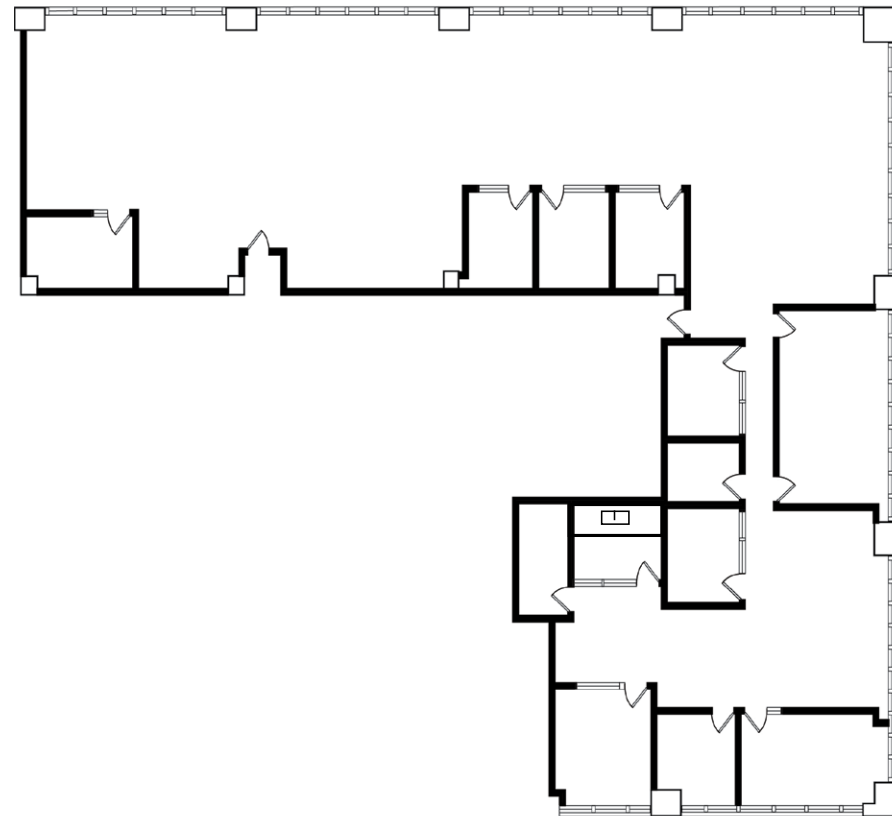
SUITE 415



SUITE 530

SUITE 530 ±7,487 RSF

- Reception area
- Open work area
- 9 private offices
- Large conference room
- Kitchenette
- IT room
- Hillside & northwest views



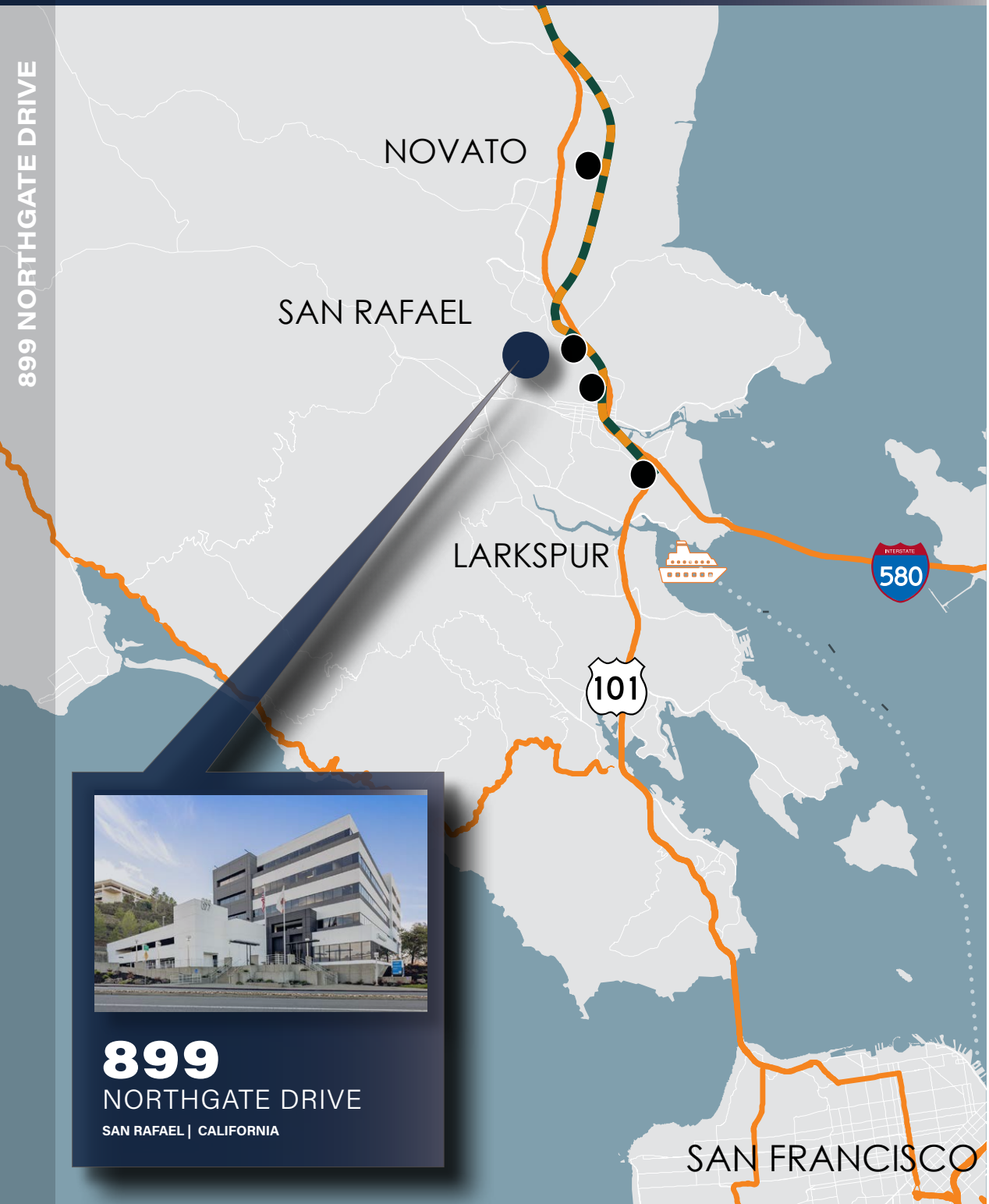
FULL FLOOR PLAN



FLOOR PLANS NOT TO SCALE

TRANSPORTATION MAP

899 NORTHGATE DRIVE



899
NORTHGATE DRIVE
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NORTHGATE SHOPPING CENTER	1 MINUTE
WALK TO SMART STATION	9 MINUTES
DRIVE TO LARKSPUR LANDING FERRY TERMINAL	11 MINUTES
BIKE TO SAN FRANCISCO	15 MILES
DRIVE TO PETALUMA	20 MILES



Route Larkspur to Santa Rosa



Smart Stations

NEIGHBORHOOD AMENITIES

899 NORTHGATE DRIVE



FOUR POINTS
BY SHERATON

NORTHGATE
I



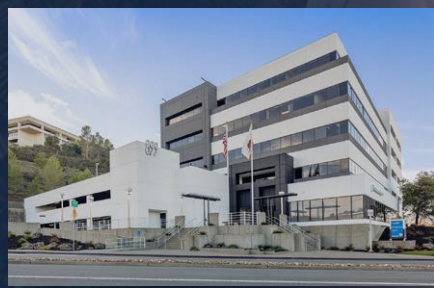
MANUEL T FREITAS PRKY

LAS GALLINAS AVE

NORTHGATE DRIVE

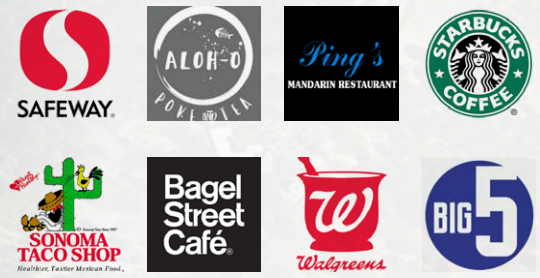
NORTHGATE
III

NORTHGATE
MALL



899
NORTHGATE DRIVE
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NORTHGATE I



NORTHGATE MALL



NORTHGATE III



The redevelopment of the Northgate Mall will bring additional jobs, employee housing, and much vitality to the Northgate area. The vision is an inviting, open-air concept where housing, community gathering spaces, and quality retail come together to create a one-of-kind, vibrant destination. More info can be found here: [Future Northgate Mall](#)



2025 MASTER PLAN - STREET LEVEL

899

NORTHGATE DRIVE

SAN RAFAEL | CALIFORNIA

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REAL ESTATE INVESTMENTS